

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4888

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF OCTOBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL OF LAND LOCATED ON THE NORTH SIDE OF MCLAIN ROAD, EAST OF SECTION ROAD, WEST OF MODICA LANE AND WHICH PROPERTY COMPRISES A TOTAL 11 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT). (WARD 2, DISTRICT 6) (ZC11-09-080)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-09-080, 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-2 (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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF NOVEMBER, 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: SEPTEMBER 27, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC11-09-080

Located in Section 16 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 15, 16, 21 and 22 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degree 50 minutes 00 seconds West, 684.40 feet; thence continue South 89 degrees 50 minutes 00 seconds West, 547.86 feet to a point; thence North 00 degrees 07 minutes 25 seconds West, 208.70 feet to a point; thence South 89 degrees 58 minutes 14 seconds West, 208.70 feet to a point; thence North 00 degrees 07 minutes 2.5 seconds West, 262.03 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 07 minutes 2.5 seconds West, 155.37 feet to a point; thence South 89 degrees 41 minutes 47 seconds West, 208.70 feet to a point; thence North 00 degrees 11 minutes 44 seconds West, 46.12 feet to a point; thence North 88 degrees 33 minutes 35 seconds East, 289.41 feet to a point; thence South 89 degrees 14 minutes 39 seconds East, 290.63 feet to a point; thence South 00 degrees 17 minutes 28 seconds West, 208.70 feet to a point; thence North 89 degrees 14 minutes 39 seconds West, 369.70 feet back to the Point of Beginning.

This tract contains 2.0 Acres.

Located in Section 16 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 15, 16, 21 and 22 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degree 50 minutes 00 seconds West, 684.40 feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 50 minutes 00 seconds West, 547.86 feet to a point; thence North 00 degrees 07 minutes 25 seconds West, 208.70 feet to a point; thence South 89 degrees 58 minutes 14 seconds West, 208.70 feet to a point; thence North 00 degrees 07 minutes 25 seconds West, 262.03 feet to a point; thence South 89 degrees 14 minutes 39 seconds East, 369.70 feet to a point; thence North 00 degrees 17 minutes 28 seconds East, 208.70 feet to a point; thence South 89 degrees 14 minutes 39 seconds East, 390.27 feet to a point; thence South 00 degrees 17 minutes 28 seconds West, 667.71 feet back to the Point of Beginning.

This tract contains 8.97 Acres.

CASE NO.: ZC11-09-080

REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)

LOCATION: Parcel located on the north side of McLain Road, east of Section Road, west of Modica Lane; S16,T5S,R11E; Ward 2, District 6

SIZE: 11 acres



N00°15'43"W,
46.12'



208.70'
West

Not A Part
1.0 Acre

Not A Part
1.0 Acre

Not A Part
1.0 Acre

N00°15'43"W, 417.40'

208.70'
West

Not A Part
1.0 Acre

N00°15'43"W
208.70'

S89°43'53"E
964.50'

10.8 ± Acres

547.07'
West

667.70'

S00°15'43"E

Modica's Lane

McLain Road

This point is West, 684.40' from the
Section Corner common to Sections
15, 16, 21 & 22 T5S R11E, St.
Tammany Parish, Louisiana

This map was compiled from various maps and deeds, it was
not an actual ground survey. This map is not to be used for
construction, bidding, recordation, conveyance, sales or as
the basis for the issuance of a permit.

Reference Survey:
Survey prepared by Lowell E.
Cummings dated Jan. 4, 1961
revised Jan. 15, 1964 No. 652

This map was prepared for
zoning purposes only.

MAP PREPARED FOR

Rhonda Hanson

SHOWN PROPERTY LOCATED IN

Section 16 Township 5 South Range 11 East,
St. Tammany Parish, Louisiana

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax

BRUCE M. BUTLER, III
LICENSE NO. 4894

SCALE: 1" = 150'

DATE: August 23, 2011

NUMBER: 15979

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 27, 2012
Case No.: ZC11-09-080
Posted: 8/17/2012

Meeting Date: September 6, 2011
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the north side of McLain Road, east of Section Road, west of Modica Lane; S16,T5S,R11E; Ward 2, District 6
SIZE: 11 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 & A-2 Suburban Districts
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 & A-2 Suburban Districts

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** Yes

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 A-1 (Suburban District) to A-2 (Suburban District). The site is located on the north side of McLain Road, east of Section Road, west of Modica Lane. The 2025 Future Land Use Plan calls for residential development in the area. The parcel is abutting A-1 & A-2 zoned properties. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be approved.