

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6113

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. SMITH

ON THE 3 DAY OF JANUARY , 2019

(2018-1279-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF OSCAR STREET, WEST OF MULBERRY STREET, AND WHICH PROPERTY COMPRISES A TOTAL OF 0.664 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 4, DISTRICT 7). (2018-1279-ZC).

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1279-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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 26 , 2018

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

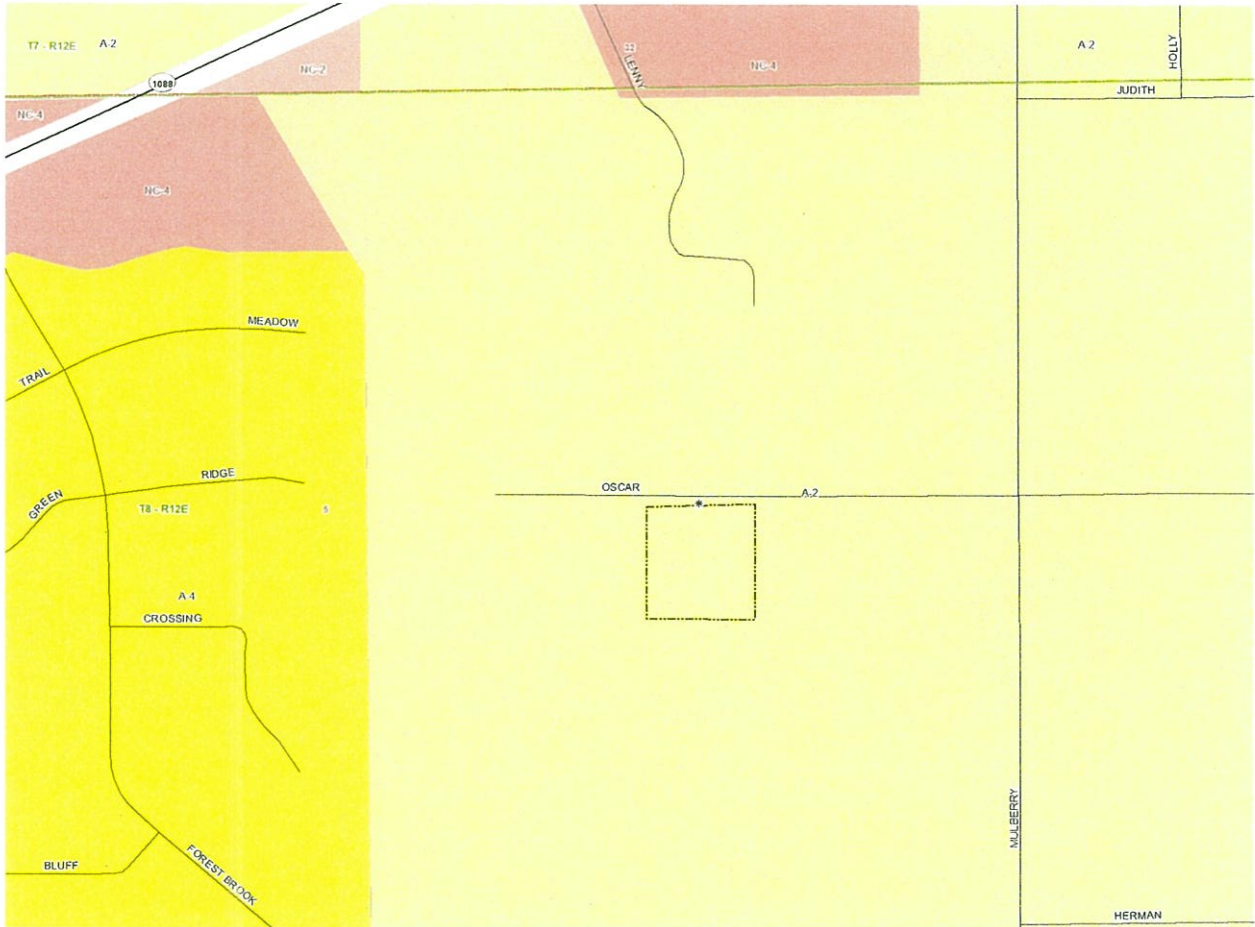
PETITIONER: Joseph & Debra Sicard

OWNER: Joseph & Debra Sicard

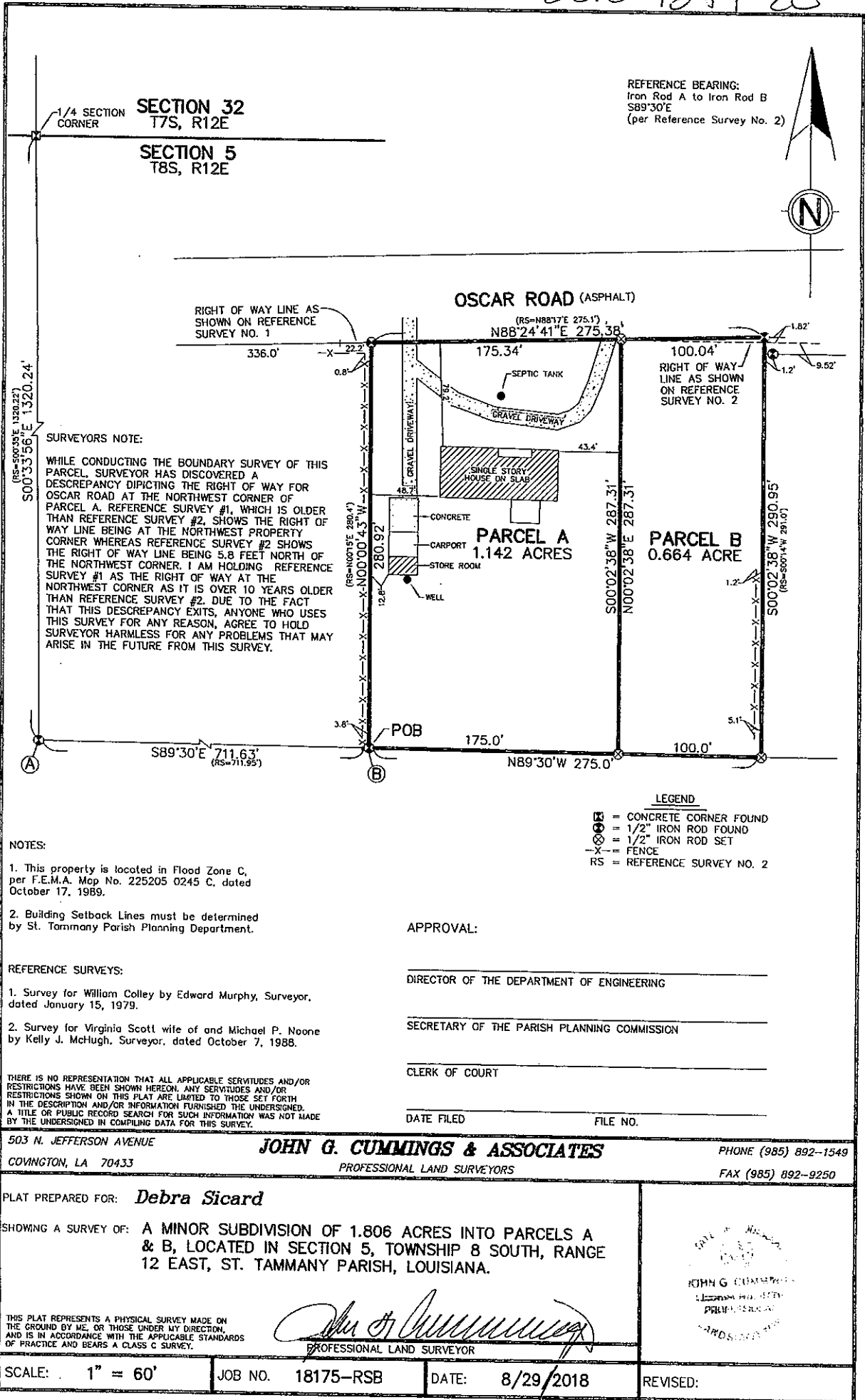
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

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



2018-1279-ZC



SURVEYORS NOTE:

WHILE CONDUCTING THE BOUNDARY SURVEY OF THIS PARCEL, SURVEYOR HAS DISCOVERED A DISCREPANCY DIPICTING 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 DISCREPANCY 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.

1/4 SECTION CORNER

SECTION 32
T7S, R12E

SECTION 5
T8S, R12E

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°30'E
(per Reference Survey No. 2)



(RS=S00°35'E 1320.22')
S00°33'56"E 1320.24'

(RS=N89°30'E 711.63')
S89°30'E 711.63'

(RS=N00°00'45"W 280.92')
N00°00'45"W 280.92'

(RS=N00°02'38"E 287.31')
N00°02'38"E 287.31'

(RS=S00°14'44"W 290.95')
S00°14'44"W 290.95'

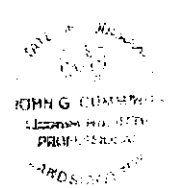
503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **Debra Sicard**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 1.806 ACRES INTO PARCELS A & B, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60' JOB NO. 18175-RSB DATE: 8/29/2018 REVISED:

2018-1279-ZC

LENNY

OSCAR

A-2

T8-R12E

5

0 280 Feet



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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

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.