

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5245 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 7 DAY OF AUGUST , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH & SOUTH SIDES OF ARC ROAD, NORTH OF BOYD ROAD, EAST OF TRINCHARD ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 18.44 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 1, DISTRICT 3). (ZC14-07-057)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-057, 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-1 (Suburban District) & RO (Rural 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-1 (Suburban District) & RO (Rural 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-1 (Suburban District) & RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 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: JULY 31 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-07-057

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, situated in Section 38, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows, to wit:

From the section corner common to Sections 15, 16, and 38 of the above township and range, go South 89 degrees 7 minutes 40 Seconds West, 2,632.73 feet to the POINT OF BEGINNING. From the Point of Beginning, go South 89 degrees, 33 minutes, 25 seconds West 763.49 feet; thence go North 1 degree, 28 minutes 40 seconds East 244.6 feet; thence along the arc of a curve to the left having a radius of 2,398.95 feet and an arc length of 797.53 feet to the Point of Beginning.

Said property contains 1.74 acres more or less as more fully shown on the map and plat of survey by John Cummings, dated May 16, 2006, revised October 16, 2006, under map file no. 4277D, correction recorded at CIN 1602752.

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, situated in the State of Louisiana, Parish of St. Tammany, and being a part of Section 38, Township 6 South, Range 10 East, in accordance with plat of survey by John E. Bonneau, dated February 13, 2001 and is more particularly described as follows, to-wit:

From the corner common to Section 15, 16 and 38, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, go South 89 degrees 34 minutes West 1800 feet; thence along a curve to the right with a radius of 2313.96 feet and an arc length of 352.9 feet to the point of beginning.

From the point of beginning go North 07 degrees 27 minutes 47 seconds East 841.87 feet to a point; thence North 74 degrees 14 minutes West 401.85 feet to a point; thence go South 15 degrees 35 minutes West 824.85 feet to a point; thence along the North right of way line of Arc Road 522.0 feet to the point of beginning.

Said property contains 8.88 acres.

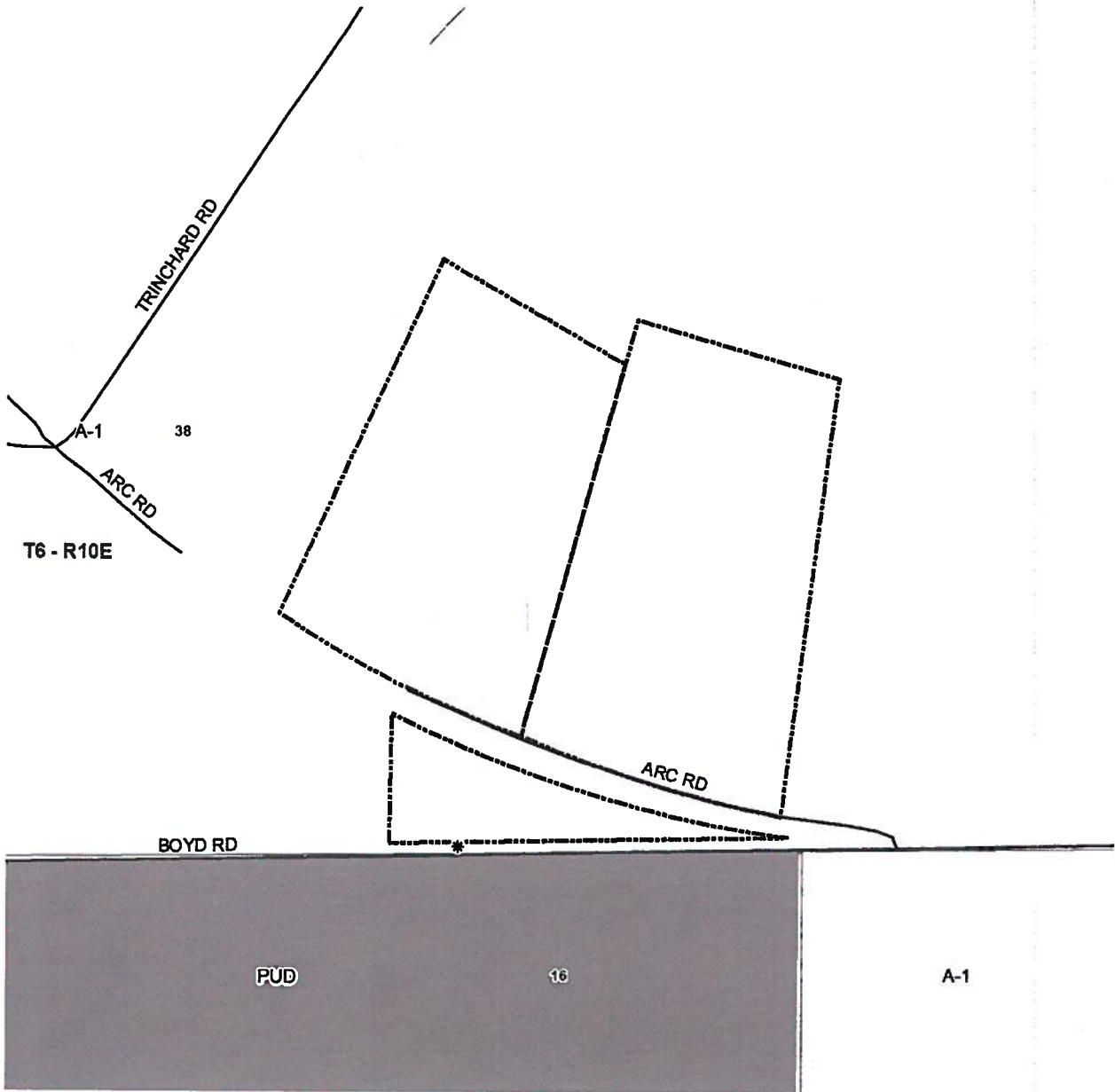
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the State of Louisiana, Parish of St. Tammany, and being a part of Section 38, Township 6 South, Range 10 East, in accordance with plat of survey by John E. Bonneau, dated February 13, 2001, a copy of which is attached hereto and is more particularly described as follows, to-wit:

