

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5792 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 6 DAY OF APRIL , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF CUSIMANO ROAD, WEST OF 24TH STREET, SOUTH OF PICHON ROAD, BEING 27073 CUSIMANO ROAD, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.45 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 7, DISTRICT 7). (2017-544-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-544-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-1A (Suburban District) to an A-3 (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-3 (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-1A (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MAY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 29 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

Exhibit "A"

2017-544-ZC

All that certain tract or parcel of land, together with all buildings and improvements thereon, situated in St. Tammany Parish, Louisiana, more fully described as follows, to wit:

A certain tract of land situated in the subdivision known as Forest Glen, St. Tammany Parish, Louisiana, and described as:

Beginning at the Southwest corner of Farm No. 552 of the Subdivision known as Forest Glen, and run North 24 degrees 30 minutes East 229 feet; thence South 65 degrees 30 minutes East 285.7 feet; thence South 24 degrees 30 minutes West to the South line of said Farm 552; thence North 71 degrees 30 minutes West 282 feet to the point of beginning, and is a part of Farms 551 and 552 of said Forest Glen Subdivision in Section 48, Township 8 South, Range 12 East, as per certificate and blue print attached to prior act.

Also, there is conveyed a right of way 15 feet in width along the South side of Farm 551, as shown on said blue print.

**Case No.:** 2017-544-ZC

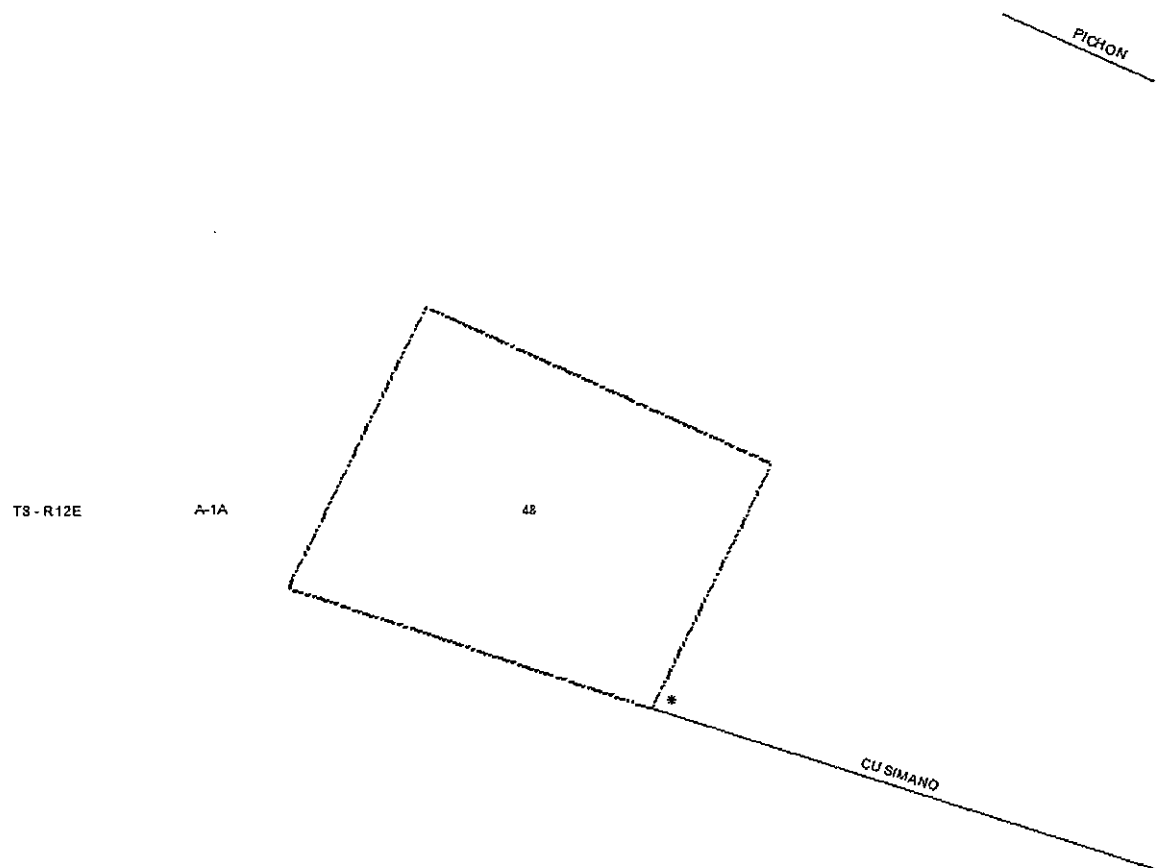
**PETITIONER:** Council Motion

**OWNER:** Carolyn Sheppard Opsal & Beth Sheppard Turkin

**REQUESTED CHANGE:** From A-1A Suburban District to A-3 Suburban District

**LOCATION:** Parcel located on the north side of Cusimano Road, west of 24th Street, south of Pichon Road, being 27073 Cusimano Road, Lacombe; S48, T8S, R12E; Ward 7, District 7

