

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4842

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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 WEST SIDE OF LA HIGHWAY 21, NORTH OF LA HIGHWAY 36 AND WHICH PROPERTY COMPRISES A TOTAL 6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT). (WARD 3, DISTRICT 2) (ZC12-06-054)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-054, 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-2 (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-2 (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-1A (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2012

Published Adoption: \_\_\_\_\_ , 2012

Delivered to Parish President: \_\_\_\_\_ , 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2012 at \_\_\_\_\_

**Exhibit "A"**

ZC12-07-054

All that certain piece or parcel of land together with all building and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in any wise appertaining situated in Section 42 Township 6 South Range 11 East Greensburg District, St. Tammany Parish, Louisiana more fully described according to map and plat of survey of Robert A. Berlin dated August 30, 1956 as follows to wit:

From the Southwest corner of Lot 13 of Block 3 of Garland Addition go North 40 degrees 45 minutes East 376 feet; thence go North 43 degrees 45 minutes East 155 feet; thence North 39 degrees 30 minutes East 120 feet; thence North 42 degrees 35 minutes East 109 feet; thence North 44 degrees 10 minutes East 100 feet; thence North 46 degrees 36 minutes East 100 feet; thence North 49 degrees East 60 feet; thence North 51 degrees East 269 feet to an iron corner situated on the Northwest line of the right of Way of the Military Road and the point of beginning of the property herein described.

From the said point of beginning go North 35 degrees 30 minutes West 334 feet to an iron corner; thence go North 0 degrees 45 minutes East 378 feet to an iron corner on the edge of a bluff; thence continue North 0 degrees 45 minutes East 53 feet to the center or thread of the Little Bogue Falaya River. Recommence at the point of beginning and go North 51 degrees East 92 feet to an iron corner and the center of a branch thence meander at center of said branch in a Northerly direction to the thread or center of Little Bogue Falaya River; thence meander at center or thread of Little Bogue Falaya River in a Westerly direction 196 feet more or less to the point here to fore established in the center of stream; together with all riparian and other rights in and to the bank and bed of said Little Bogue Falaya River and the branch heretofore mentioned.

All that certain piece or parcel of ground, together with all the building and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, advantages, and appurtenances thereunto belonging or in any wise appertaining thereto, situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the Southwest corner of Lot 13, Block 3 of the Garland Addition Subdivision, measure North 40 degrees 45 minutes East, 376.0 feet to a point; thence North 43 degrees 45 minutes East, 155.0 feet to a point; thence North 39 degrees 30 minutes East, 120.0 feet to a point; thence North 42 degrees 35 minutes East, 109.0 feet to a point; thence North 44 degrees 10 minutes East, 100.0 feet to a point; thence North 46 degrees 36 minutes East, 100.0 feet to a point; thence North 49 degrees 00 minutes East, 60.0 feet to a point; thence North 51 degrees 00 minutes East, 269.0 feet to a point in the Northwesterly right-of-way line of Military Road; thence North 35 degrees 30 minutes West, 334.0 feet to a point; thence North 00 degrees 45 minutes East, 378.0 feet to an iron post on the bluff adjacent the Little Bogue Falaya River; thence continuing North 00 degrees 45 minutes East, 53 feet more or less to a point in the center of the Little Bogue Falaya River, the point of beginning.

From the point of beginning measure South 00 degrees 45 minutes West, 53 feet more or less to an iron post on the bluff adjacent to the Little Bogue Falaya River; thence continuing South 00 degrees 45 minutes West, 378.0 feet to a point; thence South 35 degrees 30 minutes East, 334.0 feet to a point in the Northwesterly right-of-way line of Military Road; thence South 51 degrees 00 minutes West, 124.0 feet along said right-of-way line to an iron post; thence North 36 degrees 00 minutes West, 500 feet to an iron post; thence North 12 degrees 30 minutes West, 55 feet more or less to a point in the center of said river; thence upstream to the point of beginning, said tract containing 3.27 acres, more or less, all in accordance with map by Land Engineering Services, Inc., dated March 16, 1966, a copy of which is attached hereto and made part hereof.

