

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6289 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. CANULETTE
ON THE 5 DAY OF DECEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF BIGNER ROAD, SOUTH OF LA HIGHWAY 22, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF .794 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 4, DISTRICT 4). (2019-1637-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1637-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-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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 16 DAY OF JANUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: NOVEMBER 28 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1637-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Ward 4, Section 54, Township 7 South, Range 11 East, and more fully described as follows, to-wit:

From the Northwest Corner of Section 38, Township 7 South, Range 11 East, run South 22 degrees 15 minutes West 180.7 feet to a point; thence North 68 degrees 45 minutes West 11,134.3 feet to a point; thence South 09 degrees 55 minutes West 804.1 feet to a point; thence South 07 degrees 30 minutes East 109.1 feet to a point; thence South 31 degrees 15 minutes West 647.2 feet to a point; thence South 02 degrees 35 minutes East 268.2 feet to a point; thence North 24 degrees 50 minutes 03 seconds West 61.72 feet; North 03 degrees 06 minutes 19 seconds West 6.14 feet; North 59 degrees 05 minutes 36 seconds West 14.63 feet; thence North 00 degrees 19 minutes 33 seconds West 204.63 feet; thence North 58 degrees 46 minutes 02 seconds West 85.42 feet to the Point of Beginning.

From the Point of Beginning, run South 30 degrees 51 minutes 29 seconds West 45.31 feet; thence North 61 degrees 52 minutes 45 seconds West 575.41 feet; thence North 30 degrees 58 minutes 28 seconds East 75.09 feet; thence South 58 degrees 54 minutes 44 seconds East 574.61 feet and back to the Point of Beginning. Said property contains 0.794 acres, more or less.