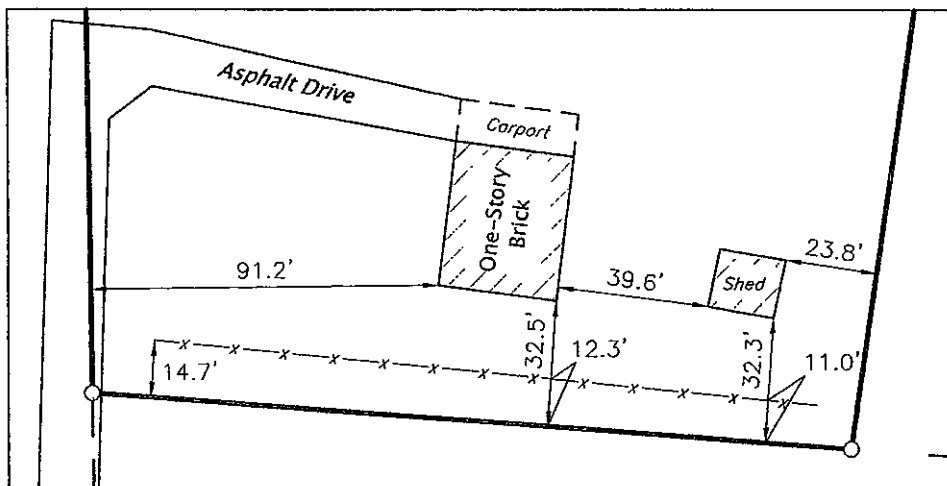
**SIZE:** 1.45 acres



## LEGAL DESCRIPTION:

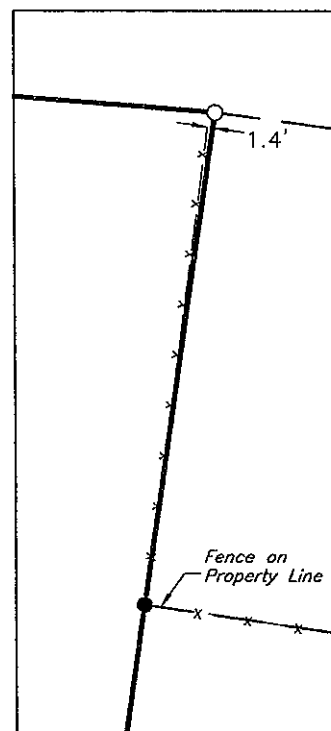
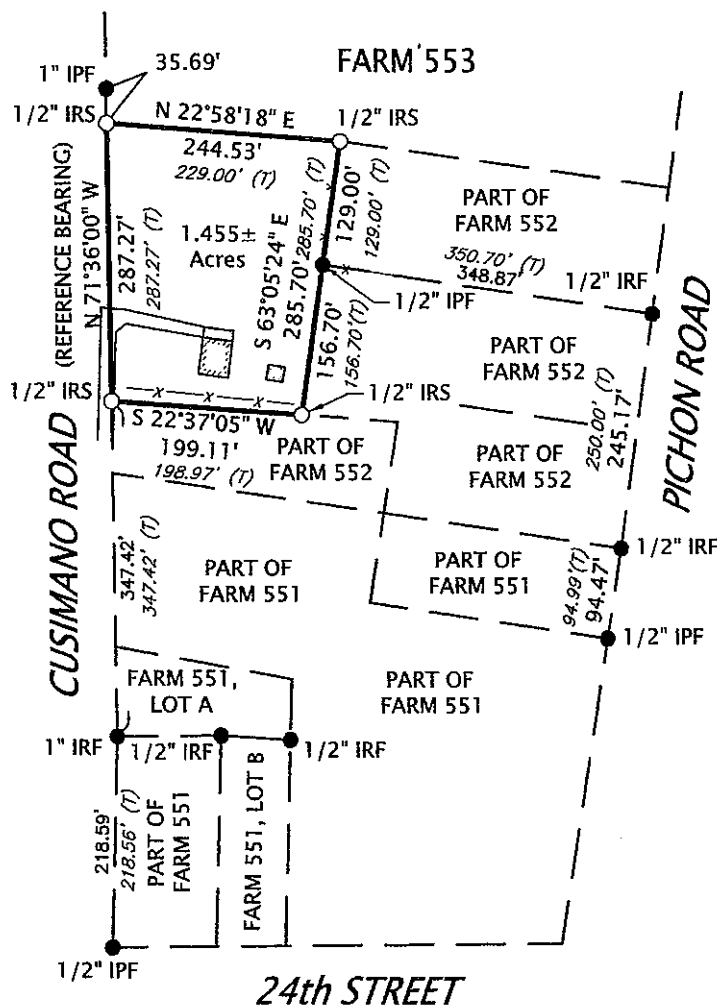
A 1.455± ACRE PARCEL OF LAND LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, AND BEING A PORTION OF FARM NO. 552 OF FOREST GLEN ADDITION TO LACOMBE PARK SUBDIVISION, BY S.K. LANDRY, DATED 22 SEPT 1993.

