

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5604

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BINDER

ON THE 2 DAY OF JUNE , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF SMITH ROAD, NORTH OF PINE STREET EXTENSION, SOUTH OF RHONDA ROAD, BEING 65059 SMITH ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 1.04 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 8, DISTRICT 11). (2016-211-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-211-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JULY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-211-ZC

ALL THAT CERTAIN PARCEL OF LAND, situated in Section 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and being more fully described as follows, to-wit:

From the Quarter section corner between Sections 3 and 10 in said township and range, go (Actual) North 89 degrees 45 minutes 11 seconds East 208.56 feet (Record – East 208.71 feet) along the South side of Rhonda Road to a ½ inch iron rod; thence go North 89 degrees 11 minutes 46 seconds East 388.40 feet along said South side to a ½ inch iron rod at a point of departure; thence go (Actual) South 00 degrees 01 minute 36 seconds West 299.54 feet (Record – South 00 degrees 30 minutes 00 seconds West 300.0 feet); thence go East 35.0 feet to a ½ inch iron rod on the West side of Smith Road; thence go South 410.0 feet to the point of beginning;

Thence from said point of beginning, go East 220.0 feet to a point; thence go South 205.0 feet to a point; thence go West 220.0 feet to a point; thence go North 205.0 feet back to the point of beginning.

