ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4843	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: GOULD/BRISTER	PROVIDED BY: PLANNING	
INTRODUCED BY: MR. BINDER	SECONDED BY: MR. BELLISARIO	
ON THE 2 DAY OF AUGUST , 2012		
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH & EAST SIDES OF C.C. ROAD, SOUTH OF SOUTH TRANQUILITY ROAD, 32599 C.C. ROAD, SLIDELL, AND WHICH PROPERTY COMPRISES A TOTAL 10 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY). (WARD 9, DISTRICT 11) (ZC12-07-055)		
WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. ZC12-07-055</u> , 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) & RO (Rural Overlay) see Exhibit "A" for complete boundaries; and		
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
•	has found it necessary for the purpose of protecting gnate the above described property as A-2 (Suburban	
THE PARISH OF ST. TAMMANY HEREBY C	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) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:	
	DULY ADOPTED AT A REGULAR MEETING OF THE SEPTEMBER, 2012; AND BECOMES ORDINANCE
ATTEST:	MARTIN W. GOULD, JR., COUNCIL CHAIRMAN
THERESA L. FORD, COUNCIL CLERK	
	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>JULY 26</u> , <u>2012</u>	
Published Adoption:, <u>2012</u>	
Delivered to Parish President:,	<u>2012</u> at
Returned to Council Clerk:, 20	<u>12</u> at

Exhibit "A"

ZC12-07-055

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in the State of Louisiana, Parish of St. Tammany, located in Section 40, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the south-central corner of Section 40, Township 9 South, Range 13 East and common to the northeast corner of Section 41, Township 9 South. Range 13 East: thence North — 520.0 feet; West — 852.8 feet; South — 300.0 feet to a ½" iron rod on the eastern r/w line of C.C.C. Road and (A) North 89 degrees 54 minutes 05 seconds East 253.69 feet (P) East; to the Point of Beginning. Thence continue

(A)North 89 Degrees 54 minutes 05 seconds East — 273.45 feet to a point. (P)East; thence South 01 degree 26 minutes 48 seconds East — 194.20 feet to a point on the northern r/w line of C.C.C. ROAD; thence (A)South 89 degrees 49 minutes 26 seconds West —278.36 feet along said northern r/w line to a point. (P)West; thence

(A)North — 194.52 feet to a point. (P) 194.00 feet to the Point of Beginning. Containing 1.231 acres of land more or less, lying and situated in Section 40, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana.

A certain parcel of land, lying and situated in Section 40, Township 9 South, Range 13 East. Saint Tammany Parish, Louisiana, and more fully described as follows. From the south-central corner of Section 40, Township 9 South, Range 13 East and common to the northeast corner of Section 41, Township 9 South, Range 13 East; thence North —520.0 ft.; West—852.8 ft.; South —300.0 ft. to a ½" iron rod on the eastern r/w line of C. C. C. Road and the Point of Beginning. Thence go

- (A)North 00 Degrees 10 minutes 26 seconds West _300.00 feet to a ½ " iron rod on said eastern r/w line of C. C. Road. (P)North; thence North 89 Degrees 52 minutes 52 seconds East— 977.87 feet to a ½" iron rod; thence
- (A)South 00 Degrees 09 minutes 48 seconds East—499.87 feet to a $\frac{1}{2}$ " iron rod. (P)South $_{5}00.00$ ft; thence South 89 Degrees 50 minutes 23 seconds West_274.88 feet to a $\frac{1}{2}$ " iron rod on the northern r/w line of C. C. Road; thence along said r/w line on the following two courses
- (A)North 83 Degrees 24 minutes 00 seconds West— 50.02 feet to a $\frac{1}{2}$ " iron rod. (P)N.83 Degrees 01 minutes 44 seconds W.- 49.44 ft.; thence
- South 89 Degrees 49 minutes 27 seconds West —121.77 feet to a point of departure from said r/w line; thence North 01 Degree 26 minutes 48 seconds West _194.20 feet to a point; thence
- (A)South 89 Degrees 54 minutes 05 seconds West— 527.14 feet to the Point of beginning

(P)West

Containing 8.775 acres of land more or less, lying and situated in Section 40, Township 9 South, Range 13 East, Saint Tammany Parish, Louisiana.

