

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5687

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF OCTOBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HWY 25, NORTH OF LA HWY 450, BEING 85275 & 85271 HWY 25, FRANKLINTON, LA AND WHICH PROPERTY COMPRISES A TOTAL OF 5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) , (WARD 2, DISTRICT 3). (2016-345-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-345-ZC, 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) 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).

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) .

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 29 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-345 -ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Section 28, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana, all in accordance with current survey by Fred L. Tilley and Associates, John G. Cummings, Registered Land Surveyor dated April 5, 1996, attached hereto and made a part hereof, as follows, to-wit:

Commencing from a 3/4 inch iron pipe found at the Quarter Section Corner common to Sections 21 and 28 of said township and range, thence South 00 degrees 20 minutes East 2172.85 feet to a 1/2 inch iron rod set and being the POINT OF BEGINNING.

Thence North 89 degrees 15 minutes 53 seconds East 859.18 feet to a 1/2 inch iron rod set on the West Side of Louisiana Highway No. 25, thence South 32 degrees 59 minutes 31 seconds West 342.25 feet along the west side of said highway to a 1/2 inch iron rod found, thence South 89 degrees 15 minutes 53 seconds West 671.15 feet to a 1/2 inch iron pipe found.

Thence North 00 degrees 20 minutes West 284.65 feet to the POINT OF BEGINNING.

Said tract contains 5.00 acres.

Being a portion of the same property acquired by vendor herein in act dated October 3, 1995 and recorded with the Clerk of Court, St. Tammany Parish as Instrument Number 967948.

Case No.: 2016-345-ZC

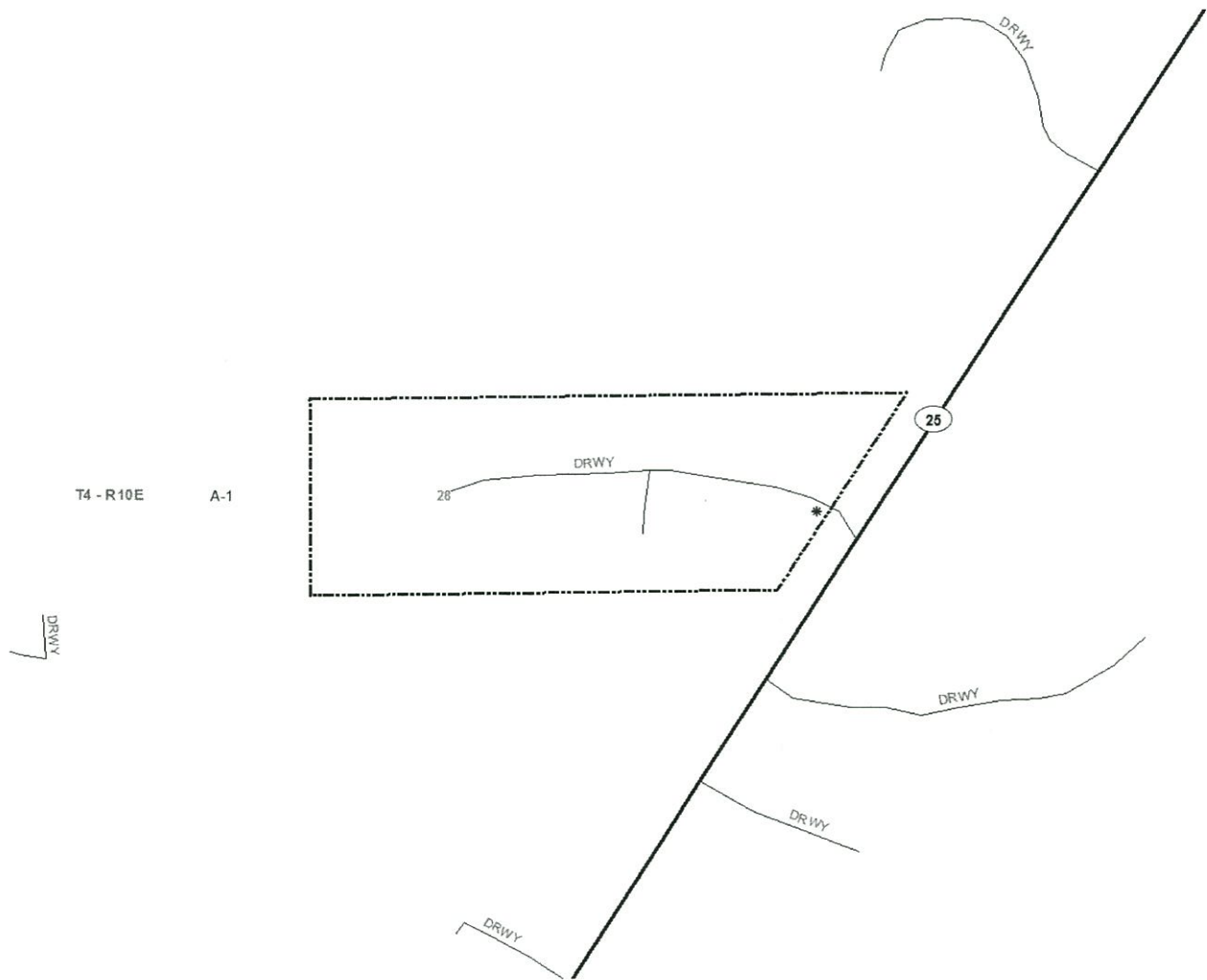
PETITIONER: Dionne J. Prestenback & Robert A. & Dionne D. Mefford

