

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4908

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF NOVEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HELEN DRIVE, NORTH OF LA HIGHWAY 22, BEING 57 HELEN DRIVE, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL 3.05 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT). (WARD 1, DISTRICT 1)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-10-102, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present HC-2 (Highway Commercial District) to an A-4 (Single-Family Residential District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-4 (Single-Family Residential District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present HC-2 (Highway Commercial District) to an A-4 (Single-Family Residential District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 6 DAY OF DECEMBER, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

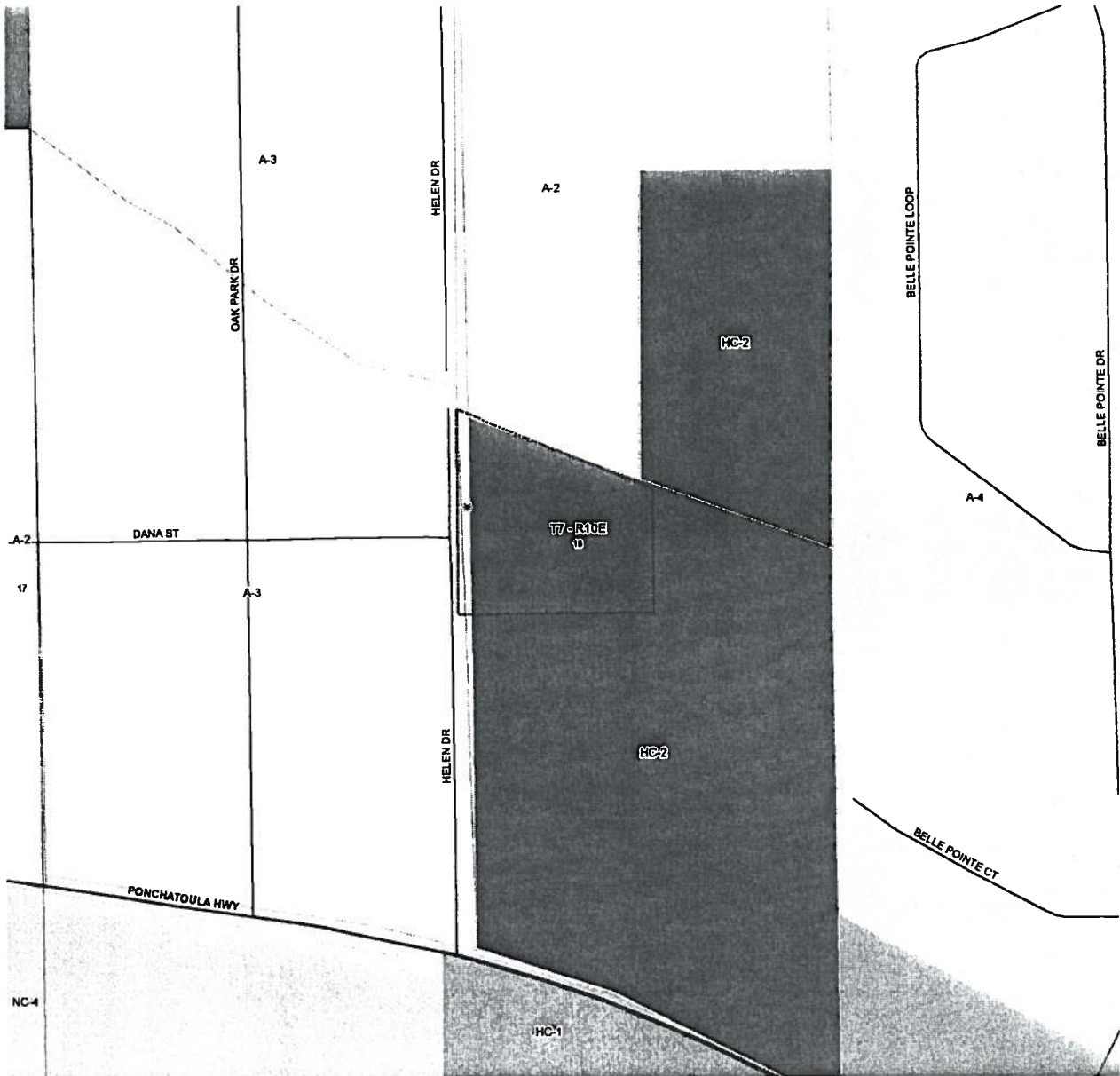
ZC12-10-102

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining and more fully described to-wit:

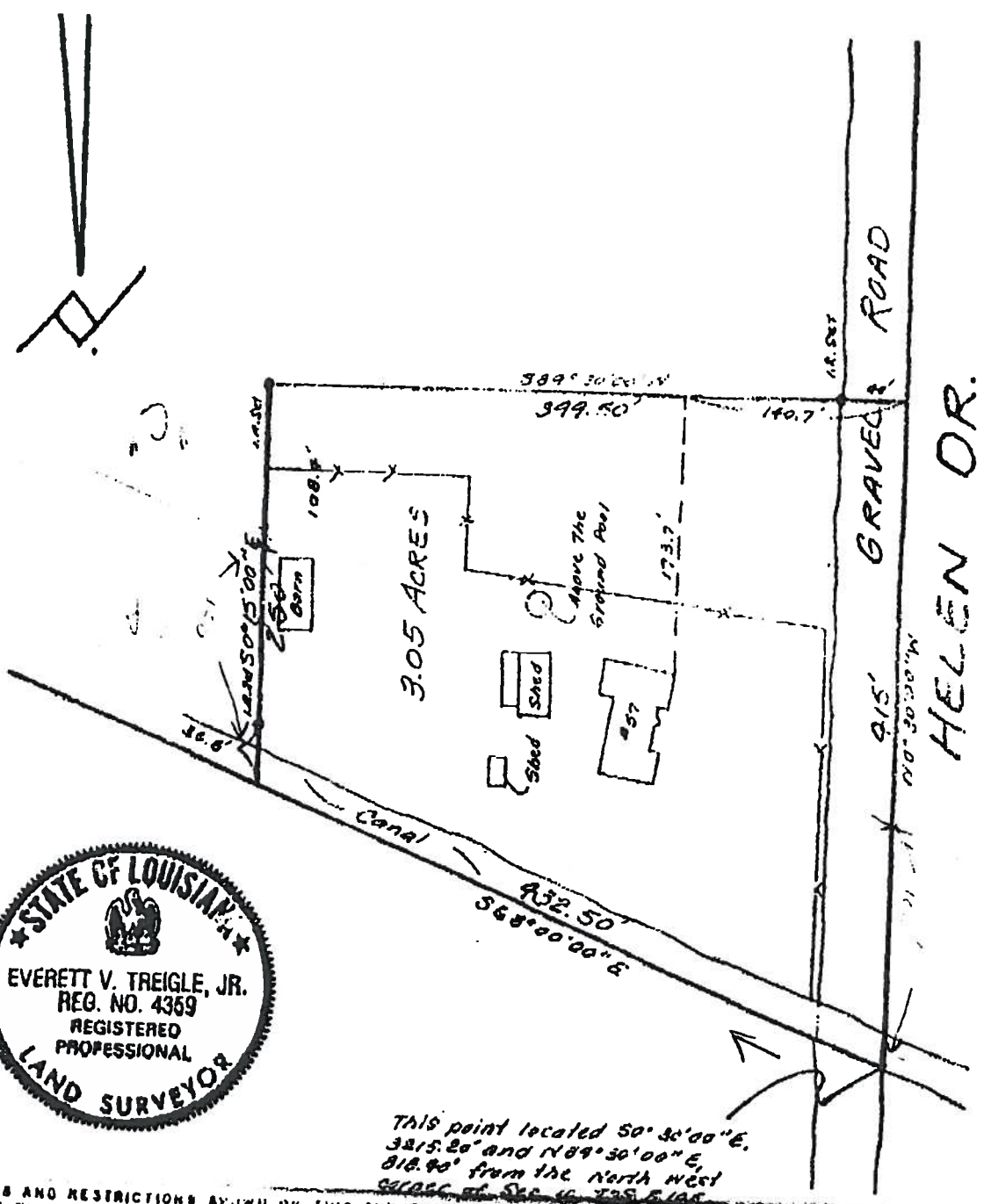
From the Northwest corner of Section 16, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, go South 00 degrees 30 minutes East 3215.2 feet; thence North 89 degrees 30 minutes East 818.4 feet to a point, designated as the Northwest corner of the parcel hereinafter described and the Point of Beginning.

From the Point of Beginning go South 68 degrees 00 minutes East 432.5 feet to a point; thence South 00 degrees 15 minutes East 250.0 feet to a point; thence South 89 degrees 30 minutes West 199.5 feet to a point; thence North 00 degrees 30 minutes West 415.0 feet to the Point of Beginning. All as per map and plat of survey by Edward J. Murphy, dated May 25, 1976.

CASE NO.: ZC12-10-102
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located on the east side of Helen Drive, north of LA Highway 22, being 57 Helen Drive, Madisonville; S16,T7S,R10E; Ward 1, District 1
SIZE: 3.05 acres



2012-10-102



This point located $50^{\circ} 30' 00''$ E,
 $3215.20'$ and $N 89^{\circ} 30' 00''$ E,
 $818.90'$ from the North West
 corner of Sec 16, T25 N, R105 W.

THE DEVIATIONS AND RESTRICTIONS BY WHOM ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE DEVIATIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "A"

Date: October 2, 1995

Scale: 1" = 100'

Surveyed in accordance with the Louisiana "Minimum Standards for property boundary surveys" for a class "C" survey. Made at the request of Roger Bennett & Favret, Demarest Russo & Lutkenitt

Gilbert, Kelly & Courtois, Inc., Surveying & Eng.
 221 N. Causeway Blvd, Metairie LA 70001
 833-6154

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 24, 2012
Case No.: ZC12-10-102
Posted: 9/13/12

Meeting Date: October 2, 2012
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From HC-2 (Highway Commercial District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located on the east side of Helen Drive, north of LA Highway 22, being 57 Helen Drive, Madisonville; S16,T7S,R10E; Ward 1, District 1
SIZE: 3.05 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	HC-2 Highway Commercial
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	HC-2 Highway Commercial

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to A-4 (Single-Family Residential District). The site is located on the east side of Helen Drive, north of LA Highway 22, being 57 Helen Drive, Madisonville. The 2025 Future Land Use Plan calls for residential development in the area. There is an existing residence built on the property. The zoning change is being requested in order to make the existing use conform to the appropriate zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single-Family Residential District) designation be approved.