Case No.: 2016-211-ZC

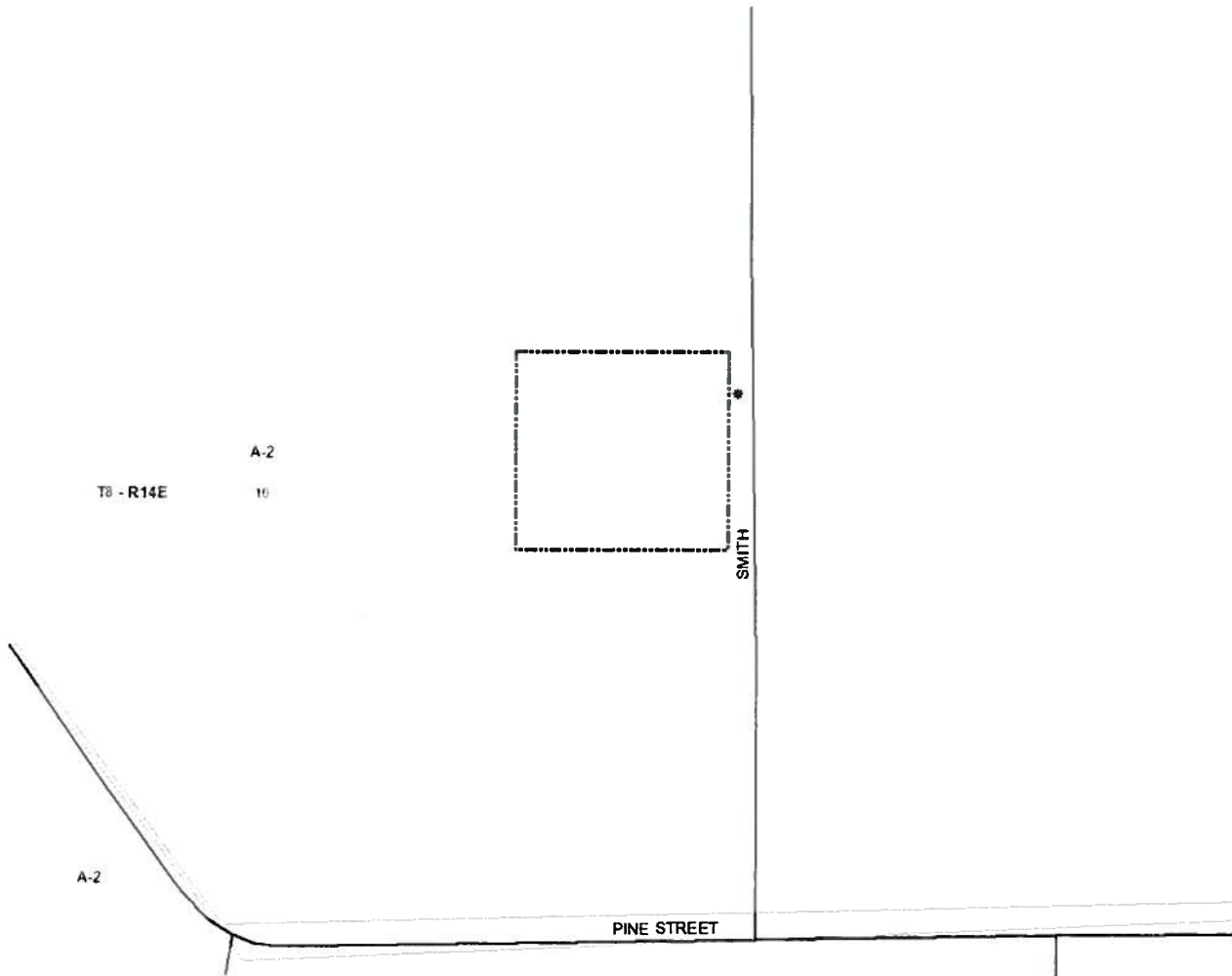
PETITIONER: Peter & Tammy Rudesill

OWNER: Tamp Construction, INC

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

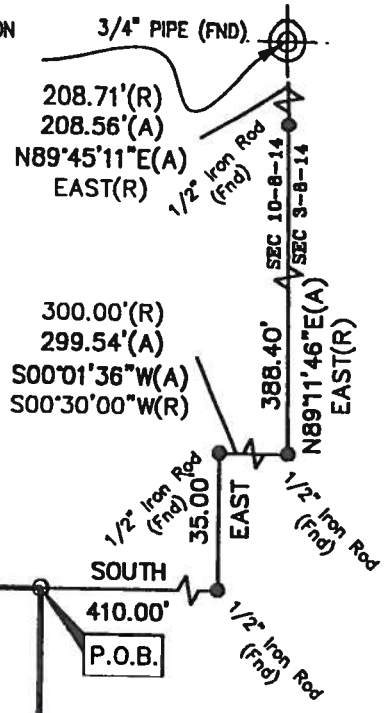
LOCATION: Parcel located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River; S10, T8S, R14E; Ward 8, District 11

SIZE: 1.04 acres



2016-211-2C

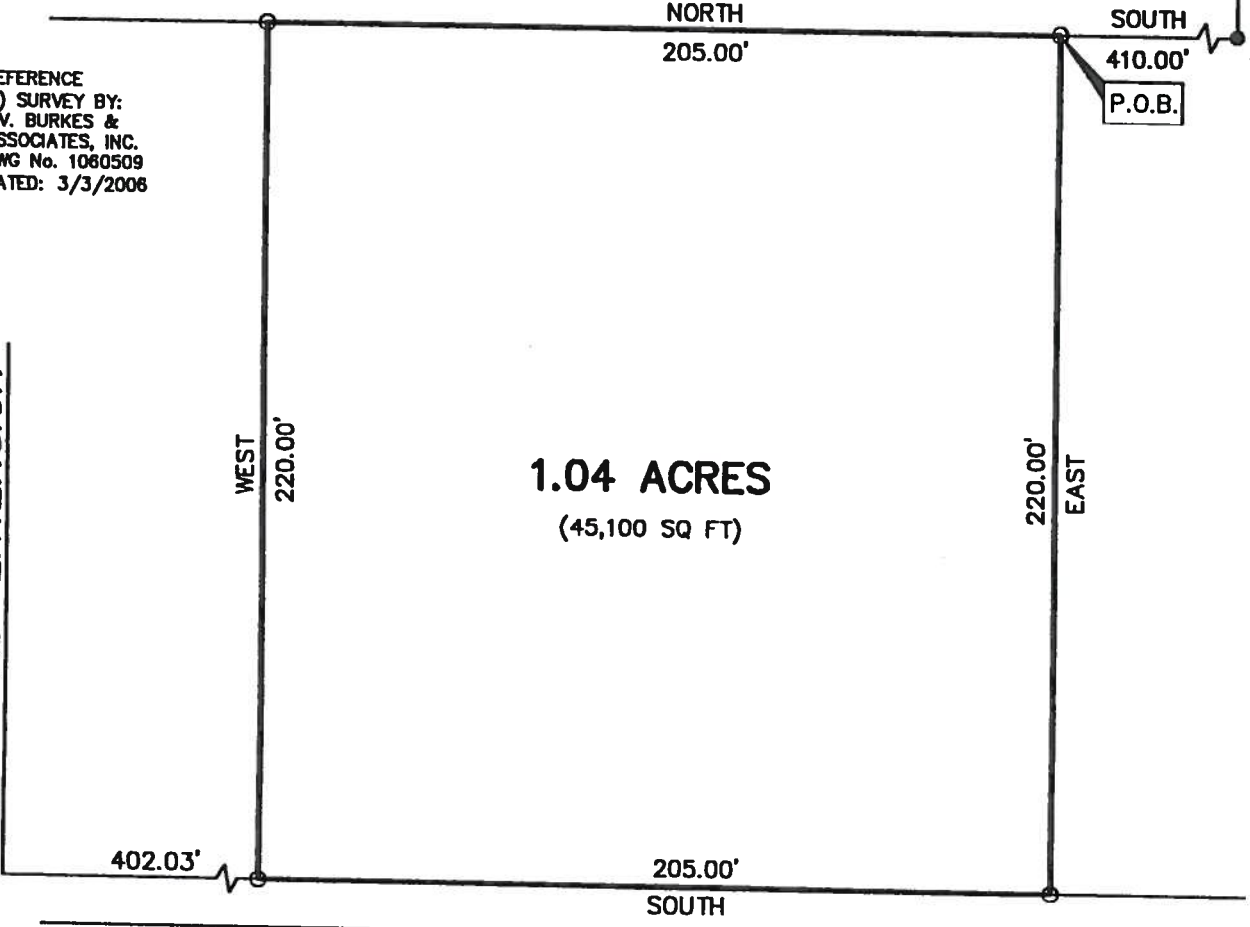
QUARTER CORNER COMMON
TO SEC. 10-T8S-R14E
& SEC. 3-T8S-R14E



