

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5300 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

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

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 NORTH SIDE OF LEE SETTLEMENT ROAD, WEST OF HAY HOLLOW ROAD, EAST OF THOMAS CYPRIAN ROAD, BEING 11474 LEE SETTLEMENT ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 3.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) , (WARD 2, DISTRICT 3). (ZC14-10-090)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-10-090, 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-1A (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-1A (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-1 (Suburban District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"**

**ZC14-10-090**

A parcel of land located in Section 5, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a 5/8 inch iron rod found at the Northeast Corner of Section 5, in said township and range,

Thence North 89 degrees 40 minutes 57 seconds West 366.78 feet to a ½ inch iron rod found,

Thence South 00 degrees 15 minutes 06 seconds West 2206.84 feet to a ½ inch iron rod set being the **POINT OF BEGINNING**,

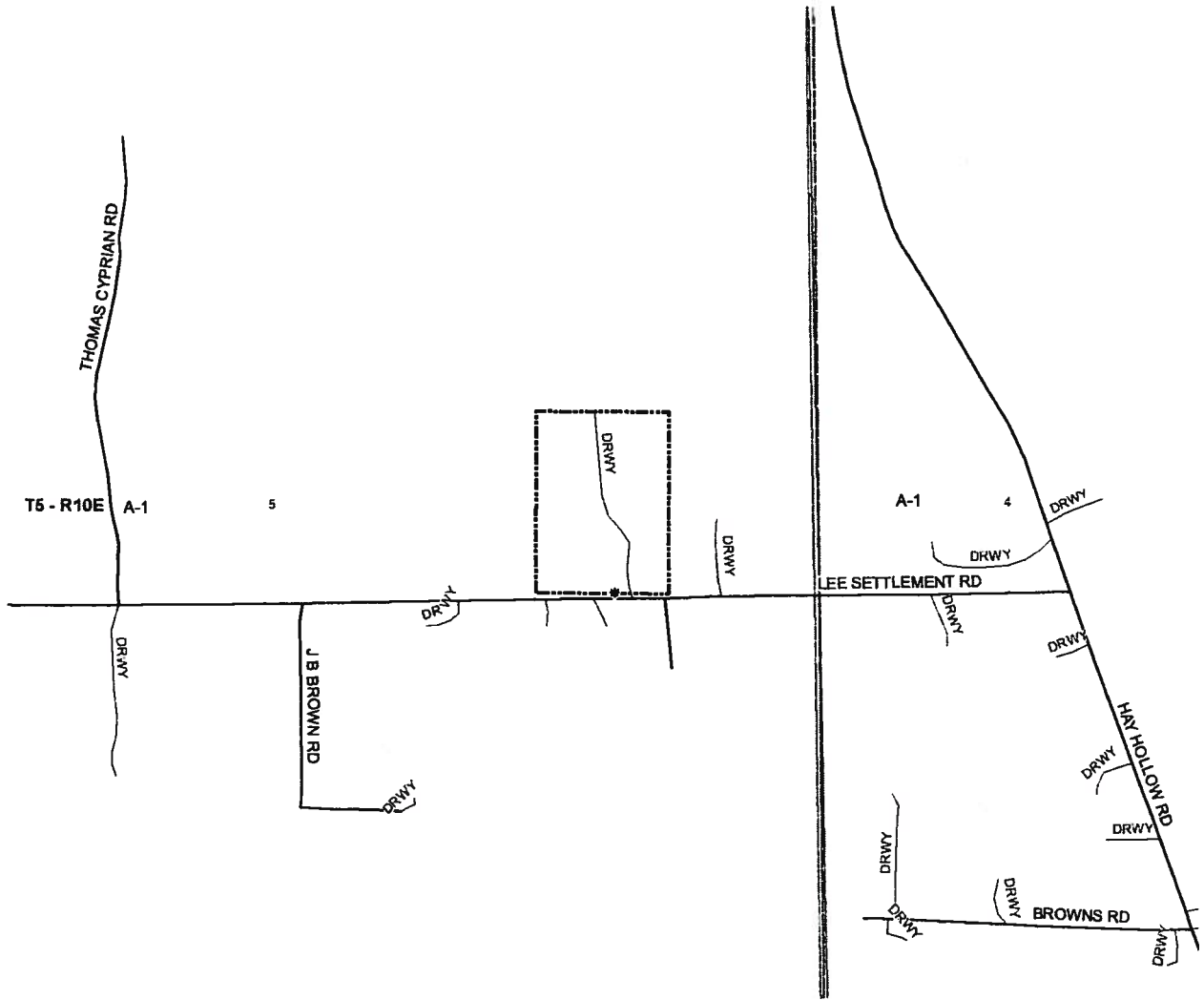
Thence South 00 degrees 15 minutes 06 seconds West 447.42 feet to a 1-1/2 inch iron pipe found on the North Side of Lee Settlement Road,

