

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6100 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN SECONDED BY: MR. BELLISARIO

ON THE 6 DAY OF DECEMBER , 2018

(2018-1224-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LEE SETTLEMENT ROAD, SOUTH OF BILL LEE ROAD, NORTH OF WESTLEY ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 3). (2018-1224-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1224-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) & MHO (Manufactured Housing Overlay) to an A-2 (Suburban District) & MHO (Manufactured Housing 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-2 (Suburban District) & MHO (Manufactured Housing 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) & MHO (Manufactured Housing Overlay) to an A-2 (Suburban District) & MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JANUARY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 28 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

Exhibit "A"

2018-1224-ZC

THAT CERTAIN PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 6, Township 5 South, Range 10 East, ST. TAMMANY PARISH, STATE OF LOUISIANA, and more fully described as follows:

Commencing from the Section Corner common to Sections 5, 6, 7, & 8, of said township and range, Thence North 89 degrees 52 minutes West 2310.0 feet to a point, Thence North 00 degrees 30 minutes West 1036.2 feet to a ½ inch iron rod found on the West Side of Lee Settlement Road, Thence North 89 degrees 57 minutes 04 seconds West 169.90 feet to a pin oak tree, Thence North 89 degrees 13 minutes 26 seconds West 246.60 feet to a ½ inch iron rod set, Thence North 89 degrees 07 minutes 36 seconds West 16.0 feet to the POINT OF BEGINNING. Thence North 89 degrees 07 minutes 36 seconds West 43.44 feet to a ½ inch iron rod set, Thence North 00 degrees 02 minutes 40 seconds West 219.55 feet to a ½ inch iron rod set, Thence North 88 degrees 04 minutes 04 seconds East 464.06 feet to a ½ inch iron pipe found on the West Side of Lee Settlement Road, Thence South 05 degrees 40 minutes 41 seconds East 118.34 feet along the west side of said road to a 5/8 inch iron rod found, Thence South 00 degrees 32 minutes 56 seconds East 19.78 feet along the west side of said road to a ½ inch iron rod found, Thence South 89 degrees 59 minutes 39 seconds West 432.17 feet to a point, Thence South 00 degrees 02 minutes 40 seconds East 98.28 feet to the POINT OF BEGINNING, containing 1.50 Acres. All as shown on survey of John G. Cummings & Associates, dated April 27, 2017, a copy of which is annexed hereto and made part hereof, being further delineated as a portion of Parcel F1.

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 6, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana.

From the corner common to Sections 5, 6, 7 and 8, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana run North 89 degrees 52 minutes West, 2310.0 feet; thence North 00 degrees 30 minutes West, 1036.2 feet to the Point of Beginning.

From the Point of Beginning run North 89 degrees 54 minutes West, 169.9 feet to a point; thence North 89 degrees 14 minutes West, 246.6 feet to a point; thence North 89 degrees 35 minutes West, 16.60 feet to a point; thence North, 98.28 feet to a point; thence East, 432.17 feet to a point; thence South 00 degrees 30 minutes East, 102.0 feet back from the Point of Beginning.

This tract contains 1.0 Acre.

