

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4862

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 10 DAY OF SEPTEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BOOTH ROAD, NORTH OF JOINER ROAD AND WHICH PROPERTY COMPRISES A TOTAL 12.8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT). (WARD 2, DISTRICT 3) (ZC12-08-068)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-068, 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 A-1 (Suburban District) to an A-1A (Suburban 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-1A (Suburban 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 A-1 (Suburban District) to an A-1A (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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: AUGUST 30 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-08-068

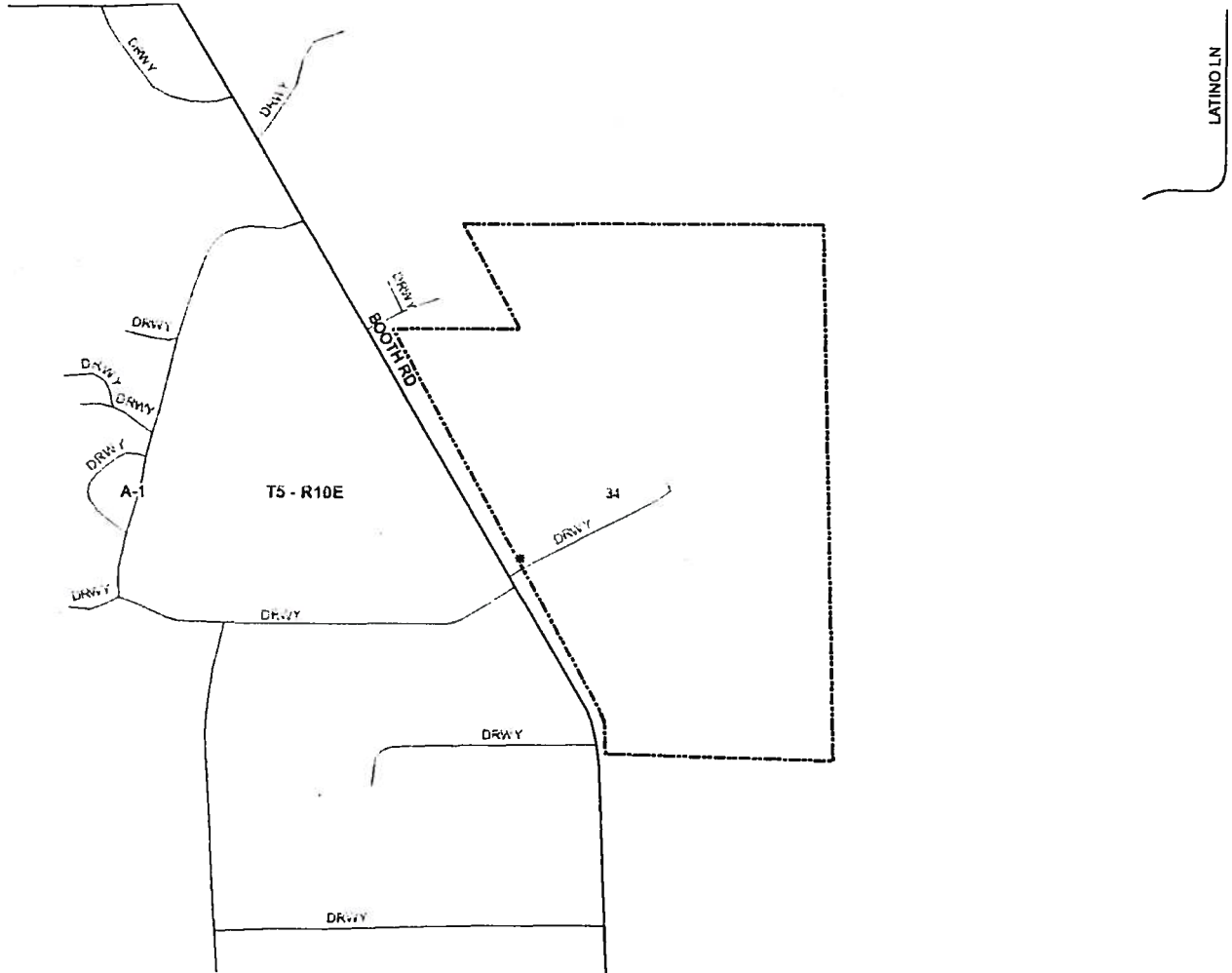
Located in Section 34 Township 5 South, Range 10 East, St. Tammany Parish, Louisiana