Thence North 89 degrees 30 minutes 26 seconds West 328.10 feet along the north side of said road to a ½ inch iron rod set,

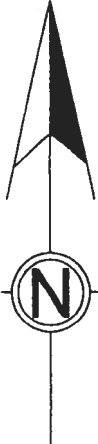
Thence North 00 degrees 15 minutes 06 seconds East 447.42 feet to a ½ inch iron rod set,

Thence South 89 degrees 30 minutes 26 seconds East 328.10 feet to the **POINT OF BEGINNING**, containing 3.37 Acres.

**CASE NO.:** ZC14-10-090  
**PETITIONER:** Bruce Simpson  
**OWNER:** Estate of Joseph Daniel Pierre C/O Robert D. Pierre  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1A (Suburban District)  
**LOCATION:** Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3  
**SIZE:** 3.37 acres

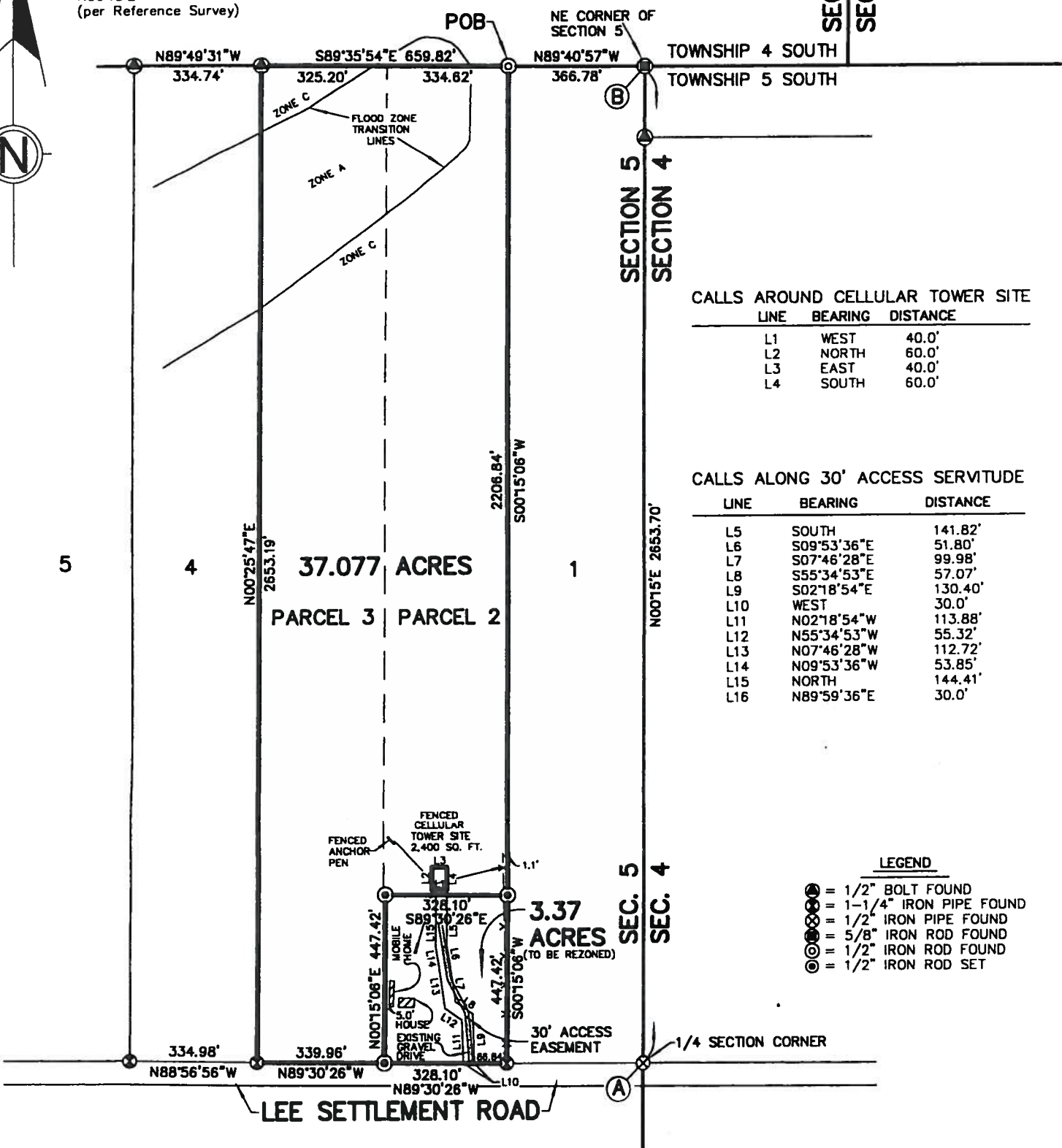


7014-10-090



REFERENCE BEARING:  
Iron Pipe A to Iron Rod B  
N00°15'E  
(per Reference Survey)

SEC. 32  
SEC. 33



**CALLS AROUND CELLULAR TOWER SITE**

LINE	BEARING	DISTANCE
L1	WEST	40.0'
L2	NORTH	60.0'
L3	EAST	40.0'
L4	SOUTH	60.0'

**CALLS ALONG 30' ACCESS SERVITUDE**

LINE	BEARING	DISTANCE
L5	SOUTH	141.82'
L6	S09°53'36"E	51.80'
L7	S07°46'28"E	99.98'
L8	S55°34'53"E	57.07'
L9	S02°18'54"E	130.40'
L10	WEST	30.0'
L11	N02°18'54"W	113.88'
L12	N55°34'53"W	55.32'
L13	N07°46'28"W	112.72'
L14	N09°53'36"W	53.85'
L15	NORTH	144.41'
L16	N89°59'36"E	30.0'

- LEGEND**
- ⊙ = 1/2" BOLT FOUND
  - ⊗ = 1-1/4" IRON PIPE FOUND
  - ⊙ = 1/2" IRON PIPE FOUND
  - ⊗ = 5/8" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zones A & B per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED BY THE UNDERSIGNED. THE UNDERSIGNED HAS CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS AND HAS MADE NO DISCOVERY OF ANY SERVITUDES OR RESTRICTIONS. THE UNDERSIGNED IS NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OF THE DATA OR INFORMATION CONTAINED HEREIN.