**CASE NO.:**

ZC12-06-054

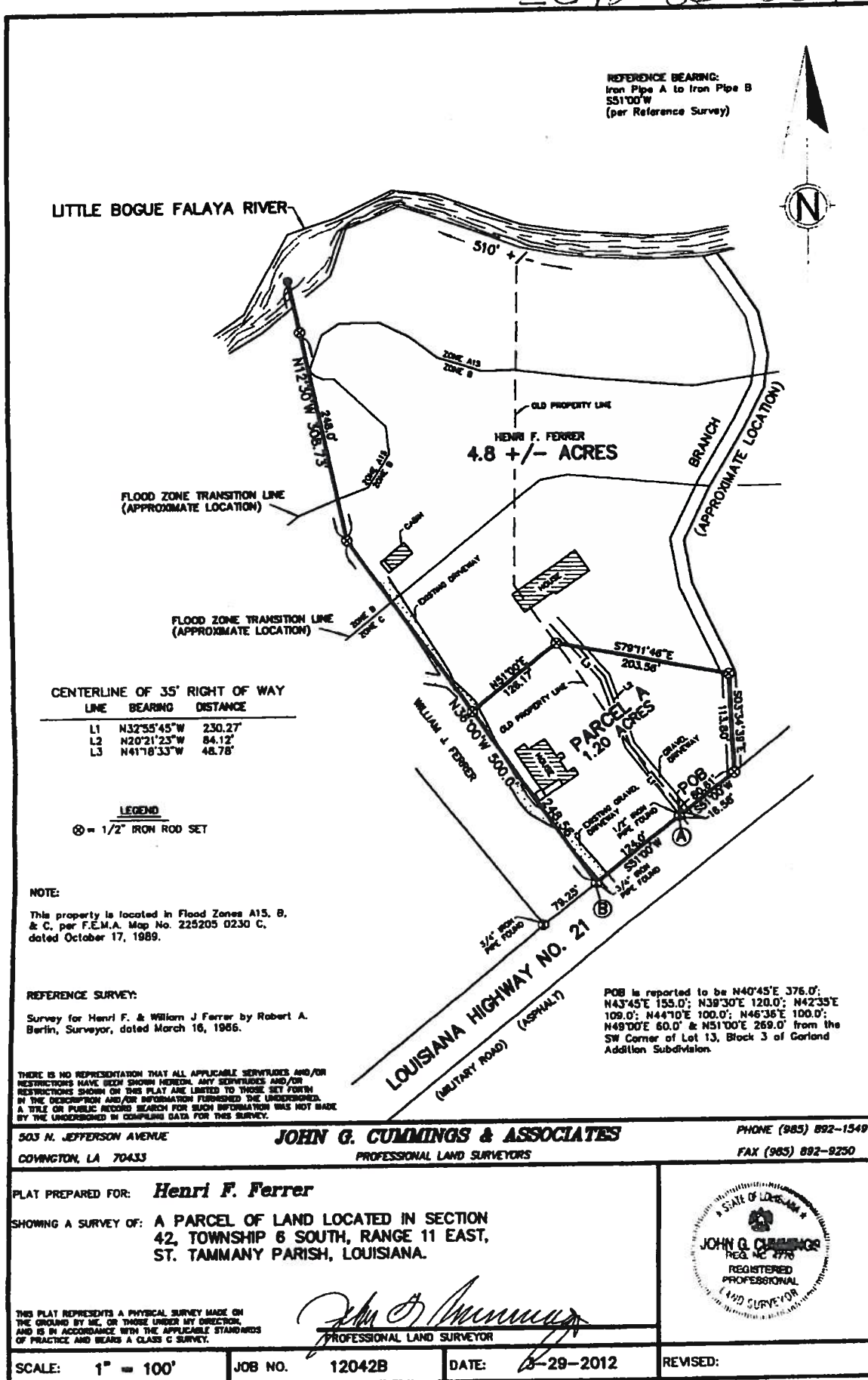
**REQUESTED CHANGE:** From A-1A (Suburban District) to A-2 (Suburban District)

**LOCATION:** Parcel located on the west side of LA Highway 21, north of LA Highway 36; S42,T6S,R11E; Ward 3, District 2

**SIZE:** 6 acres



2012-06-054



CENTERLINE OF 35' RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	N32°55'45"W	230.27'
L2	N20°21'23"W	84.12'
L3	N41°18'33"W	48.78'

LEGEND  
 ⊙ = 1/2" IRON ROD SET

NOTE:  
 This property is located in Flood Zones A15, B, & C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.

REFERENCE SURVEY:  
 Survey for Henri F. & William J. Ferrer by Robert A. Berlin, Surveyor, dated March 16, 1966.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICUSES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICUSES AND/OR RESTRICTIONS SHOWN ON THIS PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVENUE  
 COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549  
 FAX (985) 892-9250

PLAN PREPARED FOR: **Henri F. Ferrer**

SHOWING A SURVEY OF: **A PARCEL OF LAND LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**



THIS PLAN REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'      JOB NO. 12042B      DATE: 6-29-2012      REVISED:

**Administrative Comment**

**ZONING STAFF REPORT**

**Date:** June 25, 2012

**Meeting Date:** July 3, 2012

**Case No.:** ZC12-06-054

**Determination:** Approved

**Posted:** June 14, 2012

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**GENERAL INFORMATION**

**REQUESTED CHANGE:** From A-1A (Suburban District) to A-2 (Suburban District)

**LOCATION:** Parcel located on the west side of LA Highway 21, north of LA Highway 36; S42,T6S,R11E; Ward 3, District 2

**SIZE:** 6 acres

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**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** State

**Road Surface:** 2 Lane, Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Residential	A-1 A Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development?** Yes

**Multi occupancy development?** No

**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 dwellingsize 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-2 (Suburban District). The site is located on the west side of LA Highway 21, north of LA Highway 36. The 2025 Future Land Use Plan calls the area to be developed with residential or agricultural uses. The surrounding parcels are zoned A-1A and A-2. Staff has no objection to the request.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-2 (Suburban District) designation be approved.