

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5835 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 #1 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). (2017-561-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-561-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2017-561-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 2583.97 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 52 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 420.60 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 00 DEGREES 44 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 377.00 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 52 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 279.68 FEET TO A POINT; THENCE RUN NORTH 62 DEGREES 29 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 78.75 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 44 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 342.00 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 52 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 350.00 FEET BACK TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 3.00 ACRES MORE OR LESS.

Case No.: 2017-561-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 #1; S21, T6S, R10E; Ward 1, District 3

SIZE: 3 ACRES



SITES (3)	05/18/06
SURFACE SERVITUDE SITES (3)	01/25/17
CHECKED	JEB
SCALE	1" = 300'
SURVEY #	2006 041

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.

SURVEY FOR: 285, LLC

SHEET NUMBER	1
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1	N 89°00'00" E	1.0000	1.0000
2	N 89°00'00" E	1.0000	1.0000
3	N 89°00'00" E	1.0000	1.0000
4	N 89°00'00" E	1.0000	1.0000
5	N 89°00'00" E	1.0000	1.0000
6	N 89°00'00" E	1.0000	1.0000
7	N 89°00'00" E	1.0000	1.0000
8	N 89°00'00" E	1.0000	1.0000
9	N 89°00'00" E	1.0000	1.0000
10	N 89°00'00" E	1.0000	1.0000
11	N 89°00'00" E	1.0000	1.0000
12	N 89°00'00" E	1.0000	1.0000
13	N 89°00'00" E	1.0000	1.0000
14	N 89°00'00" E	1.0000	1.0000
15	N 89°00'00" E	1.0000	1.0000
16	N 89°00'00" E	1.0000	1.0000
17	N 89°00'00" E	1.0000	1.0000
18	N 89°00'00" E	1.0000	1.0000
19	N 89°00'00" E	1.0000	1.0000
20	N 89°00'00" E	1.0000	1.0000
21	N 89°00'00" E	1.0000	1.0000
22	N 89°00'00" E	1.0000	1.0000
23	N 89°00'00" E	1.0000	1.0000
24	N 89°00'00" E	1.0000	1.0000
25	N 89°00'00" E	1.0000	1.0000
26	N 89°00'00" E	1.0000	1.0000
27	N 89°00'00" E	1.0000	1.0000
28	N 89°00'00" E	1.0000	1.0000
29	N 89°00'00" E	1.0000	1.0000
30	N 89°00'00" E	1.0000	1.0000
31	N 89°00'00" E	1.0000	1.0000

NOTE: REVISED ON 01/25/17 TO CHANGE TEXT FROM 'OIL SITE' TO 'SURFACE SERVITUDE' SITE ONLY.

LEGEND

- X- = FENCE LINE
- G- = GAS LINE
- O- = IRON PIPE
- I- = IRON ROD
- OH- = OVERHEAD UTILITY LINE
- P- = POWER POLE
- S- = SIGN/POST

⊙ = LOUISIANA DEPARTMENT HIGHWAY MONUMENT

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT LOCATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL BEFORE ANY EXCAVATION.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", "A", "M" AND "V" WITH A BASE FLOOD ELEVATION OF "31" TO "34".
- SEMI-ANNUAL SURVEYS ARE NOT NECESSARILY EXCLUSIVE. SURVEYS OF REPEATED SURVEYS ARE NOT NECESSARILY EXCLUSIVE. SURVEYS OF REPEATED SURVEYS ARE NOT NECESSARILY EXCLUSIVE.
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND ON THE SURVEY UNLESS OTHERWISE NOTED ON THIS SURVEY.
- THIS SURVEY EXCEEDS A CLASS "2" SURVEY AND IS IN ACCORDANCE WITH THE MEASUREMENT STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH BY THE BOARD OF SURVEYING ENGINEERS OF LOUISIANA. THIS SURVEY WAS DONE IN ACCORDANCE WITH THE MEASUREMENT STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH BY THE BOARD OF SURVEYING ENGINEERS OF LOUISIANA.
- REFERENCE SURVEY: REFERENCE SURVEY OF 286.81 ACRES, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, SURVEY NO. 20041057.
- REFERENCE SURVEY: REFERENCE SURVEY OF 286.81 ACRES, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, SURVEY NO. 20041057.

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Louisiana, do hereby certify that I am the author of this survey and that I am a duly qualified and licensed Surveyor in the State of Louisiana. I am not aware of any other persons who have been or are to be engaged in the execution of this survey. I am not aware of any other persons who have been or are to be engaged in the execution of this survey.