OWNER: Dionne J. Prestenback & Robert A. & Dionne D. Mefford

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton; S28, T4S, R10E; Ward 2, District 3

SIZE: 5 acres



SEC. 21

1/4 SECTION CORNER
3/4" IRON PIPE FOUND

SEC. 28

2016-345-2C

S00°20'E 1331.0'
(Title S00°20'W)

S00°20'E 2172.85'

841.85'

N00°20'W 284.65'

- REFERENCE SURVEYS:
1. Survey for Mr. Geo. Walman by C.R.Schultz, Surveyor, dated Dec.26, 1935.
 2. Survey for Mike Persla by C.R. Schultz, Surveyor dated Feb. 27, 1964.
 3. Survey for Pearl River Forest Products, Inc. by Fred L. Tilley & Associates, dated August 9, 1995.

POB

N89°15'53"E 859.18'

5.00 ACRES

S89°15'53"W 671.15'

2.3'

342.25'
S32°59'31"W

LOUISIANA HIGHWAY NO. 25
(COVINGTON - FRANKLINTON HIGHWAY)

RIGHT OF WAY LINE AS MONUMENTED

— LEGEND —

- = 1/2" Iron Pipe Found
- ⊙ = 1/2" Iron Rod Found
- ⊕ = 1/2" Iron Rod Set



REFERENCE BEARING: IRON A TO IRON B
S00°20'E

This survey and plat are in accordance with the adopted Louisiana "Minimum Standards For Property Boundary Survey" for a Class C Survey.

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 THE DATA FOR THIS SURVEY.



CIVIL ENGINEERS
(504) 892-1549

Fred L. Tilley and Associates

LAND SURVEYORS
COVINGTON, LA.

MAP PREPARED FOR: *Richard J. Prestenback & Dionne Jones Prestenback and Citizens Bank & Trust Company*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

CERTIFIED CORRECT:

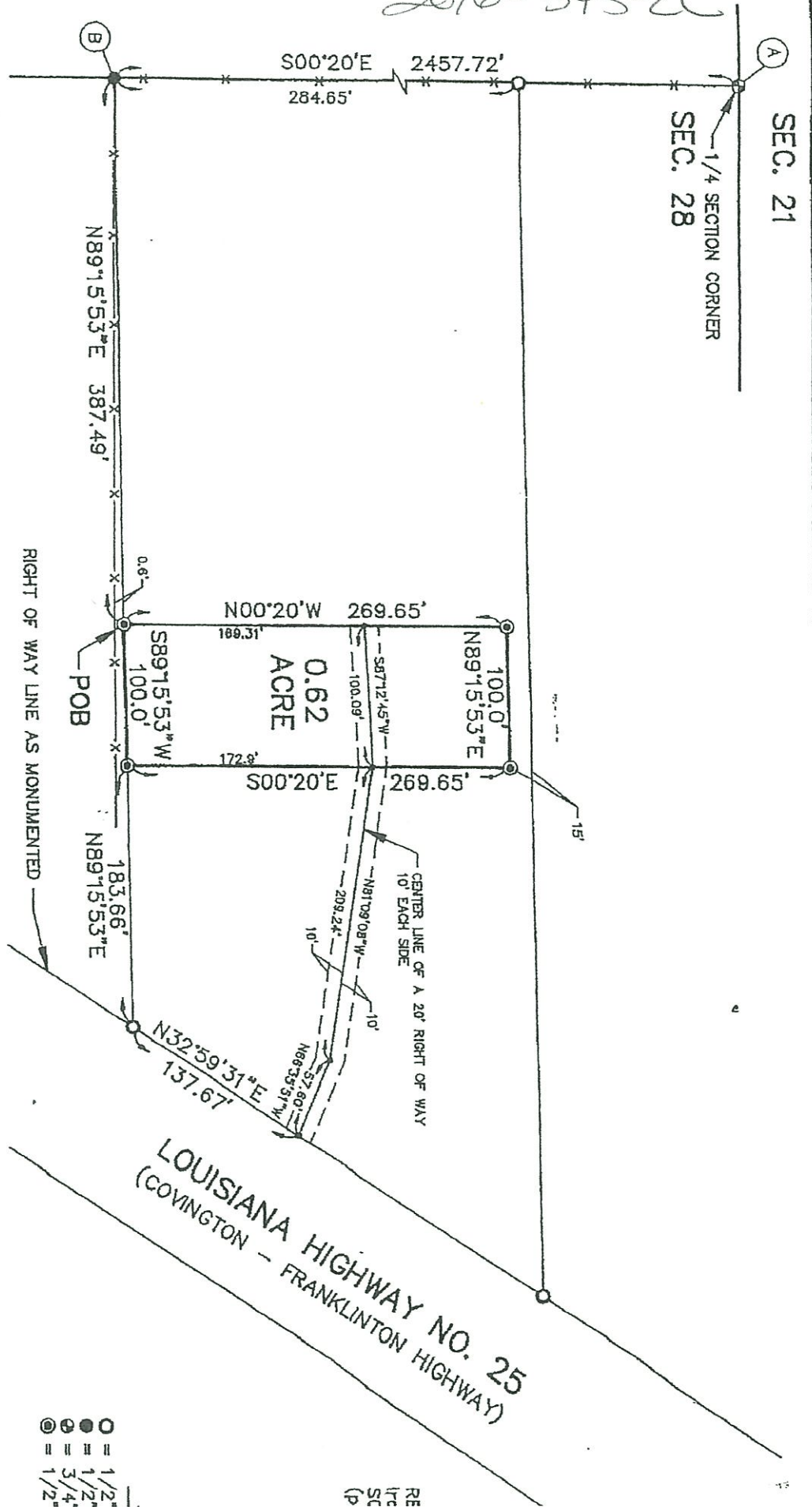
John L. Cumming
REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: APRIL 5, 1996

NUMBER: 95 - 77 - C

2016-345-ZC



REFERENCE SURVEY:
 Survey for Richard Prestonback by Fred L. Tilley and Associates, dated April 5, 1996.

THIS SURVEY AND PLAT ARE IN ACCORDANCE WITH THE ADOPTED LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" FOR A CLASS C SURVEY.



MAP PREPARED FOR: *Richard Pres*

SCALE: 1" = 100'

DATE: 2 - 12 - 98

CERTIFIED CORRECT: *[Signature]*

THIS MAP IS IN ACCORDANCE WITH A PROFESSIONAL SURVEY

A PARCEL OF LAND LOCATED IN SECTION SOUTH, RANGE 10 EAST, ST. TAMMANY

JOHN G. CUMMINGS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

(504) 932-1349

- = 1/2"
- = 1/2"
- ⊕ = 3/4"
- ⊙ = 1/2"

RE LTC SC (P)

2016-345-ZC



0 400 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/29/2016
Case No.: 2016-345-ZC
Posted:8/18/2016

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Dionne J. Prestenback & Robert A. & Dionne D. Mefford
OWNER: Dionne J. Prestenback & Robert A. & Dionne D. Mefford
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton; S28, T4S, R10E; Ward 2, District 3
SIZE: 5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	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-2 Suburban District. This site is located on the west side of LA Highway 25, north of LA Highway 450, being 85275 & 85271 Highway 25, Franklinton. 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 considering that the site is surrounded by residential uses and undeveloped land zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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