From the corner common to Section 15, 16 and 38, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, go South 89 degrees 34 minutes West 1800 feet; thence along a curve to the right with a radius of 2313.96 feet and an arc length of 352.9 feet to the point of beginning.

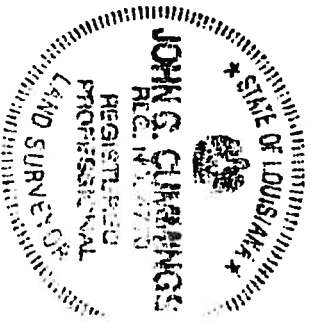
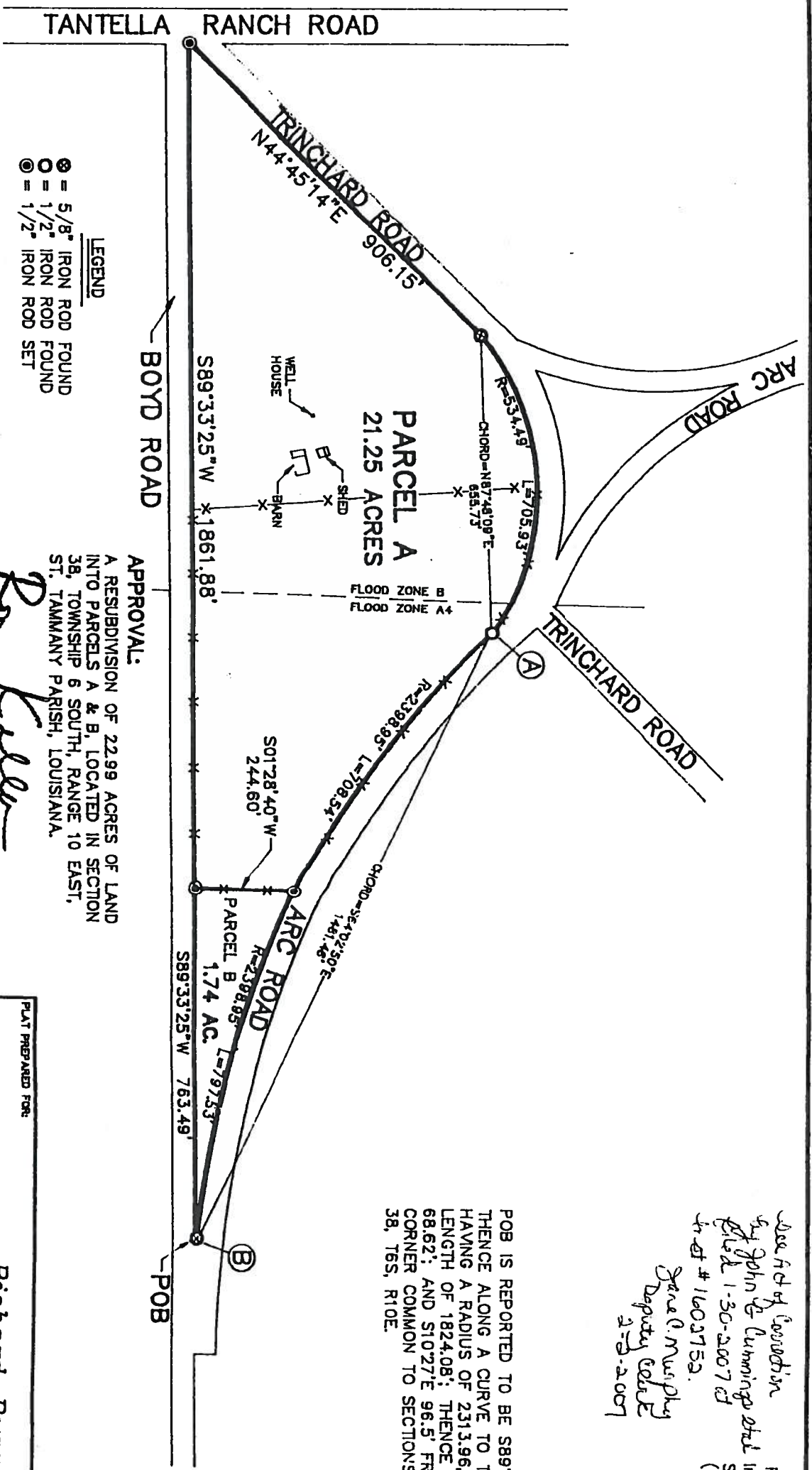
From the point of beginning go North 07 degrees 27 minutes 47 seconds East 841.87 feet to a point; thence go North 74 degrees 14 minutes East 401.85 feet to a point; thence go South 15 degrees 35 minutes West 824.85 feet to a point; thence along the North right of way line of arc road 522.0 feet to the point of beginning.

Said property contains 8.66 acres.

CASE NO.: ZC14-07-057
PETITIONER: John & Nanette Martin
OWNER: John & Nanette Martin
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north & south sides of Arc Road, north of Boyd Road, east of Trinchard Road ; S38,T6S,R10E; Ward 1, District 3
SIZE: 18.44 acres



LSO 07-057
2014-07-057



NOTE: This property is located in Flood Zones B & A4,
 per F.E.M.A. Map No. 225205 0125 C,
 dated October 17, 1989.

REFERENCE SURVEY:

Survey for Richard & Holly Ryan by
 Randall W. Brown, Surveyor, dated 6-10-97.

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 THE UNDERSIGNED.
 A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
 BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:
 A RESUBDIVISION OF 22.99 ACRES OF LAND
 INTO PARCELS A & B, LOCATED IN SECTION
 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
 ST. TAMMANY PARISH, LOUISIANA.

Richard Ryan
 SECRETARY/PARISH PLANNING COMMISSION

John M. Kelly
 PARISH ENGINEER

By *John S. Cummings*
 CLERK OF COURT
 8-11-2006
 42771D
 DATE FILE NO.

