ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6113</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>LORINO /BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{3}$ DAY OF $\underline{\text{JANUARY}}$, $\underline{2019}$	
(2018-1279-ZC) AN ORDINANC ZONING MAP OF ST. TAMMAN' A CERTAIN PARCEL LOCATE OSCAR STREET, WEST OF MULPROPERTY COMPRISES A TOT MORE OR LESS, FROM ITS DISTRICT) TO AN A-2 (SUBUDISTRICT 7). (2018-1279-ZC).	Y PARISH, LA, TO RECLASSIFY DO ON THE SOUTH SIDE OF LBERRY STREET, AND WHICH TAL OF 0.664 ACRES OF LAND S PRESENT A-1 (SUBURBAN
Whereas, the Zoning Commission of the Parish of Case No. 2018-1279-ZC, has recommended to the that the zoning classification of the above reference District) to an A-3 (Suburban District) see Exhibit "	ed area be changed from its present A-2 (Suburban
Whereas, the St. Tammany Parish Council has h	eld its public hearing in accordance with law; and
Whereas, the St. Tammany Parish Council has Public health, safety and general welfare, to design District).	found it necessary for the purpose of protecting the ate the above described property as A-3 (Suburban
THE PARISH OF ST. TAMMANY HEREBY O	PRDAINS, in regular session convened that:
SECTION I: The zoning classification of the abspresent A-2 (Suburban District) to an A-3 (Suburban	pove described property is hereby changed from its n District).
SECTION II: The official zoning map of the Par to incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended a Section I hereof.
REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.
SEVERABILITY: If any provision of this Ordin not affect other provisions herein which can be given the provisions of this Ordinance are hereby declared	=
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUBFOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	
ABSTAIN:	

ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\frac{7}{2}$ DAY OF FEBRUARY, $\frac{2018}{2}$; AND BECOMES ORDINANCE COUNCIL SERIES NO
MICHAEL R. LORINO, COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>DECEMBER 26</u> , <u>2018</u>
Published Adoption:, 2018
Delivered to Parish President:, 2018 at
Returned to Council Clerk:, 2018 at

EXHIBIT "A"

2018-1279-ZC

A parcel of land located in Section 5, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Section 32, Township 7 South, Range 12 East and Section 5, Township 8 South, Range 12 East, Thence South 00 degrees 33 minutes 56 seconds East 1320.24 feet to a ½ inch iron rod found, Thence South 89 degrees 30 minutes East 711.63 feet to a ½ inch iron rod found, Thence continue South 89 degrees 30 minutes East 175.0 feet to a ½ inch iron rod set being the **POINT OF BEGINNING**,

Thence North 00 degrees 02 minutes 38 seconds East 287.31 feet to a ½ inch iron rod set on the South Side of Oscar Road, Thence North 88 degrees 24 minutes 41 seconds East 100.04 feet along the south side of said road to a ½ inch iron rod found, Thence South 00 degrees 02 minutes 38 seconds West 290.95 feet to a ½ inch iron rod set, Thence North 89 degrees 30 minutes West 100.0 feet to the **POINT OF BEGINNING**, containing 0.664 Acre.

Case No.: 2018-1279-ZC

PETITIONER: Joseph & Debra Sicard

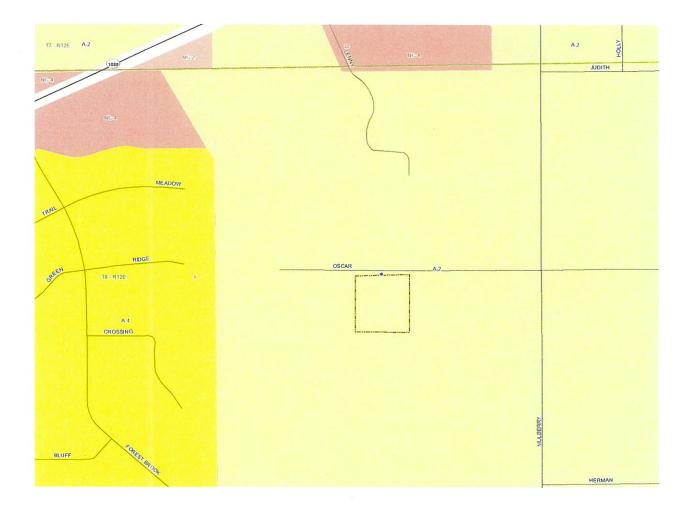
OWNER: Joseph & Debra Sicard

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of Oscar Street, west of Mulberry Street; S5, T8S, R12E; Ward 4,