Case No.: 2019-1637-ZC

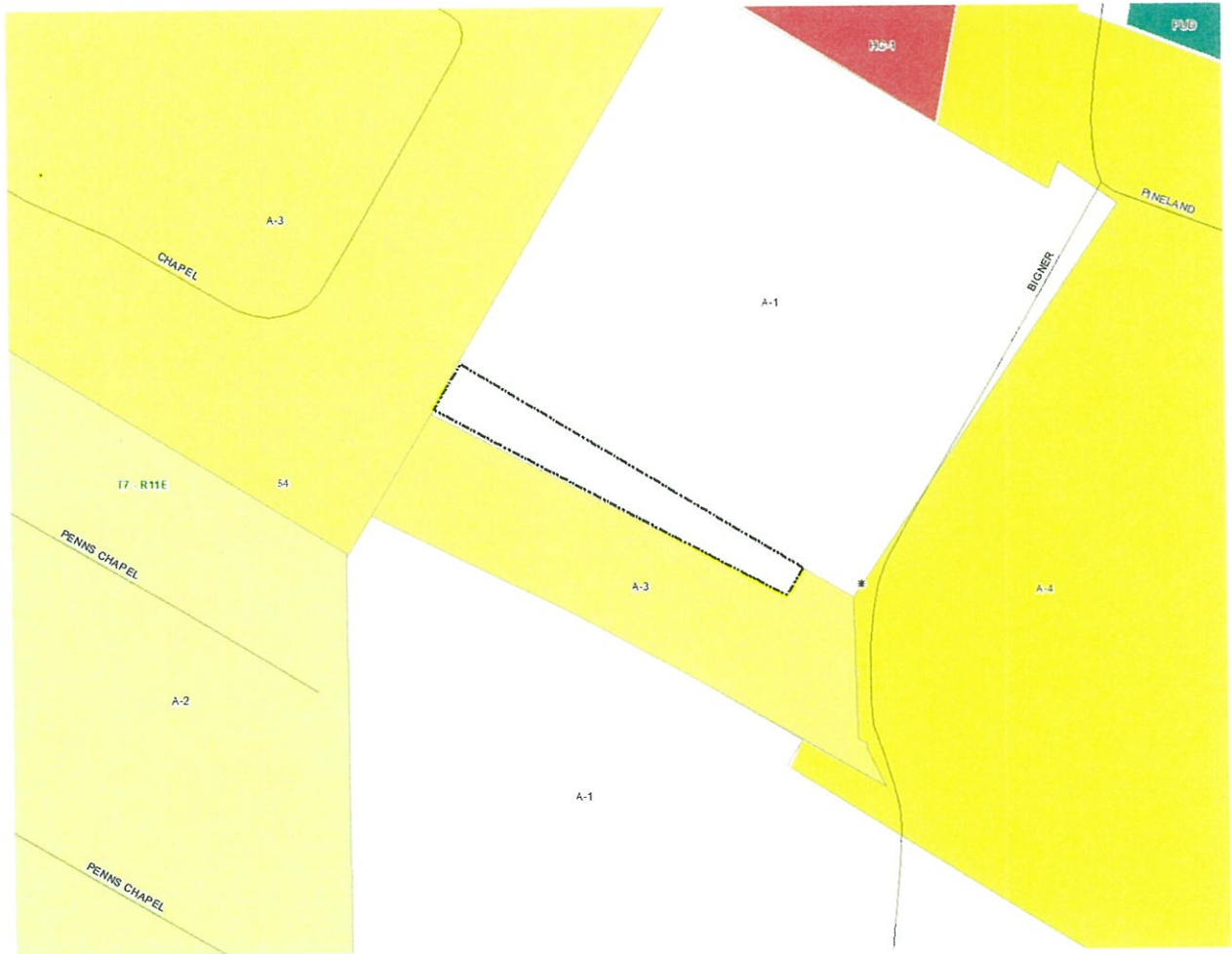
PETITIONER: Richard and Julie Elliott

OWNER: Marvie Hicks Domino

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

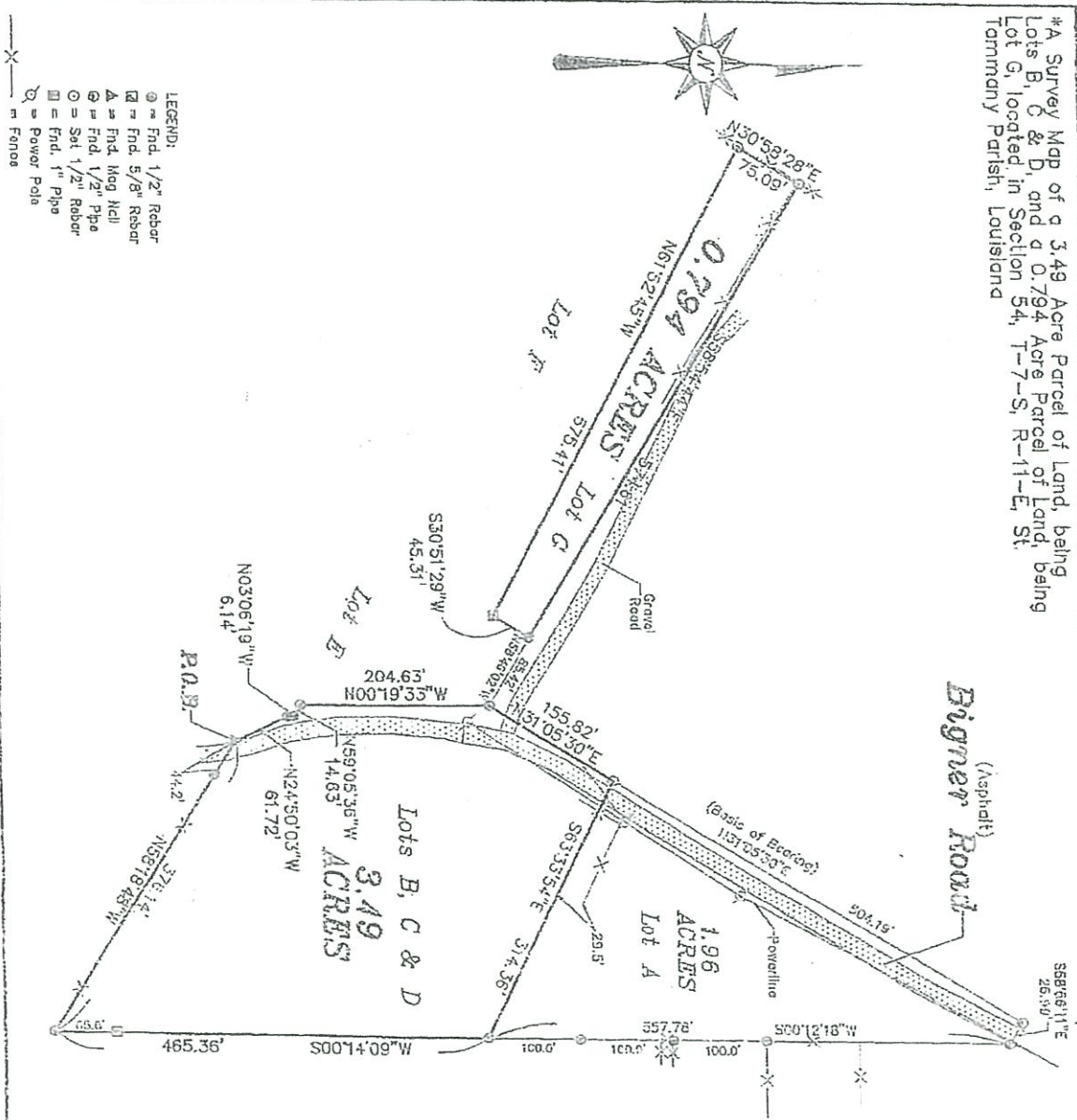
LOCATION: Parcel located on the west side of Bigner Road, south of LA Highway 22, Mandeville; S54, T7S, R11E; Ward 4, District 4