From the 1/4 Comer common to Sections 33 and 34 Township 5 South, Range 10 East, St. Tammany Parish, Louisiana run South 89 degrees 47 minutes 00 seconds East, 1422.5 feet; thence South 25 degrees 39 minutes 09 seconds East, 656.23 feet; thence South 29 degrees 32 minutes 10 seconds East, 341.89 feet; thence North 89 degrees 53 minutes 37 seconds East, 230.00 feet to the Point of Beginning.

From the Point of Beginning continue North 89 degrees 53 minutes 37 seconds East, 650.45 feet to a point; thence South 01 degrees 34 minutes 53 seconds East, 960.61 feet to a point; thence North 88 degrees 40 minutes 26 seconds West, 410.04 feet to a point; thence North 02 degrees 40 minutes 05 seconds West, 58.65 feet; thence North 22 degrees 49 minutes 14 seconds West, 16.16 feet to a point; thence North 29 degrees 08 minutes 00 seconds West, 785.86 feet to a point; thence North 89 degrees 53 minutes 37 seconds East, 30.00 feet to a point; thence North 29 degrees 07 minutes 51 seconds West, 216.59 feet back to the Point of Beginning.

This tract contains 12.80 Acres.

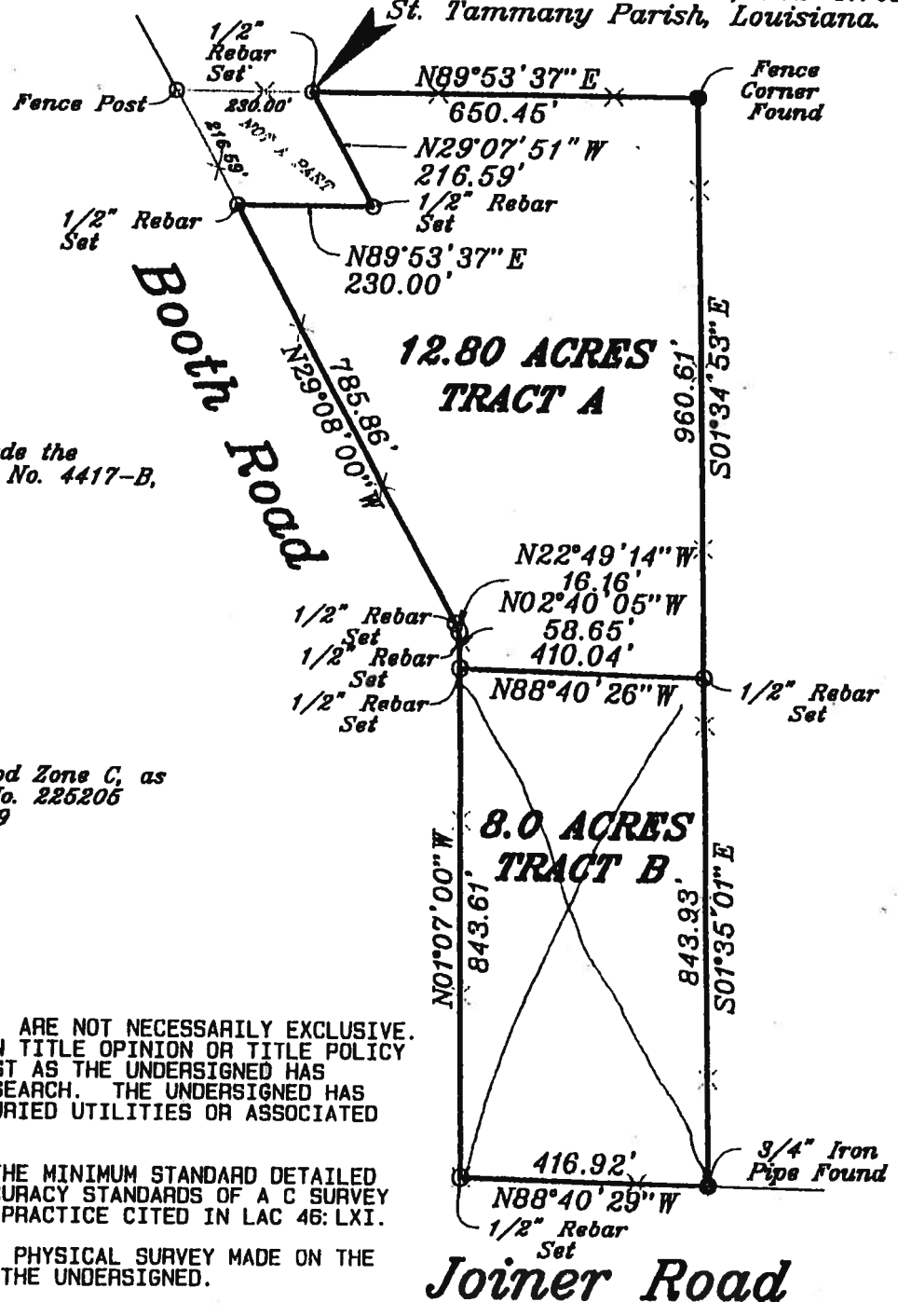
CASE NO.: ZC12-08-068
PETITIONER: Bridget Mizell
OWNER: Emile P. Davies
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the east side of Booth Road, north of Joiner Road;
S34, T5S, R10E; Ward 2, District 3
SIZE: 12.8 acres



