

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5836

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 13 DAY OF JULY, 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED EAST OF LA HWY 1077, IDENTIFIED AS SURFACE SERVITUDE SITE #3 AND WHICH PROPERTY COMPRISES A TOTAL OF 3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-1 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3). (2017-562-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-562-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 PUD (Planned Unit Development Overlay) to an A-1 (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-1 (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 PUD (Planned Unit Development Overlay) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF AUGUST , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-562-ZC

A CERTAIN TRACT OF LAND SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST; ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 & 28, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 44 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 457.02 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN NORTH 89 DEGREES 35 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 361.50 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 44 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 361.50 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 35 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 361.50 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 44 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 361.50 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 3.00 ACRES MORE OR LESS.

Case No.: 2017-562-ZC

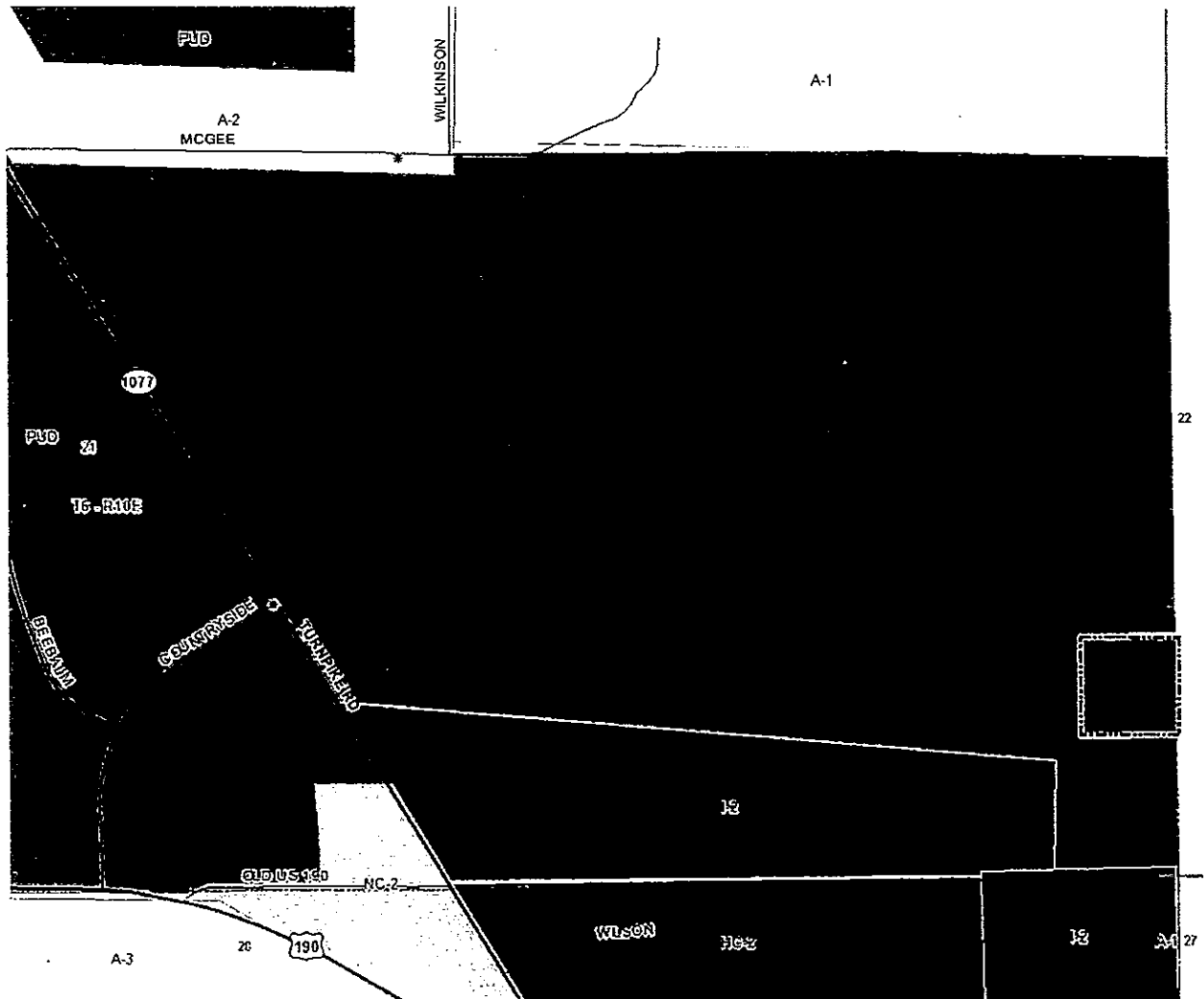
PETITIONER: Kyle Associates - Franklin Kyle

