

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5912 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. FITZGERALD

ON THE 7 DAY OF DECEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST & WEST SIDES OF LA HIGHWAY 450, SOUTH OF EAST & WEST ED WILLIAMS ROAD, NORTH OF SOUTH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 3.865 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT &NDASH; 1.665 ACRES) AND A-2 (SUBURBAN DISTRICT-2.20 ACRES) (WARD 2, DISTRICT 3) (2017-550-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-550-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-1 (Suburban District – 1.665 acres) and A-2 (Suburban District-2.20 acres) 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 – 1.665 acres) and A-2 (Suburban District-2.20 acres)

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-1 (Suburban District – 1.665 acres) and A-2 (Suburban District - 2.20 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JANUARY , 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: NOVEMBER 24 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-550-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Sections 17 and 18, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the corner common to Sections 7, 8, 17 and 18, Township 4 South, Range 10 East, run North 02 degrees 25 minutes West 26.9 feet; thence North 83 degrees 07 minutes East 561.8 feet; thence South 11 degrees 19 minutes East 1275.1 feet; thence South 89 degrees 49 minutes West 54.6 feet; thence South 89 degrees 26 minutes West 417.4 feet; thence North 89 degrees 54 minutes East 1062.4 feet; thence South 00 degrees 06 minutes West 858.8 feet; thence South 00 degrees 54 minutes East 329.75 feet to the point of beginning.

From the point of beginning, continue South 00 degrees 54 minutes East 329.75 feet; thence South 89 degrees 49 minutes 45 seconds West 510.36 feet; thence North 00 degrees 54 minutes West 330.06 feet; thence East 510.36 feet to the point of beginning heretofore set.

Said parcel of land contains 3.865 acres and is designated as Lot 2 on map and plat of survey by Edward J. Murphy, Surveyor, dated November 1, 1979, copy of which is attached hereto and made part hereof.

LESS AND EXCEPT:

That portion of the above described property which forms a part of Louisiana Highway 450, as shown on the above described survey.

Case No.: 2017-550-ZC

PETITIONER: Leanne Jackson

OWNER: Ruby Conerly & Bessie Williams Brown

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District (1.665 acres) & A-2 Suburban District (2.20 acres)

LOCATION: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road; S17 & 18, T4S, R10E; Ward 2, District 3

