

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6031 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. CANULETTE

ON THE 6 DAY OF SEPTEMBER , 2018

(2018-1096-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF EUGENE WALLACE ROAD, SOUTH OF CLELAND ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.27 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT-32,471.26 SQ. FT.) & A-5 (TWO FAMILY RESIDENTIAL DISTRICT -22,979.50 SQ. FT.) (WARD 10, DISTRICT 6) (2018-1096-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1096-ZC, 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-1A (Suburban District) to an A-3 (Suburban District-32,471.26 sq. ft.) & A-5 (Two Family Residential District -22,979.50 sq. ft.) 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-3 (Suburban District-32,471.26 sq. ft.) & A-5 (Two Family Residential District -22,979.50 sq. ft.).

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-1A (Suburban District) to an A-3 (Suburban District-32,471.26 sq. ft.) & A-5 (Two Family Residential District -22,979.50 sq. ft.).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: AUGUST 29 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1096-ZC

A-3 Zoning

Located in Section 8 Township 6 South Range 12 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 7, 8 & 18 Township 6 South, Range 12 East, St. Tammany Parish, Louisiana run North 00 degrees 14 minutes West, 1578.5 feet; thence North 00 degrees 14 minutes 34 seconds West, 1089.63 feet; thence South 89 degrees 06 minutes 38 seconds East, 1270.32 feet; thence North 00 degrees 10 minutes 33 seconds East, 862.12 feet to the Point of Beginning.

From the Point of Beginning run North 89 degrees 29 minutes 56 seconds West, 330.00 feet to a point; thence North 00 degrees 19 minutes 26 seconds East, 168.00 feet to a point; thence South 89 degrees 32 minutes 19 seconds East, 138.18 feet to a point; thence South 00 degrees 12 minutes 57 seconds West, 120.00 feet to a point; thence South 89 degrees 32 minutes 19 seconds East, 191.50 feet to a point on the West Right-of-way of Eugene Wallace Road; thence follow said Right-of-way South 00 degrees 12 minutes 57 seconds West, 48.23 feet back to the Point of Beginning. This tract contains 32,471.26 Sq. Ft:

A-5 Zoning

Located in Section 8 Township 6 South Range 12 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 7, 8 & 18 Township 6 South Range 12 East, St. Tammany Parish, Louisiana run North 00 degrees 14 minutes West, 1578.5 feet; thence North 00 degrees 14 minutes 34 seconds West 1089.63 feet; thence South 89 degrees 06 minutes 38 seconds East, 1270.32 feet; thence North 00 degrees 10 minutes 33 seconds East, 862.12 feet; thence North 00 degrees 12 minutes 57 seconds East, 48.23 feet to the Point of Beginning.

From the Point of Beginning run North 89 degrees 32 minutes 19 seconds West, 191.50 feet to a point; thence North 00 degrees 12 minutes 57 seconds East, 120.00 feet to a point; thence South 89 degrees 32 minutes 19 seconds East, 191.50 feet to a point on the West Right-of-way of Eugene Wallace Road; thence run along said Right-of-way South 00 degrees 12 minutes 57 seconds West, 120.00 feet back to the Point of Beginning. This tract contains 22,979.50 Sq. Ft.