OWNER: 285 LLC - Rick Murphy

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District

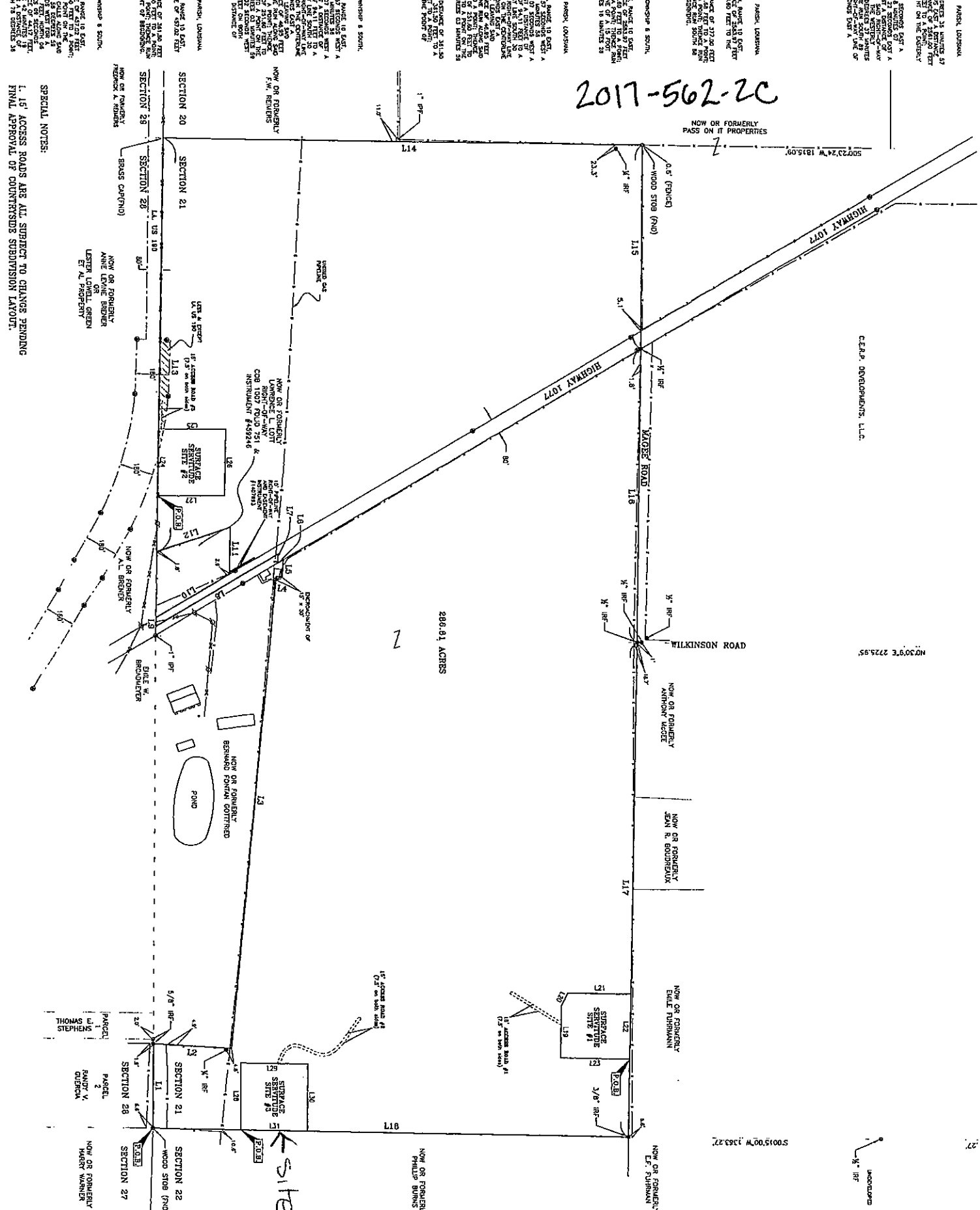
LOCATION: Parcel located east of LA Highway 1077, identified as Surface Servitude Site #3; S21, T6S, R10E; Ward 1, District 3

SIZE: 3 ACRES



PARISH, LOUISIANA
 RANGE 10 EAST
 TOWNSHIP 6 SOUTH
 SECTION 21
 36.00' x 36.00' x 36.00' x 36.00'
 144.00' x 144.00' x 144.00' x 144.00'
 576.00' x 576.00' x 576.00' x 576.00'
 2304.00' x 2304.00' x 2304.00' x 2304.00'
 9216.00' x 9216.00' x 9216.00' x 9216.00'

