

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5297 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. ARTIGUE

ON THE 6 DAY OF NOVEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF BUNNY LANE, SOUTH OF JOINER WYMER ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 10.35 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 1, DISTRICT 3). (ZC14-10-095)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-10-095, 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-1 (Suburban District) to an A-2 (Suburban District) & MHO (Manufactured Housing 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) & MHO (Manufactured Housing 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-1 (Suburban District) to an A-2 (Suburban District) & MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF DECEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 30 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

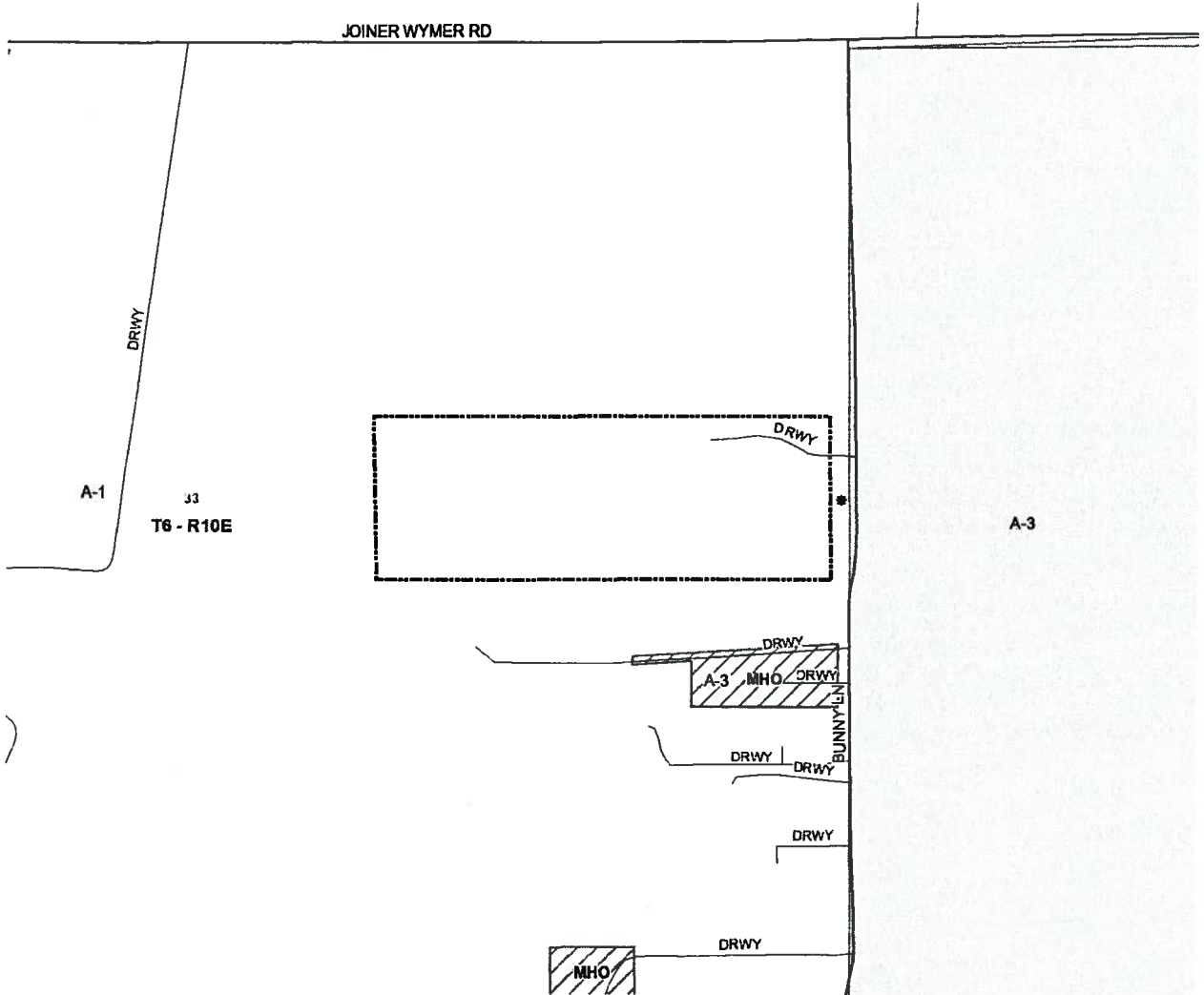
ZC14-10-095

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 33, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

Commencing from the Southeast corner of Section 33, of said Township and Range; thence measure South 89 degrees 55 minutes 10 seconds West, a distance of 1046.34 feet to a point; thence measure North 89 degrees 40 minutes 02 seconds West, a distance of 480.33 feet to a point; thence measure North 00 degrees 34 minutes 13 seconds West a distance of 1342.80 feet to a point; thence measure South 89 degrees 51 minutes 38 seconds West, a distance of 30 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue South 89 degrees 51 minutes 38 seconds West, a distance of 1124.75 feet to a point; thence measure North 01 degrees 10 minutes 14 seconds West, a distance of 400.05 feet to a point; thence measure North 89 degrees 51 minutes 38 seconds East, a distance of 1128.85 feet to a point; thence measure South 00 degrees 35 minutes East, a distance of 400.0 feet back to the Point of Beginning, containing 10.35 Acres, as per Proces Verbal provided by Fontcuberta Surveys, Inc., dated August 17, 2004, and as shown on survey of same date, a copy of which is attached hereto and made a part hereof.

