

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5929

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. TANNER

ON THE 4 DAY OF JANUARY , 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF SECTION ROAD, NORTH OF NELSON ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.11 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 SUBURBAN DISTRICT TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 6) (2017-831-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-831-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF FEBRUARY, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 27, 2017

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

Exhibit "A"

2017-831-ZC

*Located in Section 21 Township 5 South Range 11 East, St. Tammany Parish, Louisiana. From the Section Corner between Sections 16 & 21 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run East, 683.5 feet; thence South, 856.0 feet to the Point of Beginning.*

*From the Point of Beginning continue South, 200.0 feet to a point; thence West, 683.5 feet to a point; thence North, 110.0 feet to a point; thence East, 460.0 feet; thence North 39 degrees 14 minutes 15 seconds East, 116.2 feet to a point; thence East, 150.0 feet back to the Point of Beginning.*

*This tract contains 2.11 Acres as per survey prepared by Fontcuberta Surveys, Inc. dated June 14, 2005 Job No. 453196 Plat File No. 129-704.*

Case No.: 2017-831-ZC

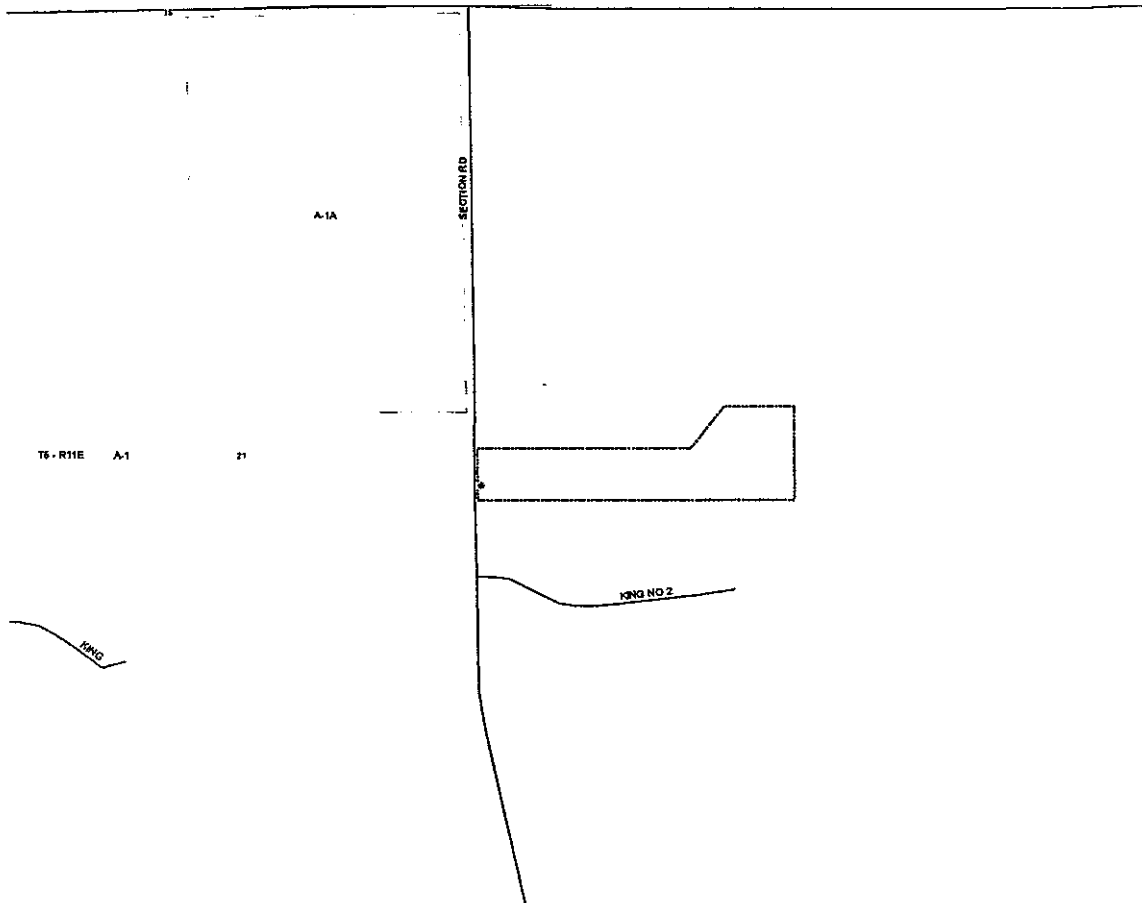
PETITIONER: David W. & Darlene S. Melton