2017-562-2C



NUMBER	DIRECTION	DISTANCE
01	N 89°52'57"W	455.15'
02	N 89°52'57"W	455.15'
03	N 89°52'57"W	455.15'
04	N 89°52'57"W	455.15'
05	N 89°52'57"W	455.15'
06	N 89°52'57"W	455.15'
07	N 89°52'57"W	455.15'
08	N 89°52'57"W	455.15'
09	N 89°52'57"W	455.15'
10	N 89°52'57"W	455.15'
11	N 89°52'57"W	455.15'
12	N 89°52'57"W	455.15'
13	N 89°52'57"W	455.15'
14	N 89°52'57"W	455.15'
15	N 89°52'57"W	455.15'
16	N 89°52'57"W	455.15'
17	N 89°52'57"W	455.15'
18	N 89°52'57"W	455.15'
19	N 89°52'57"W	455.15'
20	N 89°52'57"W	455.15'
21	N 89°52'57"W	455.15'
22	N 89°52'57"W	455.15'
23	N 89°52'57"W	455.15'
24	N 89°52'57"W	455.15'
25	N 89°52'57"W	455.15'
26	N 89°52'57"W	455.15'
27	N 89°52'57"W	455.15'
28	N 89°52'57"W	455.15'
29	N 89°52'57"W	455.15'
30	N 89°52'57"W	455.15'
31	N 89°52'57"W	455.15'

LEGEND

- X- = FENCELINE
- O- = GAS LINE
- I- = IRON PIPE
- R- = IRON ROD
- OH- = OVERHEAD UTILITY LINE
- P- = POWER POLE
- S- = SIGN/POST
- ⊙ = LOUISIANA DEPARTMENT OF REVENUE MONUMENT

GENERAL NOTES

1. THE LOCATION OF PROPERTY LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY ARE NOT GUARANTEED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL BEFORE ANY EXCAVATION TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL BEFORE ANY EXCAVATION TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL BEFORE ANY EXCAVATION TO BE ACCURATELY LOCATED.
2. SURFACE SERVITUDE RIGHTS ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF GROUPS AND INDIVIDUALS ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF GROUPS AND INDIVIDUALS ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF GROUPS AND INDIVIDUALS ARE NOT NECESSARILY EXCLUSIVE.
3. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
4. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
5. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
6. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
7. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
8. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
9. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
10. THIS SURVEY WAS DONE ON THE BASIS OF THE CURRENT RECORDS AND DOES NOT GUARANTEE NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, JOHN E. BONNEAU, Surveyor, do hereby certify that I am a duly Licensed Surveyor in the State of Louisiana, License No. 443, and that I am the author of this survey. I have personally supervised the execution of this survey and the measurements were taken by me or under my direct supervision. I have also personally checked the calculations and the final plat. I have also personally checked the measurements and the final plat. I have also personally checked the measurements and the final plat.

DATE: 02/08/16

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors - Planners - Consultants

101 N. CLOUWREY BLVD., SUITE 24, TAMMANY PARISH, LA 70771 • (985) 839-0882
 SUITE 101, 101 N. CLOUWREY BLVD., SUITE 24, TAMMANY PARISH, LA 70771 • (985) 839-0882
 TAMMANY PARISH, LA 70771 • (985) 839-0882 • FAX NO. (985) 839-0882 • e-mail: jeb@bonneau.com

Survey for: **285, LLC**

Property: **A BOUNDARY SURVEY OF 286.81 ACRE TRACT & (3) 3 ACRE OIL SITES, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

OIL SITES (3) 05/18/06

SURFACE SERVITUDE SITES (3) 01/28/17

CHECKED: JEB

SCALE: 1" = 300'

SURVEY #: 2006 041

SHEET NUMBER: **1**



PUD
21
T6-R10E

A-1
22

HC-2
28

I-2

27

0 300 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/26/2017
Case No.: 2017-562-ZC
Prior Action: Postpone (05/02/17)
Posted: 05/25/17

Meeting Date: 6/6/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kyle Associates - Franklin Kyle

OWNER: 285 LLC - Rick Murphy

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District

LOCATION: Parcel located east of LA Highway 1077, identified as Surface Servitude Site #3; S21, T6S, R10E; Ward 1, District 3

SIZE: 3 ACRES

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Not accessible

Road Surface: N/A

Condition: N/A

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	A-1 Suburban District
West	Undeveloped	PUD Planned Unit Development

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

Agriculture – extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD Planned Unit Development Overlay to A-1 Suburban District. This site is located east of LA Highway 1077, identified as Surface Servitude Site #3. The 2025 future land use plan calls for the area to be developed with agricultural uses or use for extraction activities. The objective of the zoning change is to bring the site in compliance with the appropriate zoning, considering that it is not part of the Planned Unit Development Overlay. Staff has no objection to the request.

STAFF RECOMMENDATION:

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