

Ord.

2008-0308

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 08-9-10

An ordinance to amend the Zoning Ordinance of 1981, to adopt the community-wide zoning recommendations in the ***Land Use and Zoning Study*** for Ama, Louisiana prepared by Urban Systems, Inc and dated June 12, 2008.

- WHEREAS**, Many citizens in Ama questioned the appropriateness of zoning in their community in 2007; and,
- WHEREAS**, the St. Charles Parish Council requested a study on the 'appropriateness of zoning in Ama under Resolution 5742; and,
- WHEREAS**, the St. Charles Parish Council, under Ordinance 07-10-7 placed a moratorium on major subdivisions in Ama in order to give the Planning and Zoning Department time to conduct a zoning study of Ama; and,
- WHEREAS**, The moratorium was extended until August 31, 2008 under Ordinance 08-2-2; and,
- WHEREAS**, The Department of Planning and Zoning contracted Urban Systems, Inc. to study the appropriateness of zoning and to make recommendations for changes to the zoning in Ama; and,
- WHEREAS**, the community of Ama was notified of the study and subsequent public meetings by direct mailing and by advertisement in the official Parish journal; and,
- WHEREAS**, Public comments were collected at two public meetings held on March 12, 2008 and June 11, 2008 and also by written survey; and,
- WHEREAS**, a public hearing was held on the recommended community-wide zoning recommendations before the Planning and Zoning Commission on July 9, 2008; and,
- WHEREAS**, six ordinance amendments were proposed by the public at the July 9, 2008 Planning and Zoning Commission hearing which are reflected in this ordinance.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. An ordinance to amend the Zoning Ordinance of 1981, Ordinance No. 81-10-6, adopted October 19, 1981, as shown on Figure 5-A "Recommended Zoning," contained in ***Land Use and Zoning Study*** for Ama, Louisiana prepared by Urban Systems, Inc and dated June 12, 2008 and generally described in the following sections:

SECTION II. To authorize the Department of Planning and Zoning to amend the official St Charles Parish Zoning Map to reclassify from R-1A(M) to R-1A an area with a point of beginning that is on the centerline of LA 18/River Road approximately 150 feet northeast or downriver of the intersection with Anna Street then northeast or downriver along the centerline of LA 18/River Road approximately 610 feet to the intersection with Belsome Street, then southeast along the centerline of Belsome Street approximately 1250 feet to a point (which point is approximately 700 feet beyond the paving of Belsome Street) then southwest approximately 540 feet to a point which is on the rear line of lots facing Anna Street and northwest along that rear property line approximately 1050 feet to the point of beginning

SECTION III.

- A To authorize the Department of Planning and Zoning to amend the official St Charles Parish Zoning Map to reclassify from R-1A(M) to R-1A an area with a point of beginning that is on the centerline of LA 18/ River Road approximately 60 feet northeast or downriver of the intersection with Johnson Street then approximately 325 feet northeast or downriver along the centerline of LA 18/River Road to the intersection with Robert Street, then southeast along the centerline of Robert Street 1480 feet to a point, then southwest 315 feet to a point, then northwest 1360 to the point of beginning
- B. To authorize the Department of Planning and Zoning to amend the official St. Charles Parish Zoning Map to reclassify from R-1A(M) to R-1A an area with a point of beginning that is the intersection of the centerlines of LA 18/ River Road and Agnes Lane, then northeast or downriver approximately 770 feet, then southeast approximately 1810 feet to a point, then southwest approximately 610 feet to a point, then northwest approximately 1,515 feet to the point of beginning

SECTION IV. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Map to reclassify from R-1A(M) to R-1A the area with a point of beginning approximately 350 feet northeast or downriver of the intersection of the centerlines of Bennett Place and La 18/River Road on the centerline of La 18/River Road, then 760 northeast or downriver along the centerline of La 18/ River Road to a point (which point is approximately 160 feet southeast of the intersection of the centerlines of Kennedy Street and La 18/River Road) then southeast along the western boundary of Ama Heights Subdivision a distance of approximately 2380 feet to a point, then southwest approximately 980 feet to a point on the eastern boundary of the Lemoine Rezoning, described and delineated on the Official Zoning Map under Ordinance 01-1-8, then northwest approximately 1660 feet to the existing C-1 zoning district (proposed C-2 in Section IX of this Ordinance) and finally tracing northeast along the commercial zoning district back to the point of beginning.

SECTION V. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Map to reclassify from R-1A(M) to R-1A the area with a point of beginning that is approximately 290 feet southeast along the centerline of Michael Street from the intersection with the centerline of LA 18/River Road (which point is also the southwest corner of the an existing C-1 Zoning District—proposed C-2 in Section IX of this Ordinance), then northeast along the Commercial district approximately 975 feet to the centerline of Griffin Drive then southeast approximately 1010 feet along the centerline of Griffin Drive to a point, then southwest approximately 770 feet to a point on the eastern boundary of the Stanley rezoning, being described and delineated on the Official Zoning Map by Ordinance 5-12-23, then northwest along the eastern boundary of the Stanley rezoning approximately 220 feet to a point, then west approximately 80 feet to a point on the centerline of Michael Street, and finally northwest along the centerline of Michael Street approximately 280 feet to the point of beginning

SECTION VI.

