

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5835 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO
ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED EAST OF LA HWY 1077, IDENTIFIED AS SURFACE SERVITUDE SITE #1 AND WHICH PROPERTY COMPRISES A TOTAL OF 3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-1 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3). (2017-561-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-561-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 PUD (Planned Unit Development Overlay) to an A-1 (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-1 (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 PUD (Planned Unit Development Overlay) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF AUGUST , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-561-ZC

A CERTAIN TRACT OF LAND SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST; ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 & 28, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 44 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 2583.97 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 52 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 420.60 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 00 DEGREES 44 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 377.00 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 52 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 279.68 FEET TO A POINT; THENCE RUN NORTH 62 DEGREES 29 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 78.75 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 44 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 342.00 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 52 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 350.00 FEET BACK TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 3.00 ACRES MORE OR LESS.

Case No.: 2017-561-ZC

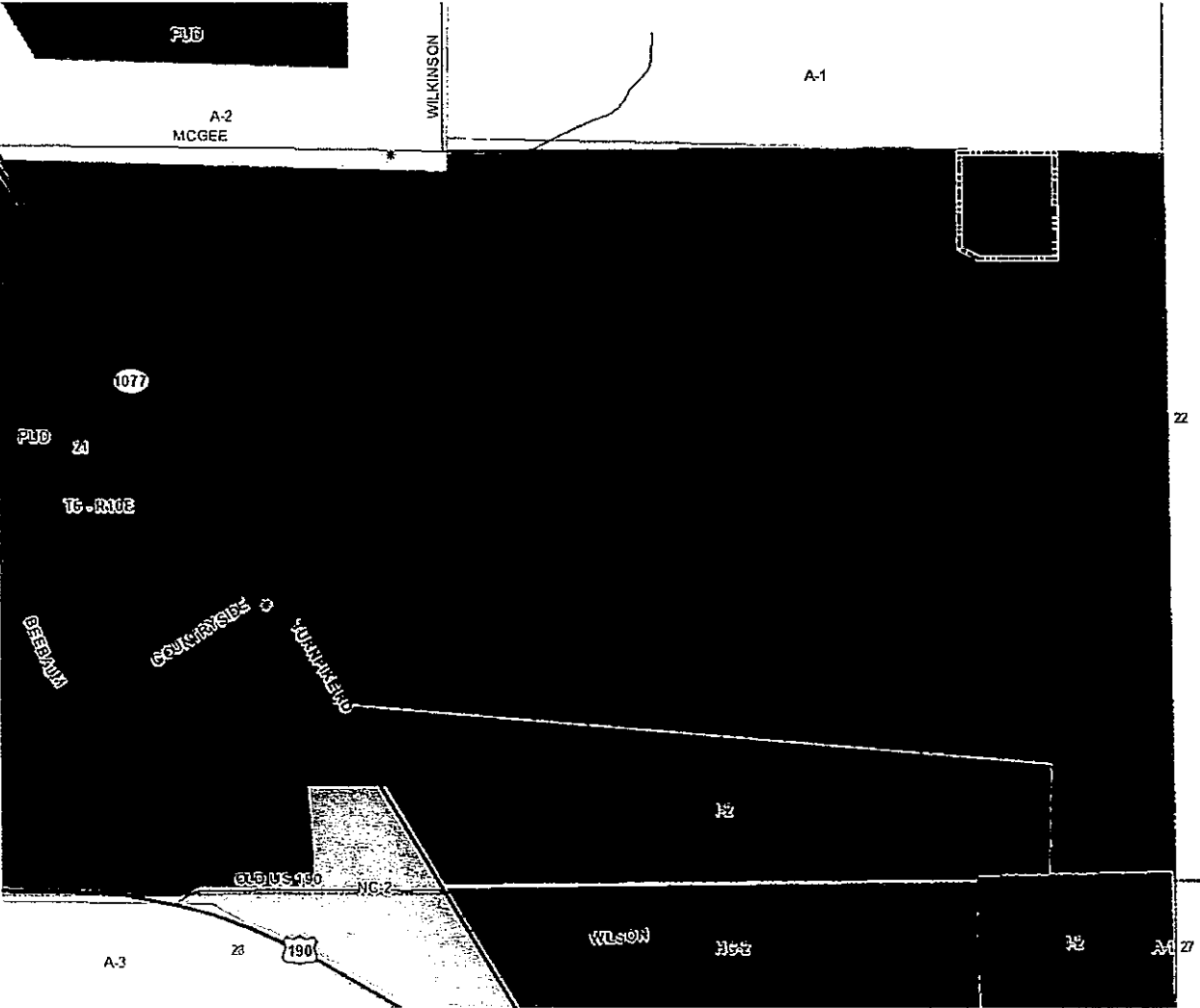
PETITIONER: Kyle Associates - Franklin Kyle

OWNER: 285 LLC - Rick Murphy

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District

LOCATION: Parcel located east of LA Highway 1077, identified as Surface Servitude Site #1; S21, T6S, R10E; Ward 1, District 3

SIZE: 3 ACRES



2017-561-2C

05/18/06

SITES (3)

01/25/17

SURFACE SERVITUDE SITES (3) ONLY

JEB

CHECKED

1" = 300'

SCALE

2006 041

SURVEY #

Property:

A BOUNDARY SURVEY OF 286.81 ACRE TRACT & (3) 3 ACRE OIL SITES, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

Survey for:

285, LLC

SHEET NUMBER

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2017-561-ZC

A-1

T6 - R10E

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PUD

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 5/26/2017
Case No.: 2017-561-ZC
Prior Action: Postponed (05/02/17)
Posted: 05/25/17

Meeting Date: 6/6/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kyle Associates - Franklin Kyle
OWNER: 285 LLC - Rick Murphy
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District
LOCATION: Parcel located east of LA Highway 1077, identified as Surface Servitude Site #1; S21, T6S, R10E; Ward 1, District 3
SIZE: 3 ACRES

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Not Accessible **Road Surface:** N/A **Condition:** N/A

**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	PUD Planned Unit Developed Overlay
East	Undeveloped	PUD Planned Unit Developed Overlay
West	Undeveloped	PUD Planned Unit Developed Overlay

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.
Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-1 Suburban District. This site is located east of LA Highway 1077, identified as Surface Servitude Site #1. The 2025 future land use plan calls for the area to be developed with agricultural uses or use for extraction activities. The objective of the zoning change request is to bring the site in compliance with the appropriate zoning, considering that it is not part of the Planned Unit Development Overlay. Staff has no objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1 Suburban District designation be approved.