REFERENCE SURVEY:  
Survey for the Estate of Joseph D. Pierre by John G. Cummings, Surveyor, dated January 20, 2014, Job No. 13357.

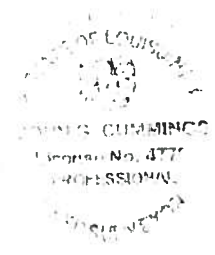
23 N. JEFFERSON AVENUE  
BIRMINGHAM, LA 70433

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

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

PREPARED FOR: **Estate of Joseph D. Pierre**

SHOWING A SURVEY OF: **A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**



THIS PLAT 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

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** September 29, 2014  
**Case No.:** ZC14-10-090  
**Posted:** 09/18/14

**Meeting Date:** October 7, 2014  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Bruce Simpson  
**OWNER:** Estate of Joseph Daniel Pierre C/O Robert D. Pierre  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1A (Suburban District)  
**LOCATION:** Parcel located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom; S5, T5S, R10E; Ward 2, District 3  
**SIZE:** 3.37 acres

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### 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	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?** 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 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-1A (Suburban District). The site is located on the north side of Lee Settlement Road, west of Hay Hollow Road, east of Thomas Cyprian Road, being 11474 Lee Settlement Road, Folsom. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by A-1 Suburban zoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) designation be denied.