

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6028 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

(2018-1090-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF SURREY LANE & RED MILL DRIVE, BEING LOT 40 BELLE ACRES SUBDIVISIONS & 56165 RED MILL DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 2.33 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 8, DISTRICT 13). (2018-1090-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1090-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-2 (Suburban District) to an A-2 (Suburban District) and RO (Rural Overlay) 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) and RO (Rural Overlay).

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-2 (Suburban District) to an A-2 (Suburban District) and RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

2018-1090-ZC

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 21, Township 9 South, Range 15 East, Ward 8, St. Tammany Parish, Louisiana, in the Belle Acres Subdivision and designated as Lot No. 40 on a plat of said subdivision by Land Engineering Services, Inc., certified by Robert A. Berlin Land Surveyor, which plat in on file with the Clerk of Court, St. Tammany Parish, Louisiana.

ALSO DESCRIBED AS:

Lot 40 Belle Acres Sub Section 21 9 15, St. Tammany Parish, Louisiana

Case No.: 2018-1090-ZC

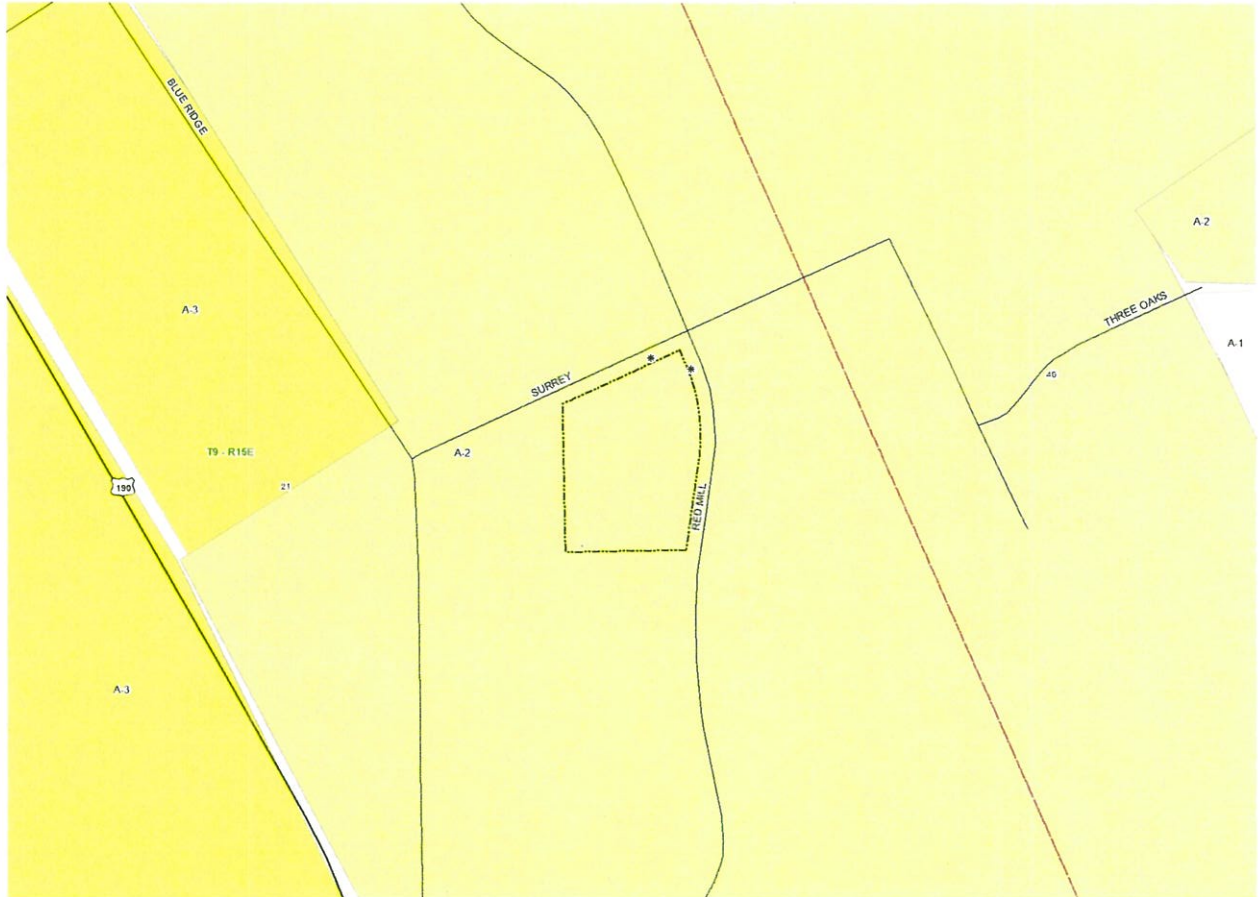
PETITIONER: Stancel LaFaver

OWNER: Stancel LaFaver

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay

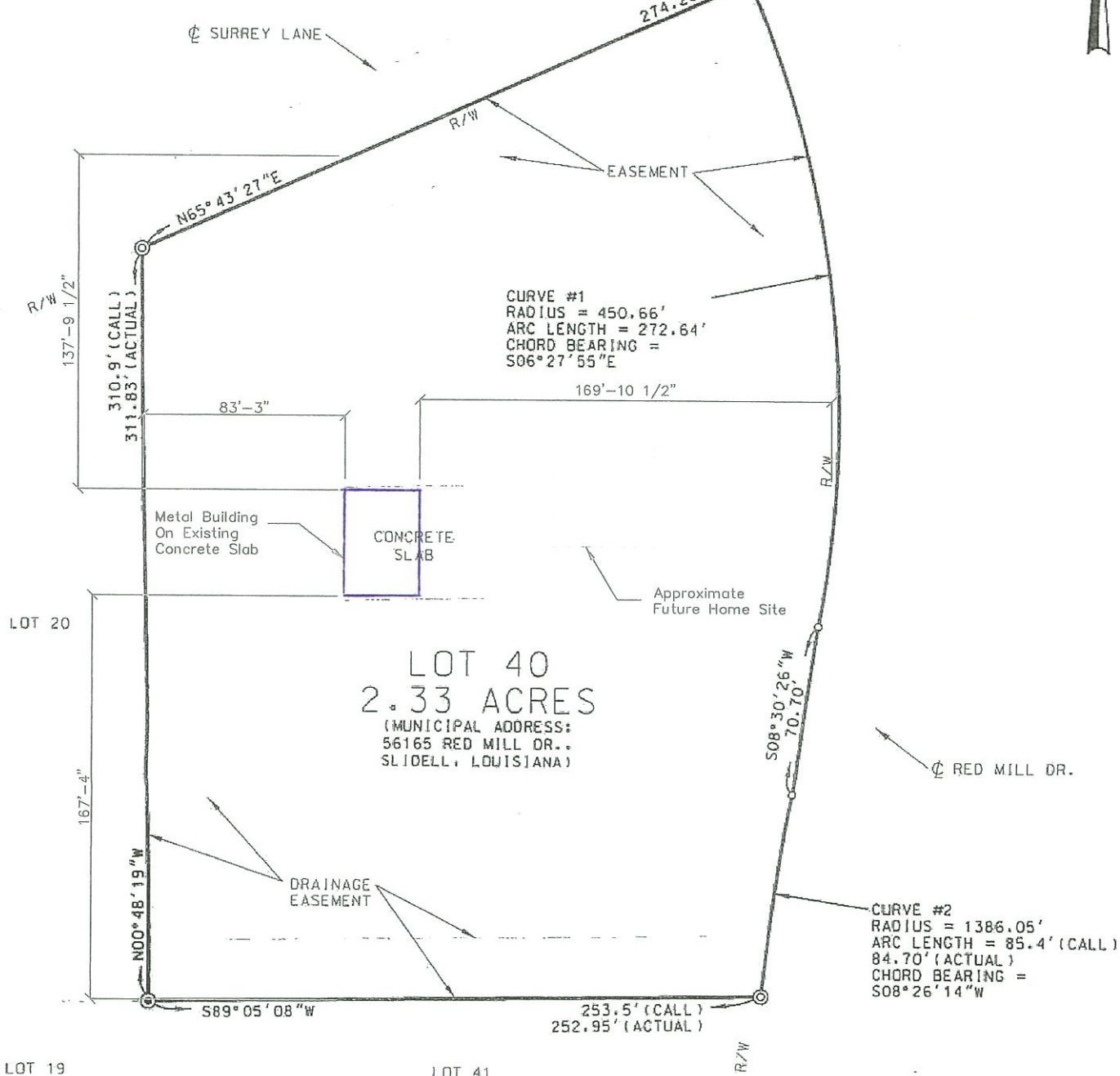
LOCATION: Parcel located on the northwest corner of Surrey Lane & Red Mill Drive, being lot 40 Belle Acres Subdivision & 56165 Red Mill Drive, Slidell ; S21, T9S, R15E; Ward 8, District 13

