

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6015 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO SECONDED BY: MR. TOLEDANO

ON THE 2 DAY OF AUGUST , 2018

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF GULCH STREET AND ON THE NORTH SIDE OF NORTH STREET, BEING 70225 GULCH STREET, ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 4.501 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 3, DISTRICT 5). (2018-1059-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1059-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 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: JULY 25 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

Exhibit "A"

Case No. 2018-1059-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in St. Tammany Parish, Louisiana, in Section 12, Township 7 South, Range 11 East, also known as Lot 28, Block 5, Red Gap Acres, Said property contains 4.5 acres more or less

Case No.: 2018-1059-ZC

PETITIONER: Nicholas Henry & Gilda Baudean Locicero

OWNER: Nicholas Henry & Gilda Baudean Locicero

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

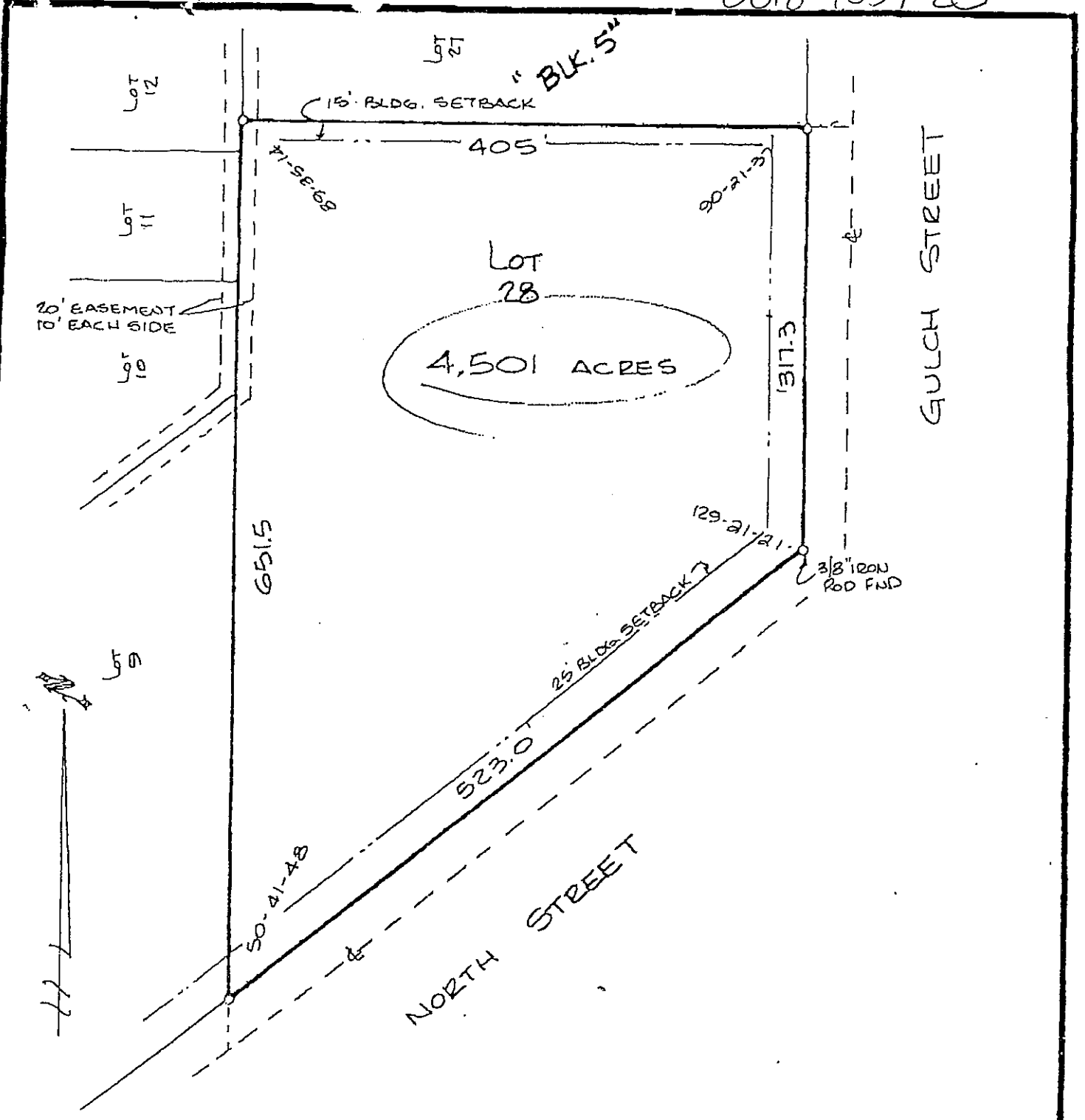
LOCATION: Parcel located on the west side of Gulch Street & on the north side of North Street, being 70225 Gulch Street, Abita Springs ; S12, T7S, R11E; Ward 3, District 5

SIZE: 4.501



2018-1059-20

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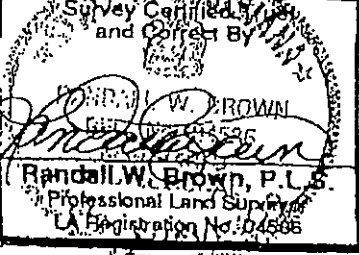
Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone "C"
 FIRM Panel# 225205 0235C Rev. 10/17/89

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.
 O DENOTES 1/2" IRON ROD SET

Survey of
 A PARCEL OF GROUND SITUATED IN SEC. 12, T-7-S, R-11-E
 AKA LOT 28, BLOCK 5, RED GAP ACRES
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 WINTERS TITLE AGENCY, INC. FIRST AMERICAN TITLE INSURANCE CO.
 STEPHANIE LAFRANCE WIFE OF AND MICHAEL DEAN REED
 HIBERNIA NATIONAL BANK

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. • Mandeville, LA 70448
 (504) 624-5368 • FAX (504) 624-5309

Date: July 22, 1996
 Survey No. 06730
 Scale: 1" = 100'
 Drawn By: TPZ
 Revised:

2018-1059-ZC



HENRY CLAY

RAVINE

FUCHSIA

GULCH

A-2

ALOHA

NORTH

A-4

T7 - R11E

12

EIKE

LINCOLN

11TH

SOELL

PARKER

0 560 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 6/22/2018
Case No.: 2018-1059-ZC
Posted: 06/13/18

Meeting Date: 7/3/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Nicholas Henry & Gilda Baudean Locicero

OWNER: Nicholas Henry & Gilda Baudean Locicero

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

LOCATION: Parcel located on the west side of Gulch Street & on the north side of North Street, being 70225 Gulch Street, Abita Springs ; S12, T7S, R11E; Ward 3, District 5

SIZE: 4.501

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	Residential	A-2 Suburban District
South	Undeveloped	A-4 Single Family Residential 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 west side of Gulch Street & on the north side of North Street, being 70225 Gulch Street, Abita Springs. The 2025 future land use plan calls for the area to be developed with residential uses and may include agricultural uses. Staff does not have any objection to the request, considering the large size of the property (4.5 acres) and the rural character of the area.

Note that the objective of the request is to allow for the construction of an agricultural building on the property.

STAFF RECOMMENDATION:

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