

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5287 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

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

ON THE 2 DAY OF OCTOBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HICKORY DRIVE, WEST OF LA HIGHWAY 41 AND WHICH PROPERTY COMPRISES A TOTAL OF 0.886 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT), (WARD 6, DISTRICT 11). (ZC14-09-078)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-09-078, 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 ED-1 (Primary Education 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 ED-1 (Primary Education 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-2 (Suburban District) to an ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 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: SEPTEMBER 25 , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

Exhibit "A"

ZC14-09-078

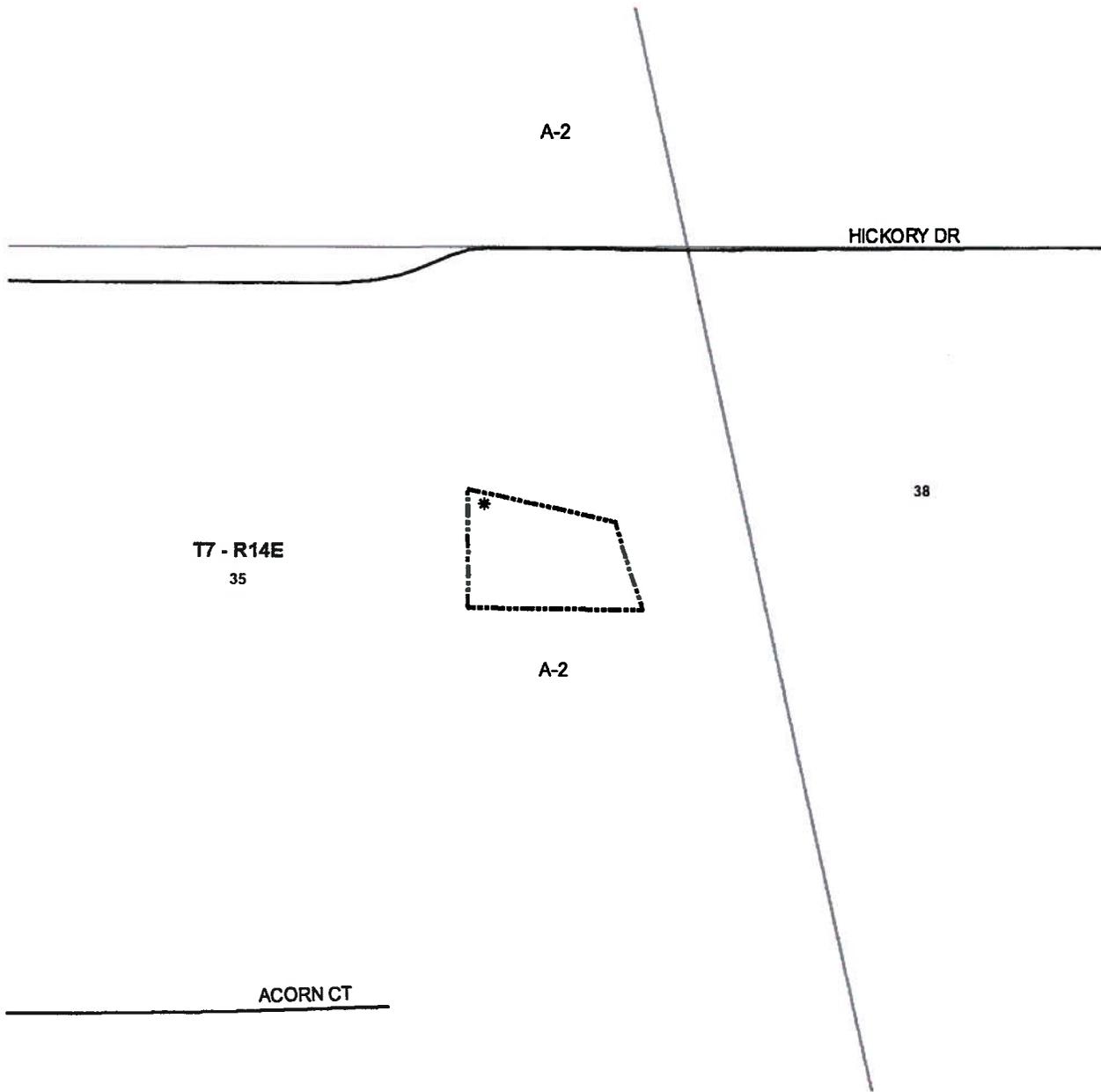
*A certain parcel of land, lying and situated in Section 35, Township 7 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the southwest corner of Section 38, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana run North 11 Degrees 36 Minutes 00 Seconds West a distance of 1706.67 feet to a ½" iron rod found; Thence run South 83 Degrees 31 Minutes 30 Seconds West a distance of 498.17 feet to a ½" iron rod found; Thence run North 00 Degrees 31 Minutes 27 Seconds West a distance of 203.79 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run North 00 Degrees 31 Minutes 27 Seconds West a distance of 180.38 feet to a point; Thence run South 77 Degrees 49 Minutes 20 Seconds East a distance of 234.32 feet to a point; Thence run South 17 Degrees 41 Minutes 37 Seconds East a distance of 140.06 feet to a point; Thence run North 89 Degrees 28 Minutes 12 Seconds West a distance of 269.97 feet and back to the **Point of Beginning**.*

