

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5407

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 4 DAY OF JUNE , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF PINE ACRES ROAD, EAST OF LA HIGHWAY 437 AND WHICH PROPERTY COMPRISES A TOTAL OF 7.08 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO A-2 (SUBURBAN DISTRICT (PARCEL A 2.55 ACRES)) & A-1A (SUBURBAN DISTRICT (PARCEL B 4.53 ACRES), (WARD 2, DISTRICT 6). (ZC15-05-042)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-05-042, 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 A-2 (Suburban District (parcel A 2.55 acres) & A-1A (Suburban District (parcel B 4.53 acres) 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 (parcel A 2.55 acres) & A-1A (Suburban District (parcel B 4.53 acres).

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 A-2 (Suburban District (parcel A 2.55 acres) & A-1A (Suburban District (parcel B 4.53 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 9 DAY OF JULY, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 28, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

Exhibit "A"

ZC15-05-042

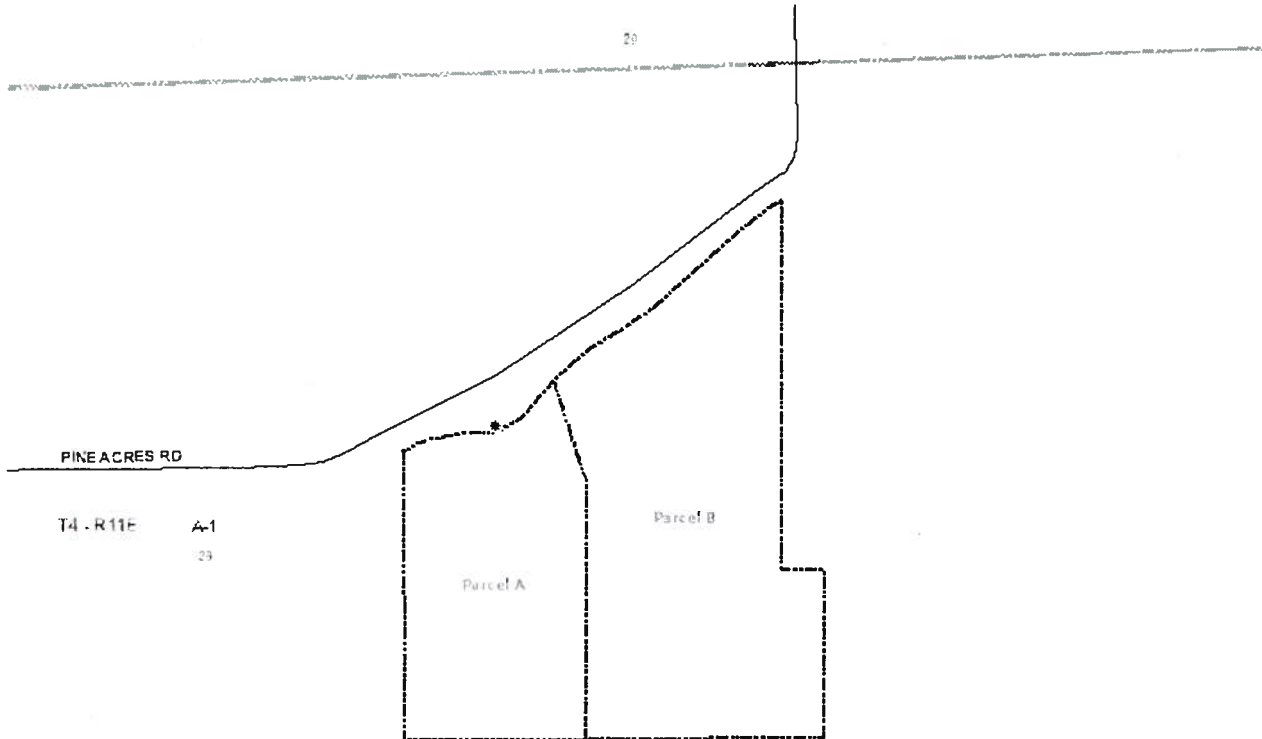
A CERTAIN PIECE OR PORTION OF GROUND and its component parts, together with all the buildings and improvements thereon, and also, all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, lying and being situated in SECTION 29, TOWNSHIP 4 SOUTH, RANGE 11 EAST, St. Tammany Parish, Louisiana, and more fully described as follows:

From the center of Section 29, go North 1346.4 feet to a point; thence North 89 degrees 35 minutes West 654.7 feet to a point; thence North 04 degrees 11 minutes East 324.0 feet to a point; thence East 128.37 feet to a 1-1/4 inch iron pipe and the Point of Beginning.