OWNER: David W. & Darlene S. Melton

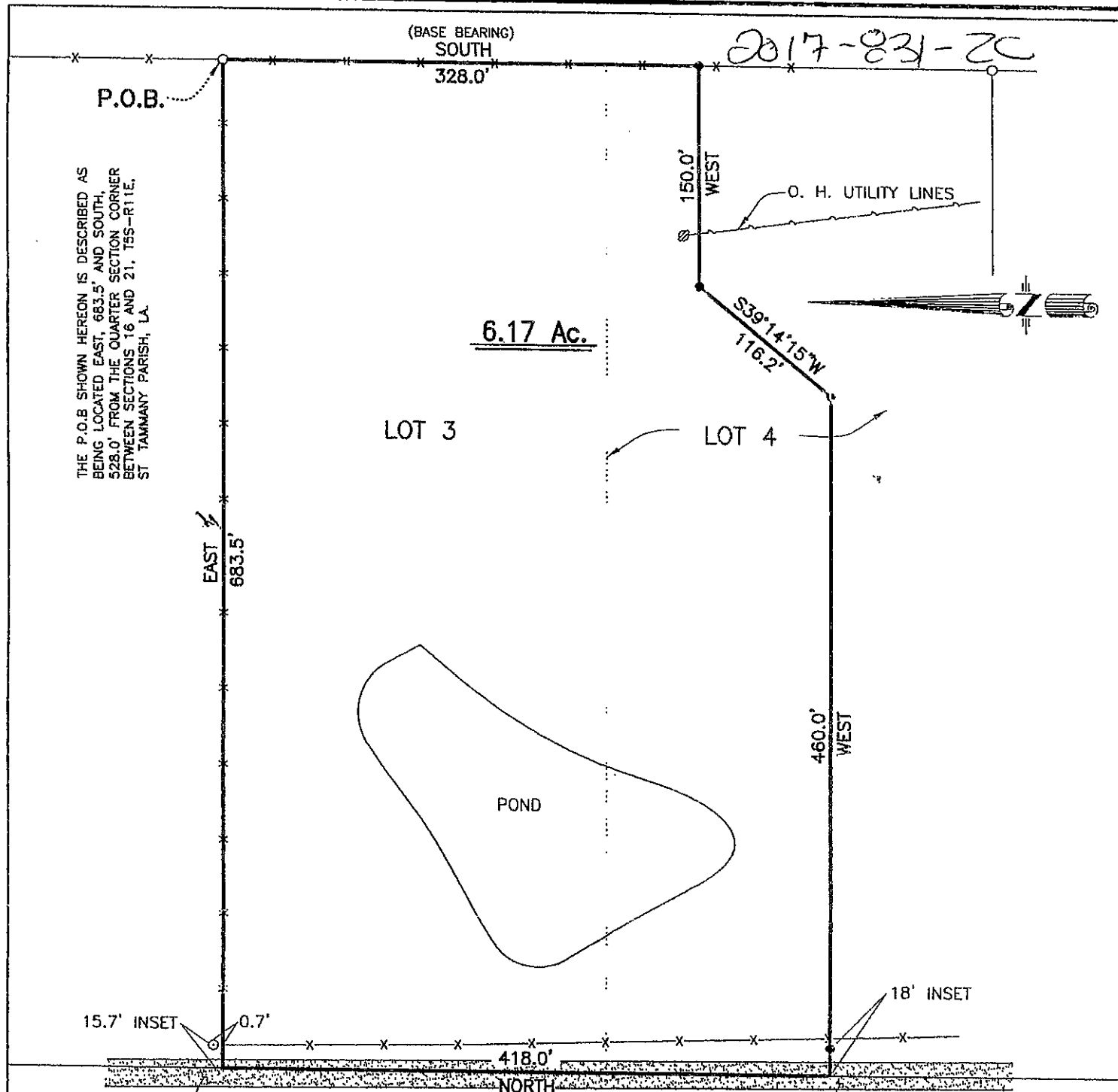
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the east side of Section Road, north of Nelson Road ; S21, T5S, R11E; Ward 2, District 6