A To authorize the Department of Planning and Zoning to amend the official St. Charles Parish Zoning Map to reclassify from R-1A(M) to O-L an area with a point of beginning that is approximately 100 feet east of the intersection of the centerline of Anna Street with the centerline of the Union Pacific Railroad right of way, then northwest along the rear lines of lots facing Anna Street approximately 2145 feet to a point (which point is the southwest corner of the R-1A zoning district proposed in Section III.A of this Ordinance) then northeast approximately 1130 feet to a point (which point is the southeast corner of the R-1A zoning district proposed in Section III A of this Ordinance) then southeast approximately 2365 feet to a point on the centerline of the Union Pacific Railroad right of way, and finally southwest along the railroad right of way approximately 1155 feet to the point of beginning

B. To authorize the Department of Planning and Zoning to amend the official St. Charles Parish Zoning Map to reclassify from R-1A(M) to O-L an area with a point of beginning that is the southwest corner of the R-1A zoning district proposed in Section III.B of this Ordinance, then northeast 610 feet to a point, which point is the southeast corner of the R-1A zoning district, then southeast 2530 feet along the western boundary of the Lemoine rezoning, described and delineated on the Official Zoning Map under Ordinance 01-1-8, to a point on the centerline of the Union Pacific Railroad right of way, then southwest 615 feet along the centerline of the railroad right of way to a point, then finally northwest 2400 feet to the point of beginning.

SECTION VII. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Map to reclassify from R-1A(M) to O-L the area southeast of the area described in Section IV of this Ordinance with a point of beginning on the centerline of the right of way of the Union Pacific Railroad line that is approximately 165 feet southwest of the intersection of the railroad right of way with the centerline of Kennedy Street, then northwest along the western boundary of Ama Heights Subdivision a distance of approximately 2700 feet to a point (which point is also the southeast corner of the R-1A zoning district described in Section IV of this Ordinance), then southwest along the southern boundary of that R-1A zoning district approximately 980 feet to a point (which point is also the southwest boundary of the R-1A zoning district proposed in Section IV of this Ordinance), then southeast along the eastern boundary of the Lemoine rezoning described in Ordinance 01-1-8 and delineated on the Official Parish Zoning Map a distance of approximately 2570 feet to a point on the centerline of the Union Pacific Railroad right of way line, and finally northeast along the centerline of the railroad right of way a distance of approximately 940 feet to the point of beginning.

Exclude from the above OL zone that area of ground with a point of beginning which is approximately 425 feet southwest of the southwestern corner of the Ama Heights subdivision on the centerline of the Union Pacific Railroad then northwest 2,632 feet to a point (which point is on the southern edge of the R-1A zoning district described in Section IV of this Ordinance) then southwest 130 feet to a point then southwest 2,605 feet to a point on the centerline of the Union Pacific Railroad right of way then 130 feet northeast along the centerline of the union Pacific Railroad right of way to the point of beginning. The excepted area shall be rezoned from R-1A(M) to R-1A.

Exclude from the above OL zone that area of ground with a point of beginning which is the southwestern corner of the Ama Heights subdivision then northeast along the western boundary of the Ama Heights Subdivision a distance of 2720 feet then southwest a distance of 605 feet then southeast a distance of 2625 feet to a point which is on the centerline of the Union Pacific Railroad then northeast a distance of 575 feet generally to the point of beginning. The excepted area shall be rezoned from R-1A(M) to R-1A.

SECTION VIII. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Map to reclassify from R-1A(M) to O-L the area with a point of beginning that is approximately 107 feet southwest of the end of paving on Griffin Drive, then southeast approximately 650 feet to a point then northeast approximately 580 feet to a point then northwest approximately 1270 feet to a point (which point is also the southeast corner of the R-1A zoning district proposed in Section VI of this Ordinance), then southwest a distance of 385 feet to a point (which point is on the rear line of a lot facing Griffin Drive) then southeast approximately 620 feet along the rear lines of lots facing Griffin Drive a finally southwest approximately 250 feet to the point of beginning.

SECTION IX. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Map to reclassify all C-1 zoning districts in Ama as C-2.

SECTION X. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Map to reclassify from O-L to C-2 that area of land with a point of beginning on the centerline of La 18/River Road approximately 620 feet southwest or upriver from the intersection of the centerlines of PM Lane and LA 18/River Road, then southwest along the centerline of La 18/River Road approximately 700 feet to the boundary of an existing M-1 zoning district then southeast along that boundary a distance of 350 feet then northeast approximately 700 feet to a point and finally approximately 350 feet northwest to the point of beginning.

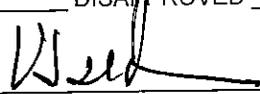
SECTION XI. To authorize the Department of Planning & Zoning to amend the official St. Charles Parish Zoning Map to reclassify the W-1 zoning district in Ama to O-L (affecting one area in Section 1 T13S-R22E).

SECTION XII. To authorize the Department of Planning & Zoning to amend the official St Charles Parish Zoning Map to reclassify all property currently zoned R-1A(M) along Amelia Street, Allen Drive and Griffin Drive to R-1A.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: SCHEXNAYDRE, AUTHEMENT, RAYMOND, TASTET, BENEDETTO, HOGAN,
COCHRAN, LAMBERT, NUSS
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 22nd day of September, 2008 to become effective five (5) days after publication in the Official Journal

CHAIRMAN 
SECRETARY Barbara Jacob-Tucker, JR
DLVD/PARISH PRESIDENT September 23, 2008
APPROVED _____ DISAPPROVED _____
PARISH PRESIDENT 
RETD/SECRETARY September 23, 2008
AT: 4:15 p.m. RECD BY BGT/MS