See list of locations
 by John S. Cummings and
 filed 1-30-2007 at
 Plot # 1602752.
John S. Cummings
 Deputy Clerk
 2-3-2007

REFERENCE BEARING:
 Iron Rod A to Iron Rod B
 S64°02'50"E
 (per Reference Survey)

PLAT PREPARED FOR:
Richard Ryan

SCALE: 1" = 300'

DATE: 5-16-06

THIS PLAT REPRESENTS A PHYSICAL SURVEY
 MADE ON THE GROUND BY ME, OR THOSE
 UNDER MY DIRECTION, AND CONFORMS TO
 ALL APPLICABLE STANDARDS ENFORCED BY
 THE STATE BOARD OF PROFESSIONAL ENGINEERS
 AND LAND SURVEYORS, AND BEARS A CLASS
 C SURVEY

A RESUBDIVISION OF A PARCEL OF LAND INTO PARCELS A & B,
 LOCATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
 ST. TAMMANY PARISH, LOUISIANA.

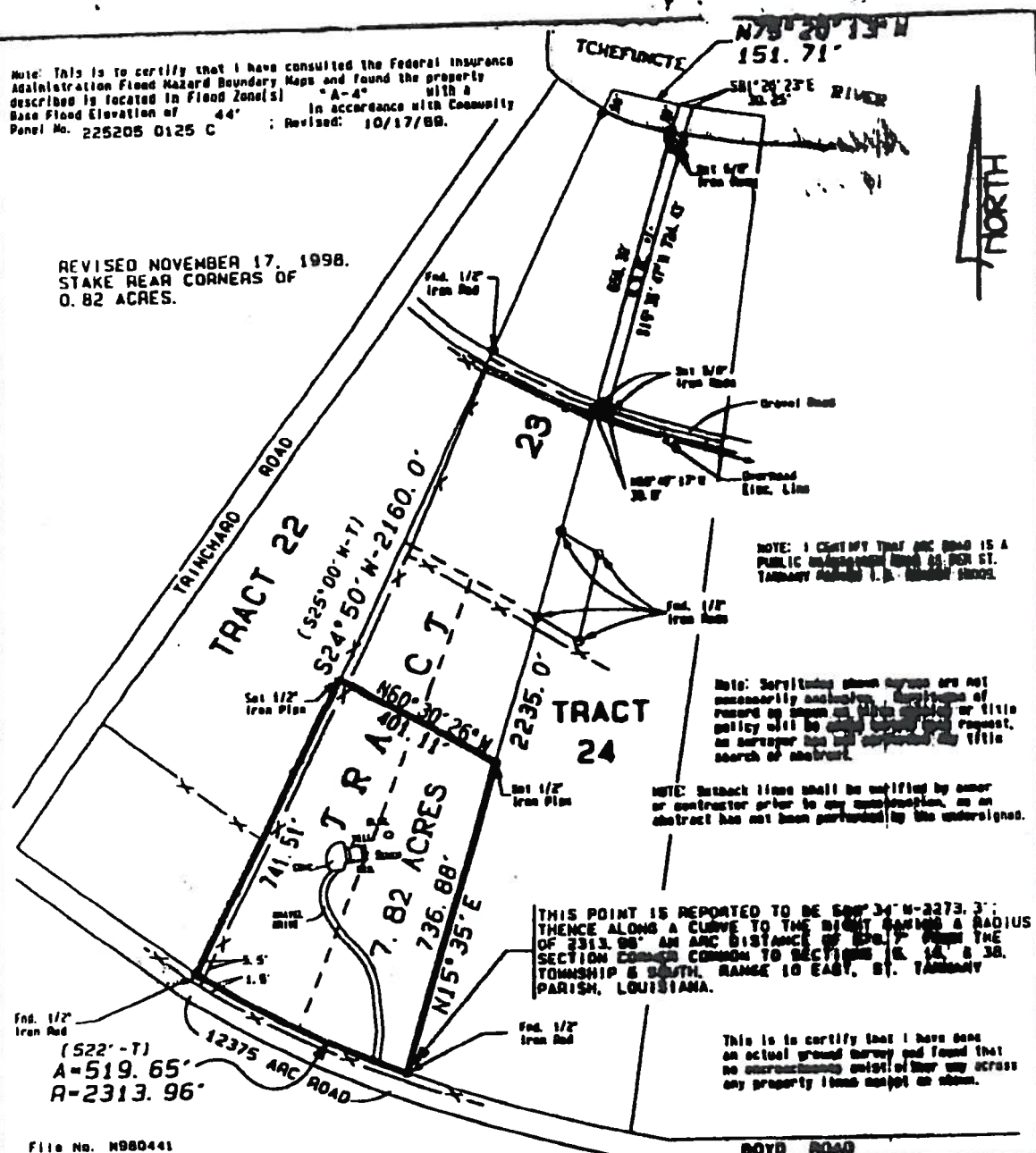
JOHN S. CUMMINGS & ASSOCIATES
 Professional Land Surveyors
 COVINGTON, LOUISIANA