From the Point of Beginning, go North 410.24 feet to a 1-1/4 inch iron pipe located on the southern edge of a gravel road; thence go easterly 102.52 feet along a curve to the right having a radius of 183.13 feet to a point; thence go northeasterly 88.28 feet along a curve to the left having a radius of 99.18 feet to a point; thence North 42 degrees 01 minutes 36 seconds East 60.0 feet to a point; thence go northerly 87.88 feet along a curve to the right having a radius of 239.77 feet to a point; thence go northerly 114.39 feet along a curve to the left having a radius of 468.16 feet to a point; thence North 49 degrees 01 minutes 36 seconds East 127.95 feet to a point; thence go northeasterly 72.10 feet along a curve to the right having a radius of 375.55 feet to a 1-1/4 inch iron pipe located on the western edge of a road; thence South 00 degrees 37 minutes 40 seconds West 517.65 feet along the western edge of said road to a 1-1/4 inch iron pipe; thence South 89 degrees 22 minutes 20 seconds East 60.0 feet to a 1-1/4 inch iron pipe; thence South 00 degrees 37 minutes 40 seconds West 234.66 feet to a 1-1/4 inch iron pipe; thence South 89 degrees 57 minutes 21 seconds West 589.31 feet (Tilt - West) to a 1-1/4 inch iron pipe and the Point of Beginning.

Said property contains 7.09 acres all in accordance with survey of H. C. Sanders & Associates, Civil Engineers & Land Surveyors, dated January 12, 1978, Job No. ST-77-787, and further in accordance with survey of H. C. Sanders & Associates, Inc. dated November 8, 1993, Job No. ST-93-130.

**CASE NO.:** ZC15-05-042  
**PETITIONER:** Russell R. Jenkins  
**OWNER:** Jammie Lee, Kristy Lee, Cynthia J. Lester, Jan J. Perry, Russell R. Jenkins  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District (parcel A 2.55 acres)) & A-1A (Suburban District (parcel B 4.53 acres))  
**LOCATION:** Parcel located on the south side of Pine Acres Road, east of LA Highway 437; S29, T4S, R11E; Ward 2, District 6  
**SIZE:** 7.08 acres