REFERENCE
1.) SURVEY BY:
J.V. BURKES &
ASSOCIATES, INC.
DWG No. 1080509
DATED: 3/3/2006

PINE STREET EXTENSION

RHONDA ROAD



1.04 ACRES
(45,100 SQ FT)

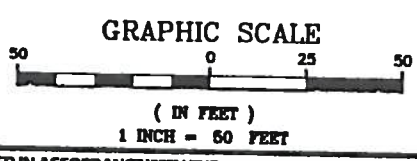
0.30 ACRE
PARCEL 5
(TO BE DEDICATED TO
SMITH ROAD R/W)

SMITH ROAD

EDGE OF ASPHALT

LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross
ADDRESS: SMITH ROAD

(A) - ACTUAL
(R) - RECORD



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

I CERTIFY THAT THIS PLAT DOES REPRESENT AN
ACTUAL GROUND SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS C SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

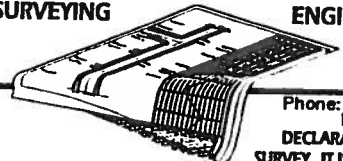
F.L.R.M. No. 225205 0410 D
F.L.R.M. Date 4/21/1999
Z.N. C R.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
1062223
DATE:
6/12/2006

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 HWY. 190 EAST
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

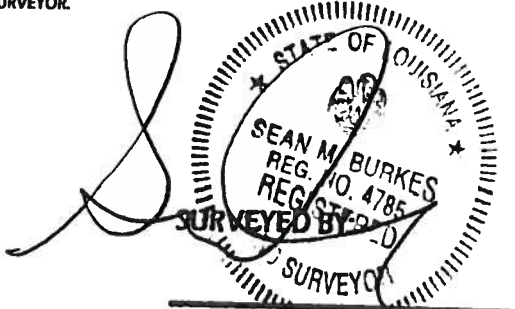
DRAWN BY:
DLT
CHECKED BY:
MD
SCALE:
1" = 50'



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

SURVEY OF 1.04 ACRES
PARCEL OF LAND
SECTION 10, T8S-R14E
ST. TAMMANY PARISH
LOUISIANA

CERTIFIED
TO: JERRY LIVINGSTON



SEAN M. BURKES
LA REG. No. 4785

2016-211-ZC

SMITH

T8-R14E

A-2

2016-211-ZC

65050

PINE STREET

64496

3740

37414

37432

37450

0 270 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-211-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Peter & Tammy Rudesill
OWNER: Tamp Construction, INC
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River; S10, T8S, R14E; Ward 8, District 11
SIZE: 1.04 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	Single Family Residential	A-2 Suburban District
South	Manufactured Home	A-2 Suburban District
East	Single Family Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

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 west side of Smith Road, north of Pine Street Extension, south of Rhonda Road, being 65059 Smith Road, Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is surrounded by A-2 suburban zoning district.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be denied.