JOB NO. 06176

2014-07-057

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-4" with a Base Flood Elevation of 44' in accordance with Community Panel No. 225205 0125 C. Revised: 10/17/88.

REVISED NOVEMBER 17, 1998.
STAKE REAR CORNERS OF
0.82 ACRES.



NOTE: I CERTIFY THAT ARC ROAD IS A PUBLIC HIGHWAY UNDER THE ST. TAMMANY PARISH T.O. ROAD SYSTEM.

Note: Certificates shown herein are not necessarily conclusive. Certificates of record or maps on file or title policy will be considered and request, as a surveyor has not performed a title search of abstract.

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

THIS POINT IS REPORTED TO BE $522^{\circ}34'N-2273.3'$; THENCE ALONG A CURVE TO THE RIGHT RADIUS & RADIUS OF 2313.98' AN ARC DISTANCE OF 12375' FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 24, & 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

This is to certify that I have done an actual ground survey and found that no encroachments exist of any way across any property lines depicted on above.

File No. M980441

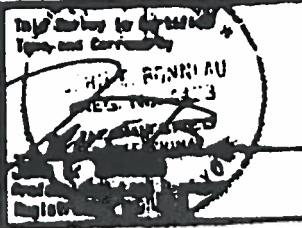
THIS IS TO CERTIFY THAT THIS SURVEY HAS BEEN DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE IN THE FIELD AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND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

SURVEY MAP OF
A 7.82 ACRE TRACT OF LAND SITUATED IN
SECTION 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST
 in
St. Tammany Parish, Louisiana
 for
COMPLETE TITLE, INC., SUSAN B. ROBERTS AND DONALD ROBERTS