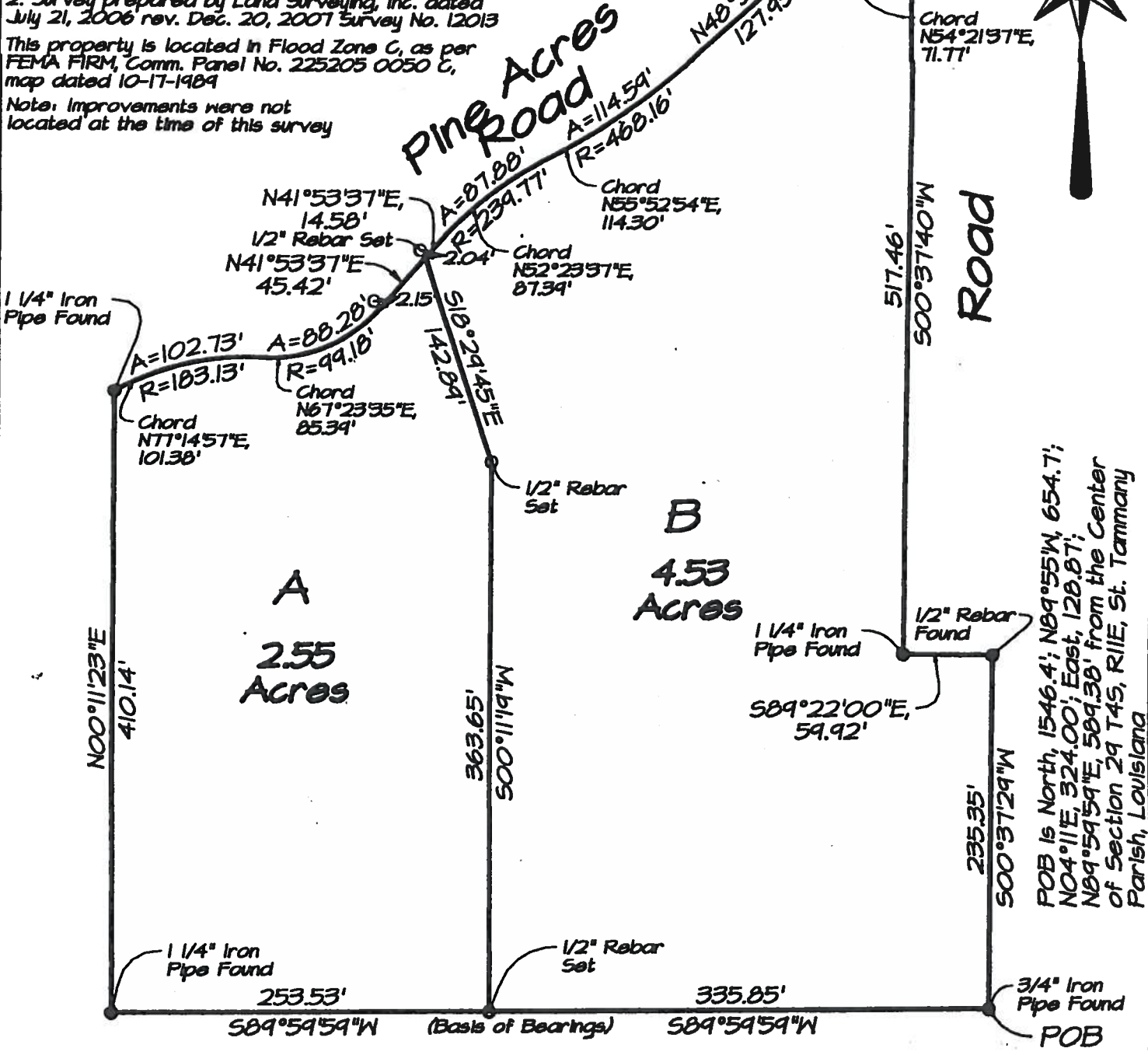
ZC15-05-042

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Reference:  
1. Survey prepared by Land Surveying, Inc. dated July 21, 2006 Survey No. 12012 (Basis of Bearing)  
2. Survey prepared by Land Surveying, Inc. dated July 21, 2006 rev. Dec. 20, 2007 Survey No. 12013

This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0050 C, map dated 10-17-1989

Note: Improvements were not located at the time of this survey



MINOR SUBDIVISION OF PROPERTY INTO PARCELS A & B, SECTION 29 TOWNSHIP 4 SOUTH RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA FOR THE ESTATE OF SHIRLEY L. JENKINS, et al

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

BRUCE M. BUTLER, III  
License No. 4894  
L.A. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(905) 892-6271 office (905) 890-0355 fax

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** April 27, 2015  
**Case No** ZC15-05-042

**Meeting Date:** May 5, 2015  
**Determination:** Approved as Amended to rezoned  
Parcel A to A-2 & Parcel B to A-1A

**Posted:** 04/20/15

---

### GENERAL INFORMATION

**PETITIONER:** Russell R. Jenkins  
**OWNER:** Jammie Lee, Kristy Lee, Cynthia J. Lester, Jan J. Perry, Russell R. Jenkins  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the south side of Pine Acres Road, east of LA Highway 437; S29, T4S, R11E; Ward 2, District 6  
**SIZE:** 7.08 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	Residential	A-1 (Suburban District)
South	Residential/Undeveloped	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

#### EXISTING LAND USE:

**Existing development?** Yes **Multi occupancy development?** Yes

#### 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 dwelling size 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-1 (Suburban District) to A-2 (Suburban District). The site is located on the south side of Pine Acres Road, east of LA Highway 437. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Considering that the site is surrounded by residential & undeveloped land zoned A-1 Suburban District, staff does not see any compelling reason to recommend approval.

#### STAFF RECOMMENDATION:

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