Case No.: 2018-1224-ZC

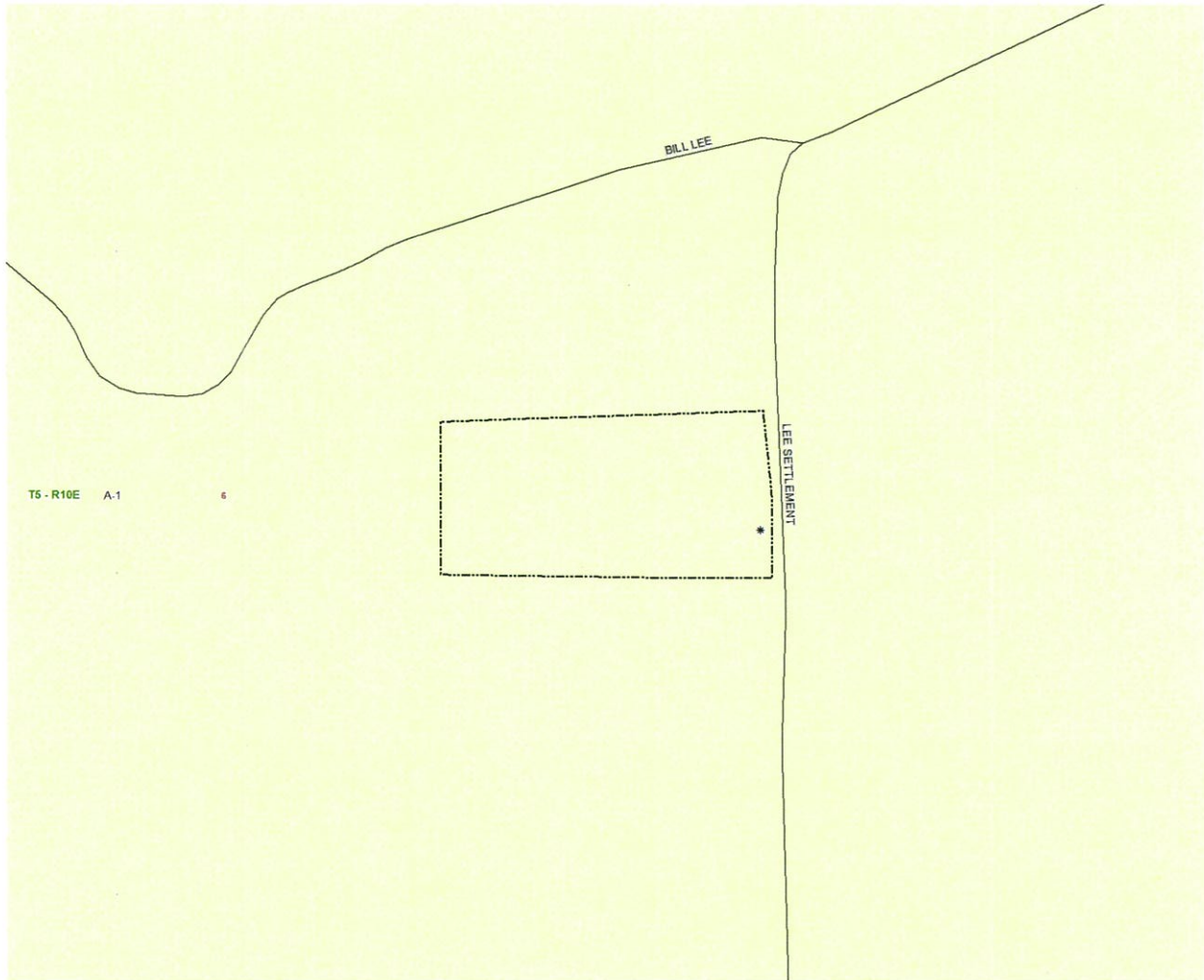
PETITIONER: Ralph & Joy Thompson

OWNER: Ralph & Joy Thompson

REQUESTED CHANGE: From A-1 Suburban District & MHO Manufactured Housing Overlay to A-2 Suburban District & MHO Manufactured Housing Overlay

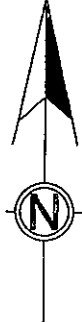
LOCATION: Parcel located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road ; S6, T5S, R10E; Ward 2, District 3