received by:
[Signature]
 Date: 5-2-11

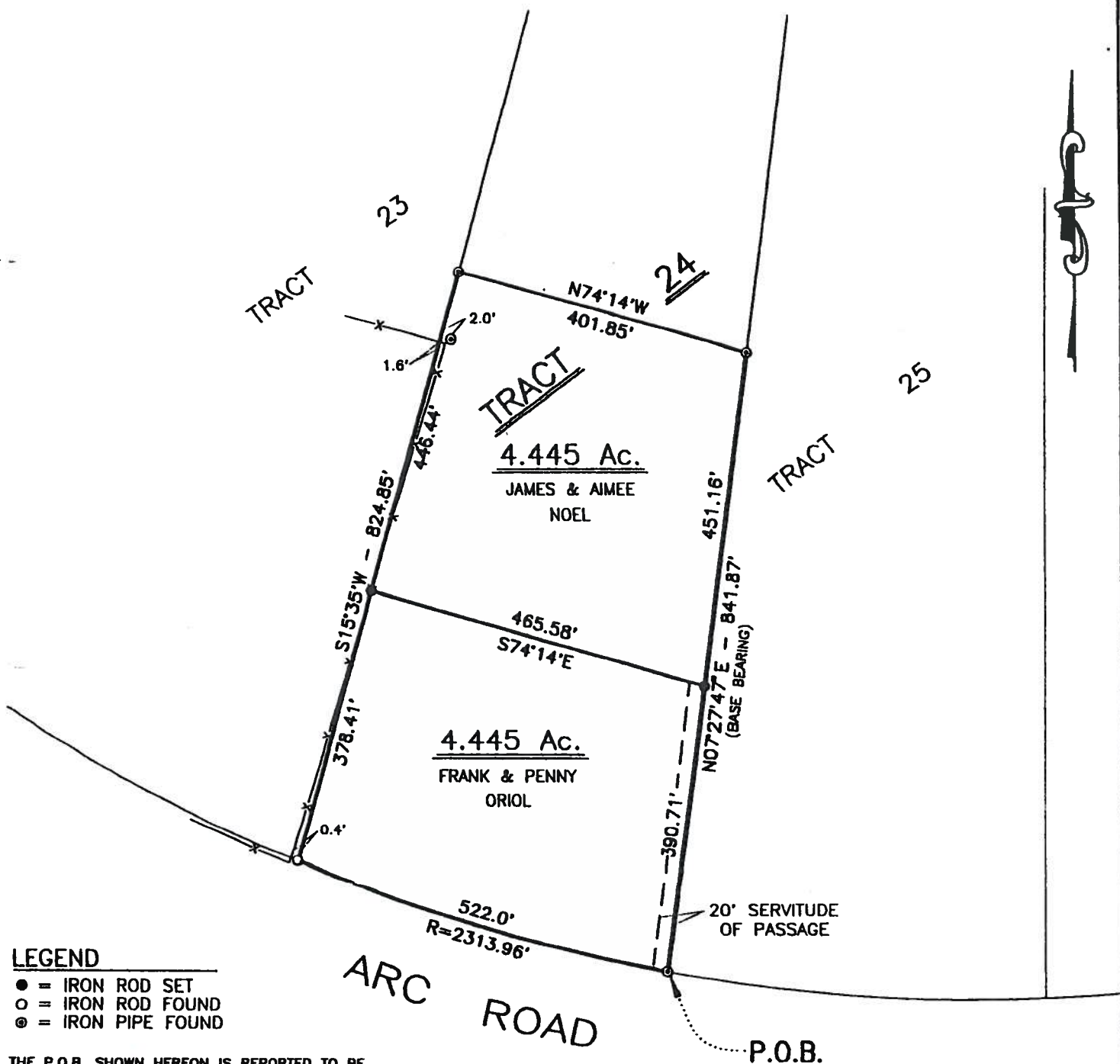
Survey No. 98954 Drawn by: RMK/JEB Scale: 1" = 200'
 Date: NOVEMBER 17, 1998 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042
 FAX NO. (504) 626-0057



2014-07-057

TCHEFUNCTE RIVER (side)



LEGEND

- = IRON ROD SET
- = IRON ROD FOUND
- ⊙ = IRON PIPE FOUND

THE P.O.B. SHOWN HEREON IS REPORTED TO BE S89°34'W 1800'; THENCE GO S89°36'50"W 300'; THENCE GO ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2313.96' AND AN ARC LENGTH OF 352.9' FROM THE SECTION CORNER COMMON TO SECTIONS 38, 16 & 15, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY JOHN E. BONNEAU & ASSOCIATES, INC. DATED FEB. 13, 2001, SURVEY No. 2001 076B.

NOTE:

ANY DITCHES, UTILITIES AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A4" PER PANEL NUMBER 225205 0125 C, REVISED OCT. 17, 1989.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS TRUE AND CORRECT AND IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF
A PARCEL OF GROUND
BEING A PORTION OF TRACT 24
RIVER'S BEND ESTATES
SECTION 38
TOWNSHIP 6 SOUTH
RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED CORRECT TO:
JAMES & AMIEE NOEL
and FRANK & PENNY ORIOL



Fontcuberta
Surveys
INCORPORATED

PROFESSIONAL
LAND SURVEYORS
CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
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ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-057

Posted: 6/11/2014

Meeting Date: July 1, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: John & Nanette Martin
OWNER: John & Nanette Martin
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north & south sides of Arc Road, north of Boyd Road, east of Trincharad Road ; S38,T6S,R10E; Ward 1, District 3
SIZE: 18.44 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

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	Undeveloped	PUD Planned Unit Development
East	Undeveloped	A-1 Suburban District
West	Residential	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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the north & south sides of Arc Road, north of Boyd Road, east of Trincharad Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff feels the requested Rural Overlay is appropriate for this site and fits with the surrounding land uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.