Case No.: 2018-1096-ZC

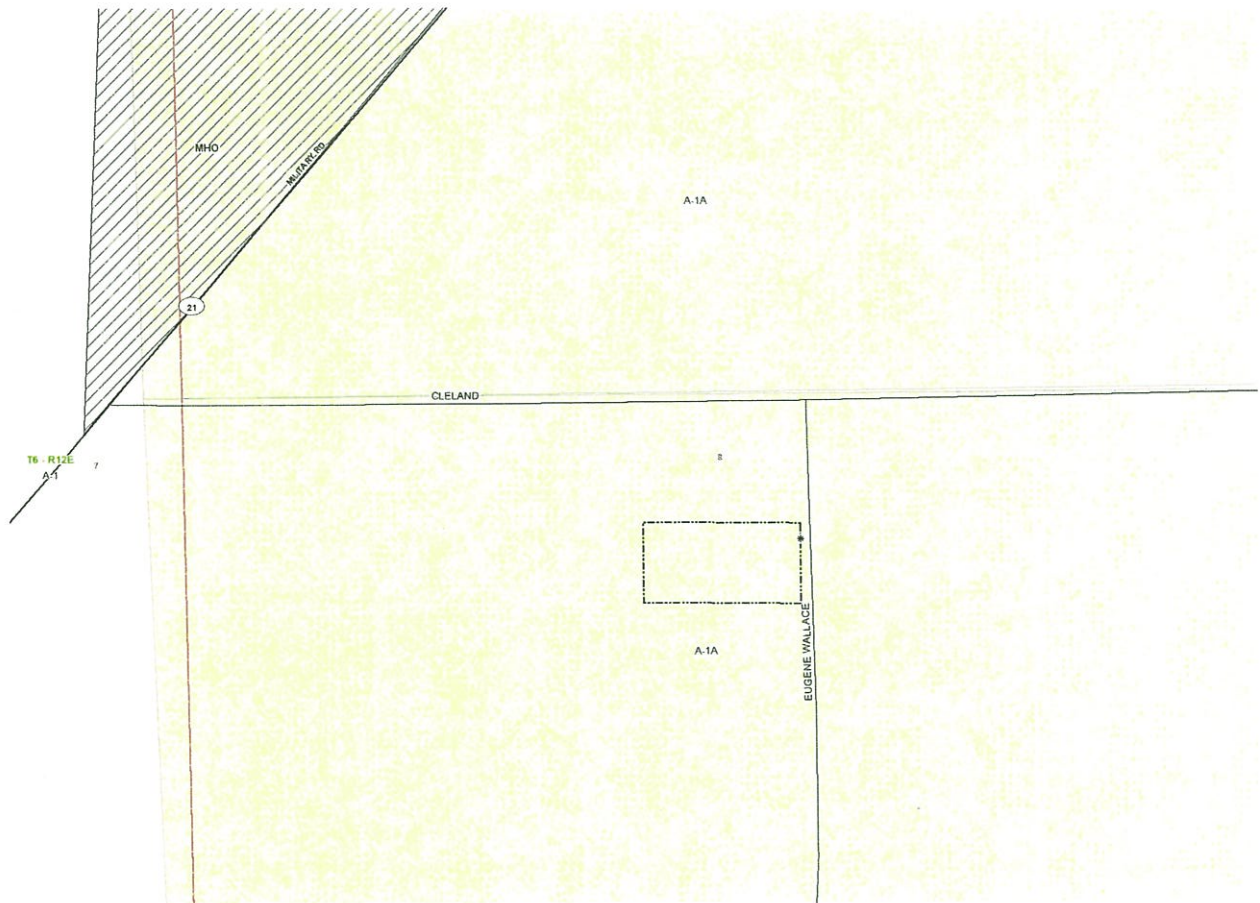
PETITIONER: James Robert & Carrie Landry Boltin

OWNER: James Robert & Carrie Landry Boltin

REQUESTED CHANGE: From A-1A Suburban District to A-3 Suburban District (32,471.26 sq.ft.) & A-5 Two Family Residential District (22,979.5 sq.ft.)

LOCATION: Parcel located on the west side of Eugene Wallace Road, south of Cleland Road ; S8, T6S, R12E; Ward 10, District 6

SIZE: 1.27 acres



2018-1096-2C

Reference: A Survey Map by John Bonneau, Dated 5-1-1996, Job #96449, Basis of Bearings
Reference bearing calls not shown

