

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6219

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. TOLEDANO

ON THE 8 DAY OF AUGUST , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF PHILIP SMITH ROAD, WEST OF LA HIGHWAY 434, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.89 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 6, DISTRICT 11). (2019-1478-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1478-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-3 (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-3 (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-2 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF SEPTEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 31 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

Exhibit "A"

2019-1478-ZC

A parcel of land located in the North Half of the North Half of Section 33, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 28 & 33, in said township and range,

Thence South 89 degrees 45 minutes East 238.9 feet to a point, Thence South 05 degrees 25 minutes East 1113.9 feet to a point, Thence North 89 degrees 50 minutes West 12.62 feet to a ½ inch iron rod set on the West Side of Louisiana Highway Number 434 being the POINT OF BEGINNING,

Thence South 05 degrees 56 minutes 15 seconds East 208.56 feet along the West Side of Louisiana Highway Number 434 to a ¾ inch iron pipe found on the South Side of Phillip Smith Road, Thence North 89 degrees 54 minutes 47 seconds West 406.70 feet along the south side of said road to a ½ inch iron rod set, Thence North 01 degree 03 minutes 07 seconds East 210.59 feet to a 1 inch iron pipe found, Thence South 89 degrees 26 minutes 22 seconds East 381.28 feet to the POINT OF BEGINNING, containing 1.890 Acres.

Case No.: 2019-1478-ZC

PETITIONER: Allan Paul Wright

OWNER: Jeffrey Mays Johannsen

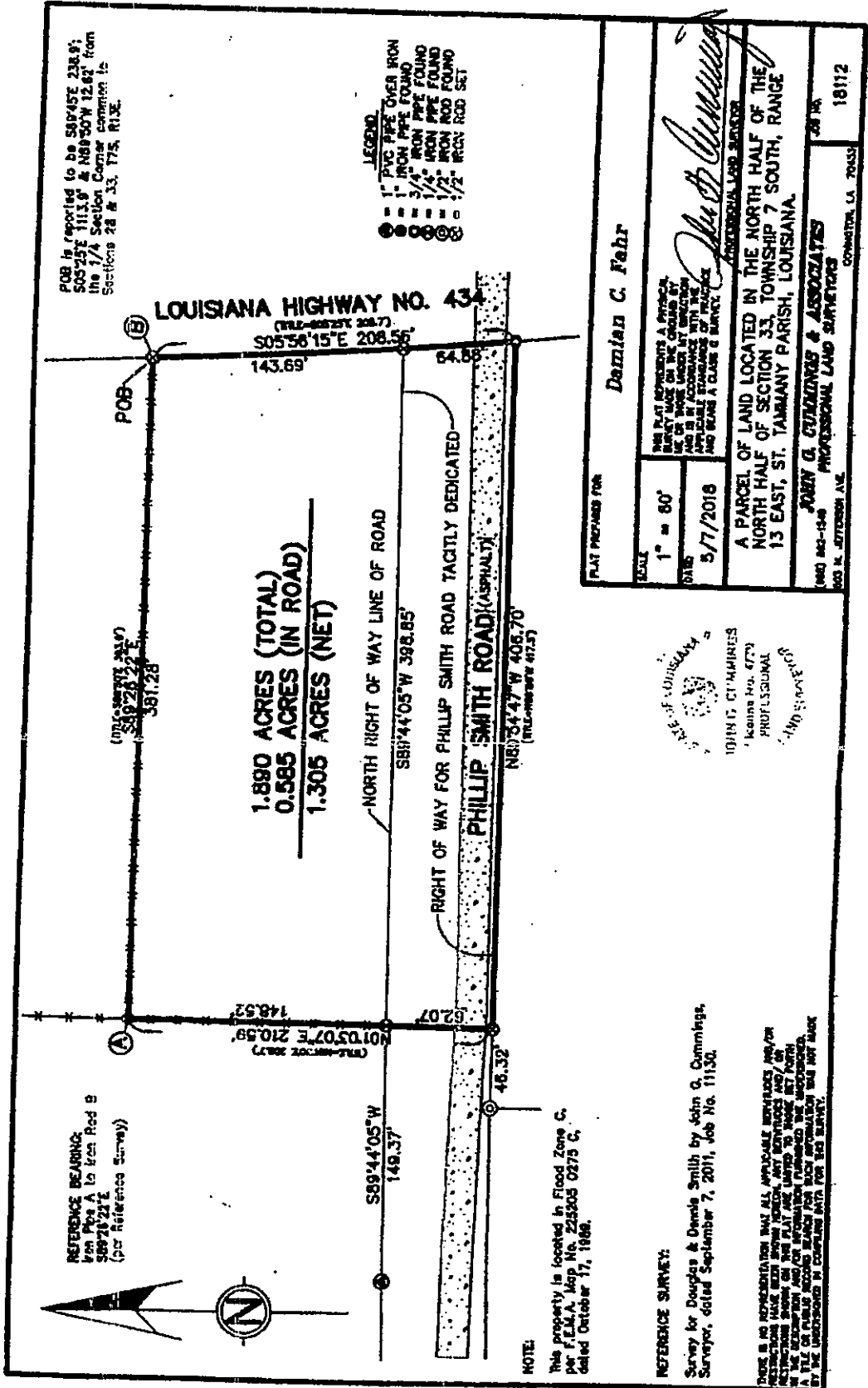
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, S33, T7S, R13E, Ward 6, District 11.

SIZE: 1.89 acres



20A-1478-2C



2019-1478-ZC

T7 - R13E

88

A-2

PHILIP SMITH

A-3

BACKES

A-4A

MARKHAM

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 6/21/2019
Case No.: 2019-1478-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Allan Paul Wright

OWNER: Jeffrey Mays Johannsen

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, S33, T7S, R13E, Ward 6, District 11.

SIZE: 1.89 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **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	Undeveloped	A-2 Suburban District
South	Undeveloped and Residential	A-2 Suburban District and A-4A Single Family Residential District
East	Undeveloped	A-3 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

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-3 Suburban District. This site is located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses with varying degrees of density and site design. Staff feels that there is no compelling reason to recommend approval of the request considering the site is surrounded by exiting residential uses which conform to the A-2 Suburban District designation. While there is higher density residential zoning to the east side of LA Highway 434, the site is surrounded by properties zoned A-2 on the north, south and west sides.

Note that the objective of the request is to allow for the creation of two single-family residential parcels.

STAFF RECOMMENDATION:

The staff recommends that the request for the A-3 Suburban District designation be denied.