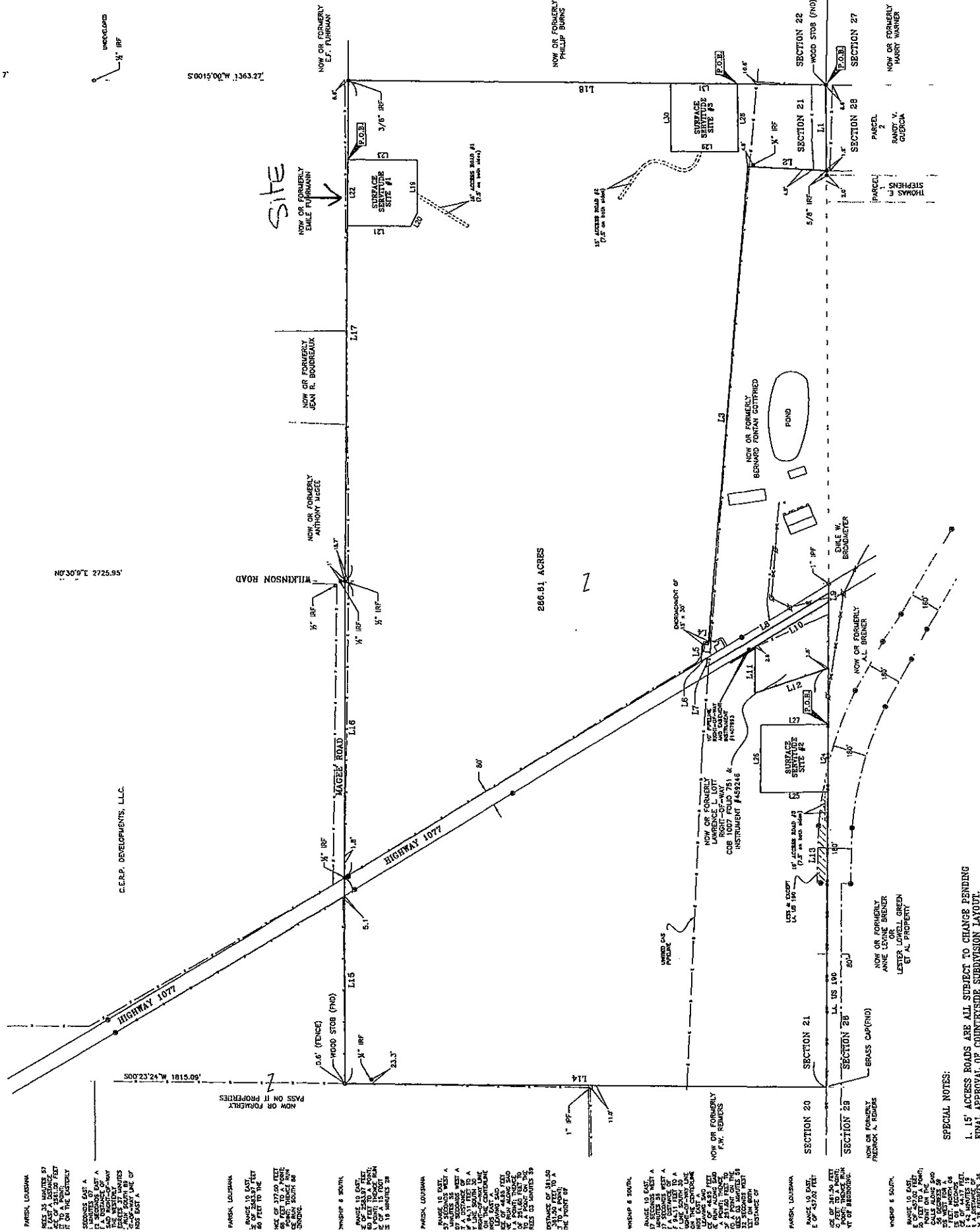
DATE: 02/05/06

JOHN E. BONNEAU
Professional Land Surveyor
Louisiana Registration No. 4433

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors - Planners - Consultants
1011 N. CAUSEWAY BLVD. SUITE 200, MONROE, LA 70071 • (504) 835-0008
SUITE 603, 643-2500, MONROE, LA 70001 • (504) 835-0008
MONROE (504) 249-1041 • FAX NO. (504) 249-0008 • www.jebon.com



SPECIAL NOTES:

- 15' ACCESS ROADS ARE ALL SUBJECT TO CHANGE PENDING FINAL APPROVAL OF COUNTRYSIDE SUBDIVISION LAYOUT.

2017-561-ZC

A-1

T6 - R10E 21

22

PUD

0 300 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 5/26/2017
Case No.: 2017-561-ZC
Prior Action: Postponed (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 #1; 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	A-1 Suburban District
South	Undeveloped	PUD Planned Unit Developed Overlay
East	Undeveloped	PUD Planned Unit Developed Overlay
West	Undeveloped	PUD Planned Unit Developed Overlay

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 #1. 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 request 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.