*Said parcel contains **0.886 acres of land more or less**, lying and situated in Section 35, Township 7 South, Range 14 East, Saint Tammany Parish, Louisiana.*

**CASE NO.:** ZC14-09-078  
**PETITIONER:** Amanda Dean  
**OWNER:** Whitney Bank  
**REQUESTED CHANGE:** From A-2 (Suburban District) to ED-1 (Primary Education District)  
**LOCATION:** Parcel located on the south side of Hickory Drive, west of LA Highway 41; S35,T7S,R14E; Ward 6, District 11  
**SIZE:** 0.886 acres



HICKORY DRIVE

2014-09-078

Fnd. 1/2" Iron Pipe

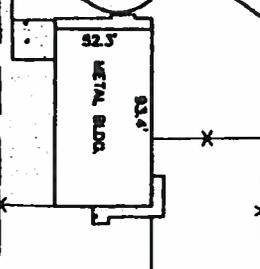
BASE BEARING  
S88°57'32"E  
413.94'

Fnd. 1/2" Iron Rod

2.6'

4.64 ACRE  
PARCEL

2.6'



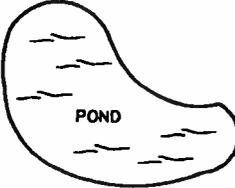
CONCRETE PAD

GRASS

473.91'

N00°31'27"W

EXISTING 30' INGRESS/EGRESS EASEMENT



POND

498.17'  
S83°31'30"W

Fnd. 1/2" Iron Rod

NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

P.O.B.

1.3'

Fnd. 1/2" Iron Rod

Fnd. 1/2" Iron Rod

S113°00'E(P)  
1706.67'(P)

SOUTHWEST CORNER OF SECTION 38, T7S-R14E, ST. TAMMANY PARISH, LA

SEC. 38

SEC. 35

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊗ Cross

GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FEET

BUILDING SETBACKS  
(\* Vary Prior to Construction)

- Front Setback.....
- Side Setback.....
- Rear Setback.....

ADDRESS: HICKORY DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0300 C

F.I.R.M. Date 10/17/09

ZN: C I.P.E. N/A

\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20120108

J.V. Burkes & Associates, Inc.

DRAWN BY:

DLT

CHECKED BY:

JDL

DATE:

4/17/12

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway

Sidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-849-0075 Fax: 985-849-0154

Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF A 4.64 ACRE PARCEL OF LAND SITUATED IN SECTION 35, T-7-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: WHITNEY NATIONAL BANK



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** July 25, 2014

**Case No.:** ZC14-09-078

**Posted:** 08/15/14

**Meeting Date:** September 2, 2014

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Amanda Dean  
**OWNER:** Whitney Bank  
**REQUESTED CHANGE:** From A-2 (Suburban District) to ED-1 (Primary Education District)  
**LOCATION:** Parcel located on the south side of Hickory Drive, west of LA Highway 41; S35,T7S,R14E; Ward 6, District 11  
**SIZE:** 0.886 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel

Condition: Fair

#### 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-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 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.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to ED-1 (Primary Education District). The site is located on the south side of Hickory Drive, west of LA Highway 41. The 2025 Future Land Use Plan calls for the area to be developed with residential uses.

Note: There is an existing commercial structure on the site which was previously operated as a daycare under a Conditional Use Permit (CP 06-05-091). It appears that the requested rezoning is an attempt to bring the existing structure into compliance with the appropriate zoning district in order resume operation.

Staff does not object to the requested rezoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.