2017-544-ZC



DETAIL "A"

1"=50'



DETAIL "B"

1"=50'

## LEGEND:

- SET IRON ROD (IRS)
- FOUND IRON ROD (IRF)
- FOUND IRON PIPE (IPF)
- x— FENCE
- SETBACK LINES
- POWER LINE
- FENCE POST

## NOTES:

1. This survey is based upon the description furnished by the client. There may be restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. Elevations, if noted, refer to NAVD 1988 datum.
2. Bearings are based on record bearing of property. Dimensions shown reflect the actual measurements between found and/or set corners.
3. No underground utilities or conduits are located on this plat.

## REFERENCE:

- PLAT OF FOREST GLEN ADDITION TO LACOMBE PARK SUBDIVISION, BY S.K. LANDRY, DATED 22 SEPT 1993.
- PLAT OF RESUBDIVISION OF 2 PARCELS IN A PORTION OF FARM 551, FOREST GLEN, BY J.V. BURKES & ASSOCS., DATED 02 JULY 2002.
- PLAT OF A PORTION OF FARM 552, FOREST GLEN ADDITION TO LACOMBE PARK SUBDIVISION, BY WILSON-POPE, INC., DATED 22 JULY 1998.
- DEED OF CREDIT SALE TO MRS. NETTIE ZIMMER SHEPPARD & CHARLES L. SHEPPARD, SR., AS RECORDED AS INSTR. NO. 201735, ST. TAMMANY PARISH CLERK OF COURT.

## CERTIFIED TO:

NETTIE SHEPPARD  
& CHARLES SHEPPARD, SR.

TYPE:	BNDRY	CPN: 225205 0380 C
DATE:	12 MAR 09	FIRM DATE: 02 APR 91
DRAWN BY:	GAT	FIRM ZONE: A
CHECKED BY:	GAT	BASE FLOOD: 10.0
PLAT NO.	12971	REVISED: ---
JOB NO.	12971	SCALE: 1" = 200'

I hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a class C survey and the applicable standards of practice in LAC 406. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

**WILSON & NOBLES**

LOUISIANA REGISTERED SURVEYOR NO. 602  
68598 AMBROSIA LANE, MANDEVILLE, LOUISIANA 70471  
TEL: (985) 626-5651 FAX: (985) 626-5626



2017-544-ZC

HC-3

TAMMANY TRACE

PICHON

T8-R12E

48  
A-1A

CUSIMANO





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 2/24/2017  
**Case No.:** 2017-544-ZC  
**Posted:** 02/13/17

**Meeting Date:** 3/7/2017  
**Determination:** Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Council Motion  
**OWNER:** Carolyn Sheppard Opsal & Beth Sheppard Turkin  
**REQUESTED CHANGE:** From A-1A Suburban District to A-3 Suburban District  
**LOCATION:** Parcel located on the north side of Cusimano Road, west of 24th Street, south of Pichon Road, being 27073 Cusimano Road, Lacombe; S48, T8S, R12E; Ward 7, District 7  
**SIZE:** 1.45 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	Commercial	A-1A Suburban District
South	Undeveloped	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** Yes

**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-1A Suburban District to A-3 Suburban District. This site is located on the north side of Cusimano Road, west of 24th Street, south of Pichon Road, being 27073 Cusimano Road, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by undeveloped and single family residential parcels of land zoned A-1Suburban District.

**STAFF RECOMMENDATION:**

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