SIZE: 2.33 acres



2018-1090-ZC

P.O.B.
 LA. STATE PLAIN
 COORDINATE
 SOUTH ZONE (NAD 83)
 N 638452.40
 E 3797082.47



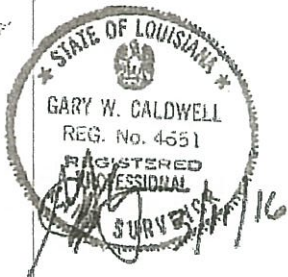
LOT 40
 2.33 ACRES
 (MUNICIPAL ADDRESS:
 56165 RED MILL DR.,
 SLIDELL, LOUISIANA)

PLAT OF
 A LOT 40
 of Belle Acres Subdivision
 Situated in
 Section 21, T9N-R15E
 St. Tammany Parish, Louisiana

LLT NO. TAM 173452

NOTES: 1) Bearings based on Louisiana State Plane Coordinate System (South Zone NA083). 2) Reference plat entitled "Belle Acres" dated Sept. 14, 1966 by Robert A. Berlin, R.L.S. 3) This survey was prepared from information and/or documents provided to this firm by the client or person requesting the survey. No title search was done by this firm and this firm takes no responsibility for any encumbrances a complete title search may reveal. 4) This survey meets all requirements of a Class "C" survey as required by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors' minimum requirements.

LEGEND:
 ⊙ SET 1/2" IRON ROD
 ⊗ FOUND CROSS TIE SET 1/2" IRON ROD



Bryant Hammett
 And Assoc., L.L.C.
 6885 Highway 84 West
 Ferriday, Louisiana 71334
 (318)757-6576

REVISIONS		
NO.	DESCRIPTION	BY.

50' 0 50'
 SCALE: 1" = 50'

PREPARED FOR: LA. LAND TRUST	DATE: 3/10/16
SCALE: 1" = 50'	F.B. NO.: JEFF NO. 4
	FILE NO.: 6248

2018-1090-ZC

RED MILL

WOODVIEW

CARRIAGE

39

40

SURREY

THREE OAKS

A-2

T9-R15E

21

190E

A-3

BLUE RIDGE

A-1

28

A-1A

0 570 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 7/27/2018
Case No.: 2018-1090-ZC
Posted: 07/18/18

Meeting Date: 8/7/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Stancel LaFaver

OWNER: Stancel LaFaver

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay

LOCATION: Parcel located on the northwest corner of Surrey Lane & Red Mill Drive, being lot 40 Belle Acres Subdivision & 56165 Red Mill Drive, Slidell ; S21, T9S, R15E; Ward 8, District 13

SIZE: 2.33 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	Vacant	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

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 A-2 Suburban District to A-2 Suburban District & RO Rural Overlay. This site is located on the northwest corner of Surrey Lane & Red Mill Drive, being lot 40 Belle Acres Subdivision & 56165 Red Mill Drive, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses and may also include some agricultural uses. Staff does not have any objection to the request, considering the size of the property (2.33 acres) and the rural character of the area.

Note that the objective of the request is to bring the existing agricultural building in compliance with the appropriate zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO Rural Overlay designation be approved.