CASE NO.:

ZC12-07-055

PETITIONER:

Rebecca A. Taylor

OWNER:

Beverly A. Stubblefield

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

(Rural Overlay)

LOCATION:

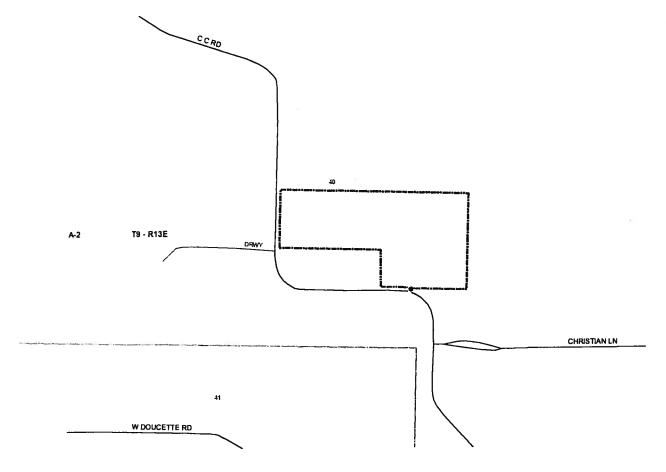
Parcel located on the north & east sides of C.C. Road, south of South

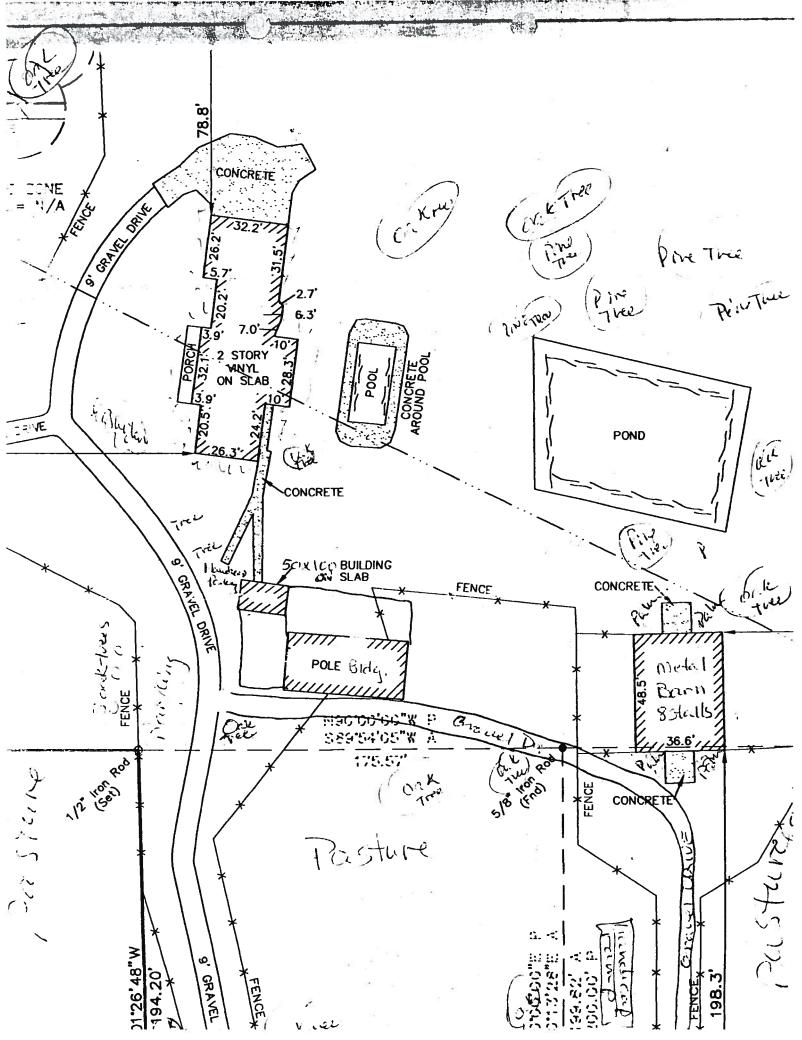
Tranquility Road, 32599 C.C. Road, Slidell; S40, T9S, R13E; Ward 9,

District 11

SIZE:

10 acres





Administrative Comment

ZONING STAFF REPORT

Date: June 25, 2012 Meeting Date: July 3, 2012 Case No.: ZC12-07-055 **Determination:** Approved

Posted: 06/14/12

GENERAL INFORMATION

PETITIONER:

Rebecca A. Taylor

OWNER:

Beverly A. Stubblefield

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

(Rural Overlay)

LOCATION:

Parcel located on the north & east sides of C.C. Road, south of South

Tranquility Road, 32599 C.C. Road, Slidell; S40, T9S, R13E; Ward 9,

District 11

SIZE:

10 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good/narrow

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	Land Use	<u>Zoning</u>
North	Residential	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? 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 townresidential" 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). The site is located on the north & east sides of C.C. Road, south of South TranquilityRoad, 32599 C.C. Road, Slidell. The 2025 future land use plan designates the area to be developed with residential uses. The 10 acre site is currently developed with a single family residence, pasture & barn. An Equestrian Therapy Center is proposed to be operated on the site. Staff has no objections to the request for Rural Overlay.

STAFF RECOMMENDATION:

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