District 7

SIZE: 0.664 acres



REFERENCE BEARING: Iron Rod A to Iron Rod B S89'30'E (per Reference Survey No. 2) -1/4 SECTION 32 CORNER T7S, R12E SECTION 5 T8S, R12E OSCAR ROAD (ASPHALT) RIGHT OF WAY LINE AS SHOWN ON REFERENCE SURVEY NO. 1 (RS=N88'17'E 275.1') , N88'24'41"E 275,38 175.34 100.04 336.0 RIGHT OF WAY LINE AS SHOWN ON REFERENCE SURVEY NO. 2 DRIVEWAY! GRAVEL DRIVEWAY SURVEYORS NOTE: SURVEYORS NOTE:

WHILE CONDUCTING THE BOUNDARY SURVEY OF THIS PARCEL, SURVEYOR HAS DISCOVERED A DESCREPANCY DIPICITING THE RIGHT OF WAY FOR OSCAR ROAD AT THE NORTHWEST CORNER OF PARCEL A. REFERENCE SURVEY #1, WHICH IS OLDER THAN REFERENCE SURVEY #2, SHOWS THE RIGHT OF WAY LINE BEING AT THE NORTHWEST PROPERTY CORNER WHEREAS REFERENCE SURVEY #2 SHOWS THE RIGHT OF WAY LINE BEING 5.8 FEET NORTH OF THE NORTHWEST CORNER. I AM HOLDING REFERENCE SURVEY #1 AS THE RIGHT OF WAY AT THE NORTHWEST CORNER AS IT IS OVER 10 YEARS OLDER THAN REFERENCE SURVEY #2. DUE TO THE FACT THAT THIS DESCREPANCY EXITS, ANYONE WHO USES THIS SURVEY FOR ANY REASON, AGREE TO HOLD SURVEYOR HARMLESS FOR ANY PROBLEMS THAT MAY ARISE IN THE FUTURE FROM THIS SURVEY. CRAVEL . 280.4) 4.5°W PARCEL A

-CARPORT 1.142 ACRES
-STORE ROOM PARCEL B 0.664 ACRE -POB 100.0 S89*30'E 711.63' N89'30'W 275.0 LEGEND D = CONCRETE CORNER FOUND
D = 1/2" IRON ROD FOUND
E = 1/2" IRON ROD SET

-X = FENCE
RS = REFERENCE SURVEY NO. 2 NOTES: 1. This property is located in Flood Zone C, per F.E.M.A. Mop No. 225205 0245 C, dated October 17, 1989. Building Setback Lines must be determined by St. Tammany Parish Planning Department. APPROVAL: REFERENCE SURVEYS: DIRECTOR OF THE DEPARTMENT OF ENGINEERING Survey for William Colley by Edward Murphy, Surveyor, dated January 15, 1979. Survey for Virginia Scott wife of and Michael P. Noone by Kelly J. McHugh, Surveyor, dated October 7, 1988. SECRETARY OF THE PARISH PLANNING COMMISSION CLERK OF COURT DATE FILED FILE NO. 503 N. JEFFERSON AVENUE JOHN G. CUMMINGS & ASSOCIATES PHONE (985) 892-1549 COUNGTON, LA 70433 PROFESSIONAL LAND SURVEYORS FAX (985) 892-9250 PLAT PREPARED FOR: Debra Sicard SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 1.806 ACRES INTO PARCELS A & B, ŁOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA. юми сомниче Allianos ino, 6776 page (Sale A) 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. TROSON IS 1" = 60' JOB NO 18175-RSB 8/29/2018 REVISED:



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/26/2018 **Case No.:** 2018-1279-ZC

Posted: 11/15/18

Meeting Date: 12/4/2018 Determination: Approved

GENERAL INFORMATION

PETITIONER: Joseph & Debra Sicard

OWNER: Joseph & Debra Sicard

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of Oscar Street, west of Mulberry Street; S5, T8S, R12E; Ward 4,

District 7

SIZE: 0.664 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Surrounding Use	Surrounding Zone
Residential	A-2 Suburban District
Undeveloped	A-2 Suburban District
Residential	A-2 Suburban District
Residential	A-2 Suburban District
	Residential Undeveloped Residential

EXISTING LAND USE:

Existing development: No 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 A-3 Suburban District. This site is located on the south side of Oscar Street, west of Mulberry Street. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any compelling reason to recommend approval considering that the site is surrounded by single family residential lots zoned A-2 Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be denied.