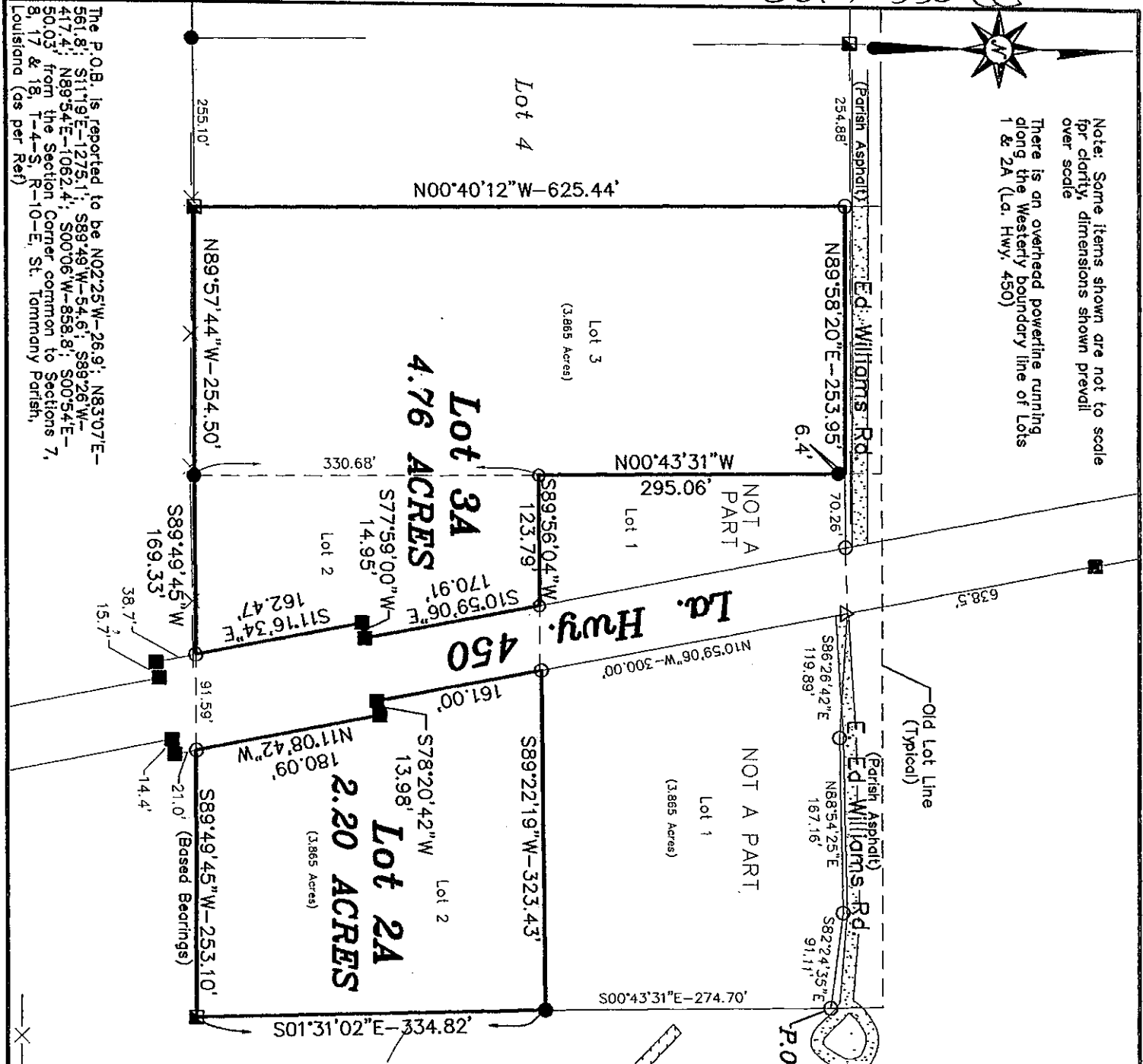
SIZE: 3.865 acres



2017-550-7C



Note: Some items shown are not to scale for clarity, dimensions shown prevail over scale
 There is an overhead powerline running along the westerly boundary line of Lots 1 & 2A (La. Hwy. 450)



The P.O.B. is reported to be N02°25'W-26.9'; N83°07'E-561.8'; S11°19'E-1275.1'; S89°49'W-54.6'; S89°26'W-417.4'; N89°54'E-1062.4'; S00°06'W-858.8'; S00°54'E-50.03' from the Section Corner common to Sections 7, 8, 17 & 18, T-4-S, R-10-E, St. Tammany Parish, Louisiana (as per Ref)

A Minor Subdivision of Lots 2 & 3, into Lots 2A & 3A, situated in Section 17, T-4-S, R-10-E, St. Tammany Parish, Louisiana

FINAL APPROVAL
 DIR. DEPT. OF ENGINEERING
 SECRETARY PLANNING COMM.
 CLERK OF COURT
 DATE

FILE NO.

Reference: A Survey Plat by Edward J. Murphy, Dated 11-01-1979, Instrument# 445646, File# E3051 (Basis of Bearings)
 Reference calls not shown
 Building Setbacks must be verified prior to construction

- LEGEND:
- ▣ = Fnd. 1" Iron Pipe
 - ▣ = Fnd. Conc. Hwy. Mon.
 - = Fnd. 3/4" Iron Pipe
 - = Set 1/2" Iron Rod
 - △ = Set Mag Ndl
 - = Fence

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.
 THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **CLYDE & LEANNE JACKSON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 1, 2, & 3, SECTION 17, T-4-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.
LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsuri@bellsouth.net email
 Revised: 9-18-2017(Lot 1 Not A Part)

STATE OF LOUISIANA
BRUCE M. BUTLER, III
 License No. 4894
 PROFESSIONAL
 9-18-2017
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 140' DATE: 01-12-2017 NUMBER:

2017-550-ZC

MCDUGAL RD

ED WILLIAMS

T4-R10E

A-1

17

450

SOUTH

A-2

0 300 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 10/30/2017
Case No.: 2017-550-ZC
Posted: 10/23/17

Meeting Date: 11/7/2017
Determination: Approved as Amended

GENERAL INFORMATION

PETITIONER: Leanne Jackson

OWNER: Ruby Conerly & Bessie Williams Brown

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

LOCATION: Parcel located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road; S17 & 18, T4S, R10E; Ward 2, District 3

SIZE: 3.865 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

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-1A Suburban District & A-2 Suburban District. This site is located on the east & west sides of LA Highway 450, south of East & West Ed Williams Road, north of South Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Although, the property is completely surrounded by A-1, staff is not completely opposed to the request, considering that the objective of the zoning change is to allow for the formal subdivision of the 2 parcels of land, which are currently divided by Hwy 450.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A Suburban District & A-2 Suburban District designation be denied.