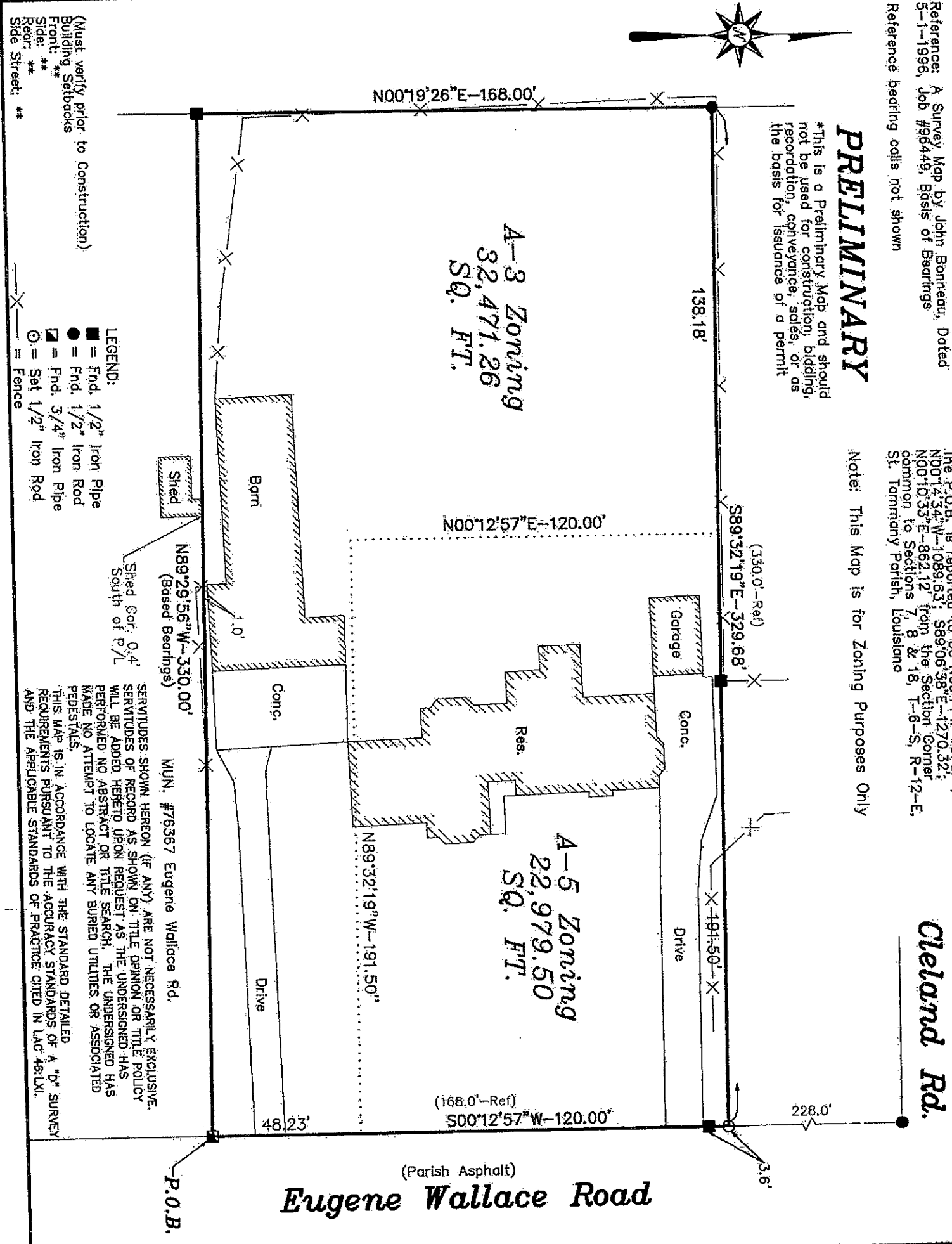
PRELIMINARY

*This is a Preliminary Map and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for issuance of a permit

Note: This Map is for Zoning Purposes Only

The P.O.B. is reported to be N00°14'W-1578.5'; N00°14'34"W-1089.63'; S89°06'38"E-1270.32'; N00°10'33"E-862.12' from the Section Corner common to Sections 7, 8 & 18, T-6-S, R-12-E, St. Tammany Parish, Louisiana

Cleland Rd.



A-3 Zoning
32,471.26
SQ. FT.

A-5 Zoning
22,979.50
SQ. FT.

(Must verify prior to Construction)
Building Setbacks
Front: **
Side: **
Rear: **
Side Street: **

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- ▣ = Fnd. 3/4" Iron Pipe
- = Set 1/2" Iron Rod
- = Fence

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON 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 STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:141.

Eugene Wallace Road

JAMES ROBERT BOLTIN JR.

MAP PREPARED FOR
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 8, T-6-S, R-12-E, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurl@bellsouth.net email

Preliminary
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

1" = 40'

DATE:

2-6-2018

NUMBER: 18585

2018-1096-ZC



T6-R12E

8

A-1A

EUGENE WALLACE

OAKALLEY

0 280 Feet

N

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 7/28/2018
Case No.: 2018-1096-ZC
Posted: 07/19/18

Meeting Date: 8/7/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: James Robert & Carrie Landry Boltin

OWNER: James Robert & Carrie Landry Boltin

REQUESTED CHANGE: From A-1A Suburban District to A-3 Suburban District (32,471.26 sq.ft.) & A-5 Two Family Residential District (22,979.5 sq.ft.)

LOCATION: Parcel located on the west side of Eugene Wallace Road, south of Cleland Road ; S8, T6S, R12E; Ward 10, District 6

SIZE: 1.27 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Single Family Residence	A-1A Suburban District
South	Single Family Residence	A-1A Suburban District
East	Single Family Residence	A-1A Suburban District
West	Single Family Residence	A-1A Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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-1A Suburban District to A-3 Suburban District (32,471.26 sq.ft.) & A-5 Two Family Residential District (22,979.5 sq.ft.). This site is located on the west side of Eugene Wallace Road, south of Cleland Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is currently surrounded by undeveloped land and single family residences on large parcels of land zoned A-1A.

Note that the site is currently developed with a duplex and a single family residence with an attached barn, as shown on the attached preliminary survey. The zoning change is being requested to bring the existing uses in compliance with the appropriate zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District (32,471.26 sq.ft.) & A-5 Two Family Residential District designation (22,979.5 sq.ft.) be denied.