SIZE: 2.11 acres



2017-831-22



THE P.O.B. SHOWN HEREON IS DESCRIBED AS BEING LOCATED EAST, 683.5', AND SOUTH, 528.0' FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 16 AND 21, T55-R11E, ST. TAMMANY PARISH, LA.

6.17 Ac.

LOT 3

LOT 4

POND

15.7' INSET

0.7'

418.0'

18' INSET

ASPHALT ROADWAY

SECTION ROAD

LEGEND

- ◆ = IRON ROD SET
- = IRON PIPE FOUND
- ⊙ = IRON ROD FOUND
- ⊗ = UTILITY POLE

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY C. R. SCHULTZ, SURVEYOR, DATED 2-06-62.

NOTE:

THIS PROPERTY MAY BE SUBJECT TO A RIGHT OF WAY TO THE PARISH FOR PASSAGE AND MAINTENANCE OF SECTION ROAD AND DITCH.

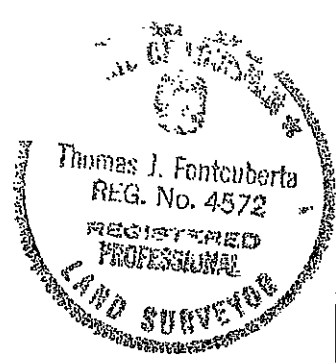
NOTE:

ANY DITCHES, ADDITIONAL UTILITIES AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0150 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF LOT 3 AND A PORTION OF LOT 4 SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 5 SOUTH -RANGE 11 EAST ST. TAMMANY PARISH, LA



FONTCUBERTA  
*Surveys*  
INCORPORATED

PROFESSIONAL LAND SURVEYORS

*Thomas J. Fontcuberta*  
SURVEYOR

CERTIFIED CORRECT TO:  
DAVID AND DARLENE MELTON AND STATEWIDE BANK

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
6-14-2005	1" = 100'		HAT	TJF	453196	129-716