CASE NO.: ZC14-10-095
PETITIONER: Susanna P. Kerr
OWNER: Succession of Sheldon Simon Prev & Judith Flach Prev
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road
SIZE: 10.35 acres





JOINER-WYMER ROAD (SIDE)
N89°51'38"E 1128.85'

655.19'

PARCEL C
3.00 ACRES

10.35 ACRES

652.00'

S89°51'38"W 1126.80'
N89°51'38"E

PARCEL B
5.17 ACRES

S89°51'38"W 1124.75'
(REFERENCE BEARING)

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

BUILDING SETBACKS

FRONT:	N/A
SIDE:	N/A
REAR:	N/A

NOTE: 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.

REFERENCE SURVEY:
Survey of 10.35 Acres in Sec. 33, T8S-R10E;
By: Fortucherte Surveys, Inc.; Dated: 8/17/04.
BASIS FOR BEARINGS/ANGLES:
The Reference Survey.

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JOHN E. BONNEAU & ASSOCIATES, INC.



BUNNY LANE

400.00'

200.00'

20° x 308' ±
CIECO R.O.W.
(INSTR. #1737828)

35' ACCESS
SERVITUDE

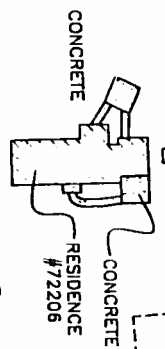
20° x 308' ±
CIECO R.O.W.
(INSTR. #1737828)

15' CIECO
EASEMENT

PARCEL A
2.18 ACRES

30' x 280' ±
CIECO R.O.W.
(INSTR. #1580273)

CONCRETE
RESIDENCE
#72208



CONCRETE
SHED

WELL

PROpane TANK

40'

100.00'

100.00'

40'

500' 15" E

MOBILE HOME
OVERLAY

120.00'



CONCRETE
COVERED PORCH

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LEGEND

- ← = ANCHOR
- X- = FENCELINE
- OHE- = OVERHEAD UTILITY LINE
- = POWER POLE

POINT OF BEGINNING:
SHOWN HEREON IS LOCATED
S89°55'10"W, 1046.34'; N89°40'02"W, 480.33';
N00°34'13"W, 1342.80'; AND S89°51'38"W, 30.0'
FROM THE SOUTHEAST CORNER OF SECTION 33,
T8S-R10E, ST. TAMMANY PARISH, LOUISIANA.

Revised: 08/14/14 (RESUBDIVISION)

**A RESUBDIVISION MAP OF
A 10.35 ACRE PARCEL OF LAND**

PARCELS A, B & C

Situated in Section 33, T8S-R10E in
St. Tammany Parish, Louisiana

for
SUCCESSION OF JUDITH PREVOU

FLOODZONE NOTE: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Maps and found the
property described is located in Flood Zone(s) "A & C" with a
Base Flood Elevation of 27.5'.
Parcel No. 225205 0205 C ; Revised: OCTOBER 17, 1989

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL,
AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA BOARD
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS 2 SURVEY.

NOTE: Setback lines shall be verified by
owner and/or contractor prior to any
construction, as an abstrack has not
been performed by the undersigned.

NOTE: Services shown hereon are not
necessarily exclusive. Services of record
as shown on title opinion or title policy
will be added hereto upon request, as
survey of this not performed by this
search or abstract.

Survey No. 2012385 Drawn by: LFR
Date: JULY 20, 2012 Revised: 02/04/14 (3.00 & 7.35 ACRES); 07/24/14 (RESUBDIVISION)
Scale: 1" = 80'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors
Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(335)345-1012 • (335)345-1013 • (985)945-1151 • FAX NO. (985)945-1779
WWW.JEBCOLANDSURVEYING.COM • e-mail: jebcoland@bellsouth.net

This Survey is Certified
True and Correct By
REGISTRATION NO. 225205
JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-095
Posted: 9/18/2014

Meeting Date: October 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Susanna P. Kerr
OWNER: Succession of Sheldon Simon Prev & Judith Flach Prev
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road; S33, T6S, R10E; Ward 1, District 3
SIZE: 10.35 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **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	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped	A-1 (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. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff Sees no compelling reason to increase the density considering the area is surrounded on three sides with A-1A zoned property.

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Bunny Lane, south of Joiner Wymer Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff does not see any compelling reason to increase the density of the area considering that the parcel is surrounded on three sides by A-1 zoned property. However, staff does not have any objections to the request for a MHO (Manufactured Housing Overlay).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be denied and the request for a MHO (Manufactured Housing Overlay) designation be approved.