2007-08-08

CURRENT

This Point is $S89^{\circ}47'00''E$, 1422.5'; $S25^{\circ}39'09''E$, 656.23'; $S29^{\circ}32'10''E$, 341.89' and $N89^{\circ}53'37''E$, 230.00' from the 1/4 Corner common to Sections 33 and 34, T5S-R10E, St. Tammany Parish, Louisiana.



NOTE: This survey shall supersede the survey recorded under Map File No. 4417-B, dated 03/20/07.

IMPROVEMENTS NOT SHOWN HEREON.

This property is located in Flood Zone C, as per FEMA FIRM Comm. Panel No. 226206 0126 C, map dated 10-17-1989

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

RESUBDIVISION MAP OF A PARCEL OF LAND IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA INTO TRACT A AND TRACT B

FINAL APPROVAL

John M. Kelly
PARISH ENGINEER

Ron Kelle
SECRETARY PLANNING COMM.

FILED FOR RECORD
Letasha V. Hodley
CLERK OF COURT

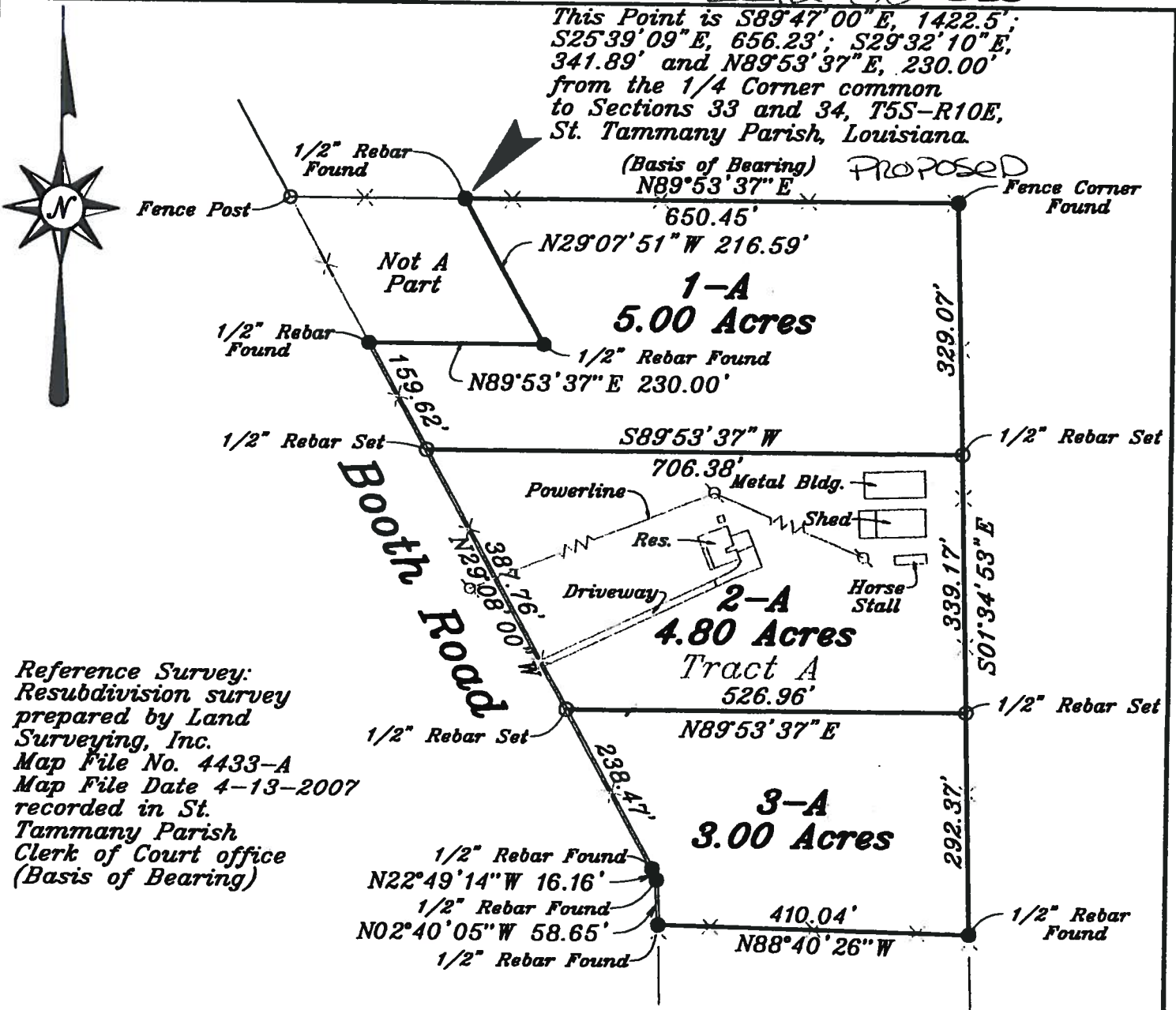
4-13-2007 4433A
DATE FILE NO.

John M. Kelly
LA. REGISTERED LAND SURVEYOR
REG. NO. 3403

LS LAND SURVEYING, INC.
COVINGTON, LA.

2012-08-08

This Point is $S89^{\circ}47'00''E$, 1422.5';
 $S25^{\circ}39'09''E$, 656.23'; $S29^{\circ}32'10''E$,
341.89' and $N89^{\circ}53'37''E$, 230.00'
from the 1/4 Corner common
to Sections 33 and 34, T5S-R10E,
St. Tammany Parish, Louisiana.



Reference Survey:
Resubdivision survey
prepared by Land
Surveying, Inc.
Map File No. 4433-A
Map File Date 4-13-2007
recorded in St.
Tammany Parish
Clerk of Court office
(Basis of Bearing)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE
GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

This property is located in
Flood Zone C, as per
FEMA FIRM Comm. Panel
No. 225205 0125 C, map
dated 10-17-1989

Building setback lines should
be determined by owner or
contractor prior to any
construction

RESUBDIVISION MAP
OF TRACT A INTO
PARCELS 1A, 2A & 3A,
LOCATED IN SECTION
34 TOWNSHIP 5 SOUTH
RANGE 10 EAST, ST.
TAMMANY PARISH,
LOUISIANA FOR EMILE
P. DAVIES

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.
FILED FOR RECORD

CLERK OF COURT

DATE

FILE NO.

LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(905) 892-6271 office (905) 898-0355 fax

ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-068

Posted: 4/12/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Bridget Mizell
OWNER: Emile P. Davies
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the east side of Booth Road, north of Joiner Road; S34, T5S, R10E; Ward 2, District 3
SIZE: 12.8 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	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1A (Suburban District). The site is located on the east side of Booth Road, north of Joiner Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. There is an existing house on the property. The site is surrounded by large parcels of land with single family residences. Staff sees no compelling reason to increase the density in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) designation be denied.