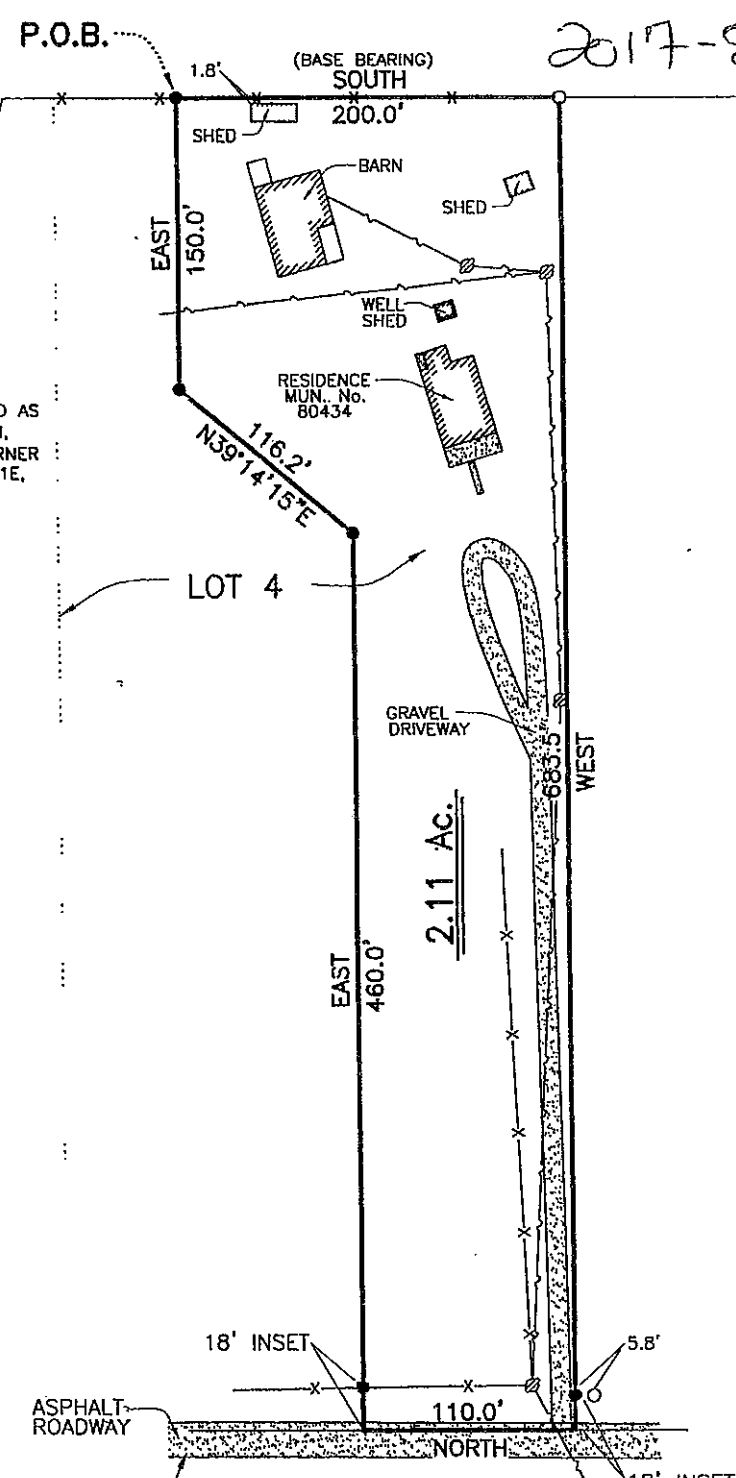
2017-831-ZC



THE P.O.B SHOWN HEREON IS DESCRIBED AS BEING LOCATED EAST, 683.5' AND SOUTH, 856.0' FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 16 AND 21, T5S-R11E, ST. TAMMANY PARISH, LA.

LOT 3

LOT 4



**LEGEND**

- = IRON ROD SET
- = IRON PIPE FOUND
- ⊗ = UTILITY POLE

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**

PLAT OF SURVEY BY C. R. SCHULTZ, SURVEYOR, DATED 2-06-62.

**NOTE:**

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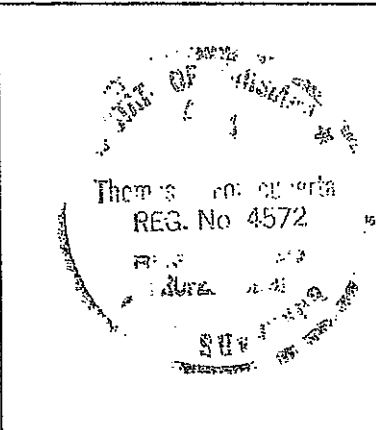
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SURVEY OF A PORTION OF LOT 4 SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 5 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA



**Fontcuberta**  
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6-14-2005	1" = 100'		HAT	TJF	453196	129-704

2017-831-ZC

SECTION

KING

MCLAIN

A-2

16

A-1A

T5-R11E

21

A-1

KING NO 2

0 375 Feet

N



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 11/27/2017  
Case No.: 2017-831-ZC  
Posted: 11/15/17

Meeting Date: 12/5/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** David W. & Darlene S. Melton

**OWNER:** David W. & Darlene S. Melton

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

**LOCATION:** Parcel located on the east side of Section Road, north of Nelson Road ; S21, T5S, R11E; Ward 2, District 6

**SIZE:** 2.11 acres

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**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	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 & A-1A Suburban Districts

**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 east side of Section Road, north of Nelson Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Although, the property is surrounded by large parcels of land zoned A-1 Suburban District, Staff is not completely opposed to the request, considering that the objectives of the zoning change is to create a 2.11 acre parcel for the residence located at 80434 Section Road and a 6.17 acre parcel located at 80438 Section Road, as shown on the attached surveys.

**STAFF RECOMMENDATION:**

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