SIZE: 2.5 acres

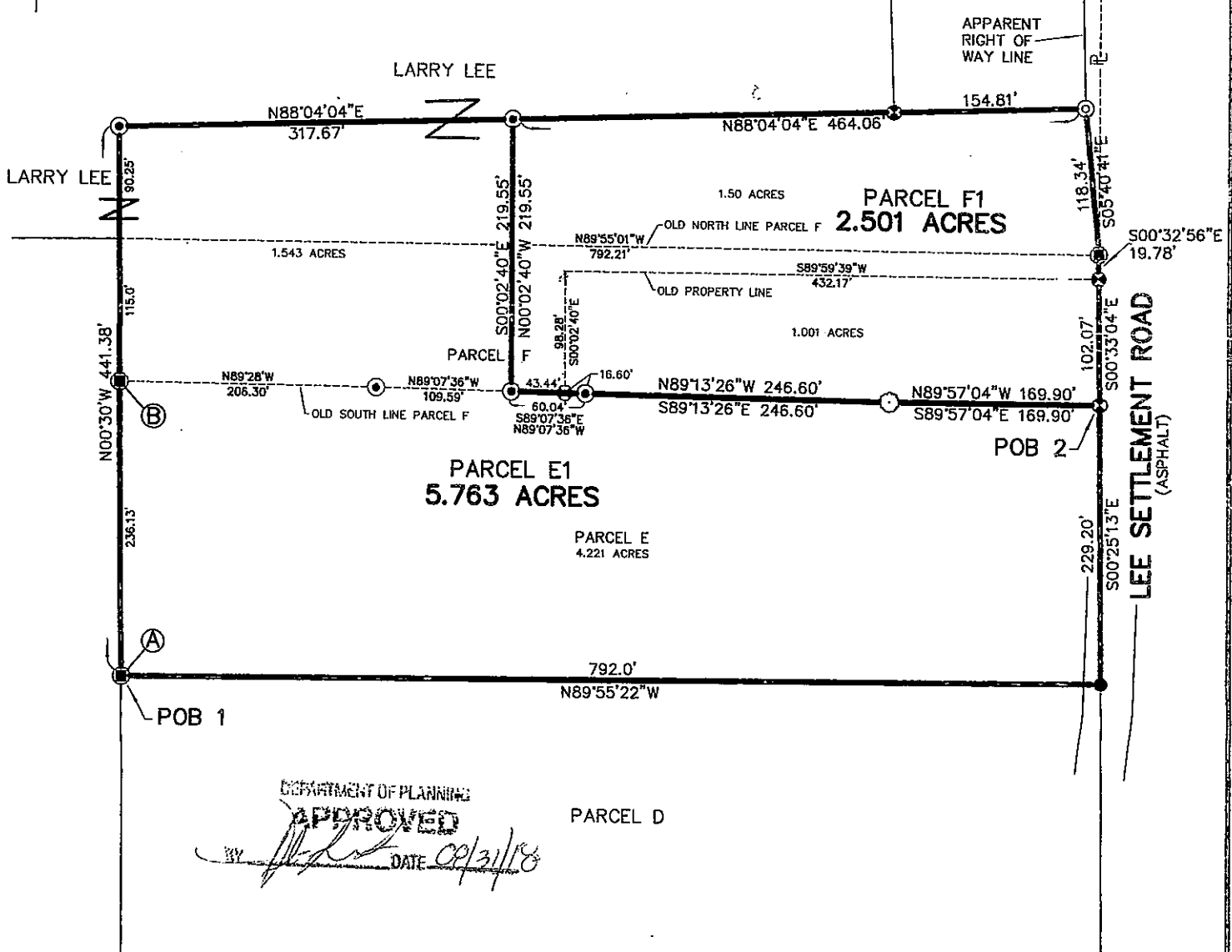


208-1224-7C

BOUNDARY LINE ADJUSTMENT



REFERENCE BEARING:
Iron Rod A to Iron Rod B
N00°30'W
(per Reference Survey No. 2)



DEPARTMENT OF PLANNING
APPROVED
BY *[Signature]* DATE *09/31/18*

POB 1 is reported to be East 1264.1' and N00°30'W 806.2' from the Southwest Corner of Section 6, T5S, R10E.

POB 2 is reported to be N89°52'W 2310.0' and N00°30'W 1036.2' from the Section Corner common to Sections 5, 6, 7, & 8, T5S, R10E.

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.
- This plat represents a Boundary Line Adjustment and therefore does not constitute a division of property.

REFERENCE SURVEY:

- Survey for William Lee, by Lowell E. Cummings, Surveyor, dated March 25, 1957.
- Survey for Mary Ann Lee Rodriguez Anthony by John H. Berlin, Surveyor, dated February 27, 1986.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

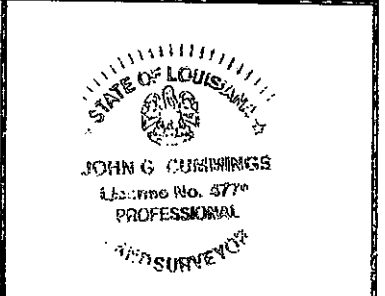
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Larry Lee**

SHOWING A SURVEY OF: **A BOUNDARY LINE ADJUSTMENT ON LAND LOCATED IN SECTION 6, 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.

[Signature]
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100' JOB NO. 17099 DATE: APRIL 27/2017 REVISED:

BILL LEE

T5-R10E

6

A-1

A-3

LEE SETTLEMENT



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/26/2018
Case No.: 2018-1224-ZC
Posted: 10/18/18

Meeting Date: 11/7/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Ralph & Joy Thompson

OWNER: Ralph & Joy Thompson

REQUESTED CHANGE: From A-1 Suburban District & MHO Manufactured Housing Overlay to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road ; S6, T5S, R10E; Ward 2, District 3

SIZE: 2.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

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	Residential/Mobile Home	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential/Mobile Home	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 & MHO Manufactured Housing Overlay to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of Lee Settlement Road, south of Bill Lee Road, north of Westley Road. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff is not in favor of the request considering that the site is surrounded by properties zoned A-1 Suburban District

STAFF RECOMMENDATION:

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