SIZE: .794 acres



2019-1637-ZC

*A Survey Map of a 3.49 Acre Parcel of Land, being Lots B, C & D, and a 0.794 Acre Parcel of Land, being Lot G, located in Section 54, T-7-S, R-11-E, St. Tammany Parish, Louisiana



LEGEND:
○ = Fnd. 1/2" Rebar
□ = Fnd. 5/8" Rebar
△ = Fnd. Mog. Heli
⊙ = Fnd. 1/2" Pipe
⊞ = Fnd. 1" Pipe
⊞ = Power Pole
X = Fence

Reference:
1) A Survey Map by Jaron R. Fitzgarrin, Dated 10-2-2019, Book 225208, Page 10-1-2019, by Jaron R. Fitzgarrin, Dated 10-1-2019, Book 225208, Page 10-1-2019.
2) A Survey by Howard Burns, Dated Oct. 5, 1908
Notes: Reference calls not shown for clarity.
This property is located in Flood Zone B, per FEMA Map No. 225208 0220 C, Dated 4-02-21.
The P.O.B. is Reported to be S22°15'W-192.7', N68°45'W-113.3', S09°35'W-90.1', S07°30'E-103.1', S31°15'W-64.7', S02°35'E-266.2' from the NW Corner of Section 38, T-7-S, R-11-E, St. Tammany Parish, Louisiana (Ref 1).
Building setbacks must be verified prior to construction.
Improvements not located or the time of this survey.

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 48:IX.
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEYING STANDARD AS SET FORTH IN THE Louisiana Surveying Act of 1967, AS AMENDED, AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:IX.

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70438
(504) 847-6211 office (504) 848-0355 fax

Succession of Françoise Taylor Moore and Juanita Hicks

Scale 1" = 120'
Date 7-23-15
Section 54, T-7-S, R-11-E, St. Tammany Parish, Louisiana
Book 225208, Page 17038

BRUCE M. BUTLER, III
L.A. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

2019-1637-ZC

PUD

HC-1

CHAPEL

A-3

A-1

TTS -R11E

54

A-3

PENNS CHAPEL

A-4

A-2

PENNS CHAPEL

A-1

BIGNER

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/4/2019
Case No.: 2019-1637-ZC
Posted: 10/28/2019

Meeting Date: November 13, 2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Richard and Julie Elliott
OWNER: Marvie Hicks Domino
REQUESTED CHANGE: A-1 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the west side of Bigner Road, south of LA Highway 22, Mandeville; S54, T7S, R11E; Ward 4, District 4
SIZE: .794 acres

FINDINGS

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 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-3 Suburban District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-3 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 classification from A-1 Suburban District to A-3 Suburban District. The site is located on the west side of Bigner Road, south of LA Highway 22, Mandeville. The 2025 future land use plan designates the site to be developed with residential dwelling units that vary in site design and density.

Staff is not in favor of the request as a large portion of the west side of Bigner Road is zoned A-1 Suburban District and the A-3 designation would allow for an increase of density in the area.