

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5604

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

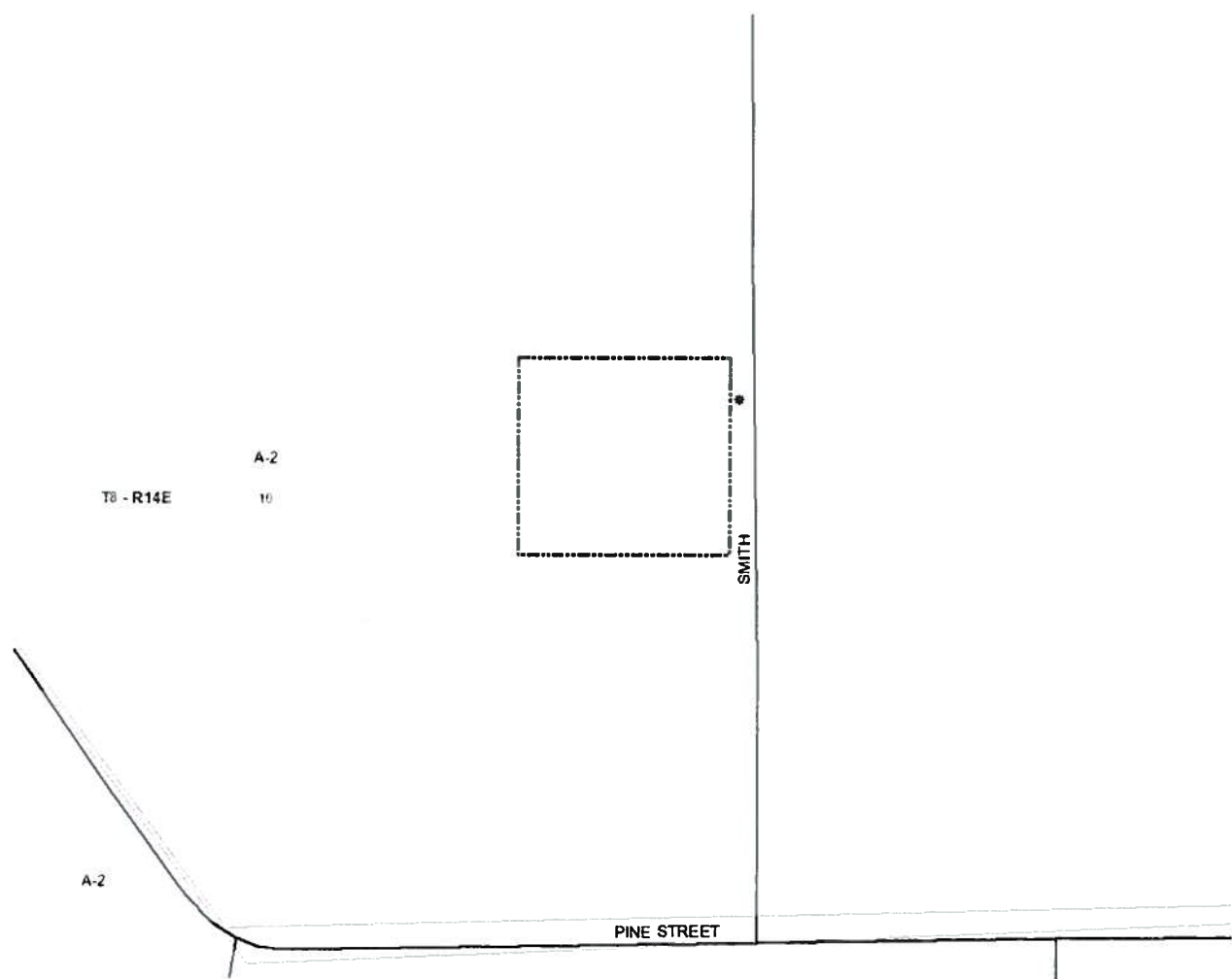
**PETITIONER:** Peter & Tammy Rudesill

**OWNER:** Tamp Construction, INC

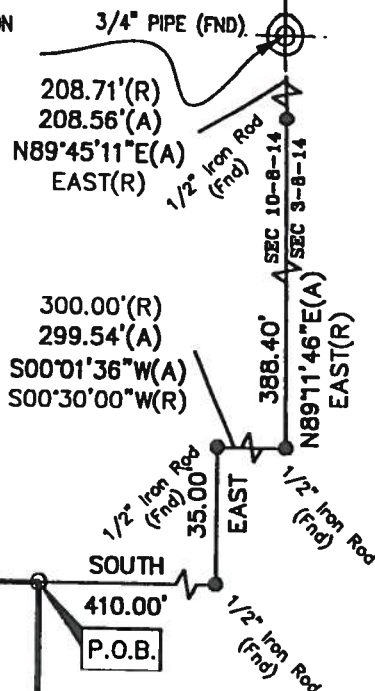
**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District

**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. 1060509  
DATED: 3/3/2006

PINE STREET EXTENSION

WEST  
220.00'

1.04 ACRES  
(45,100 SQ FT)

EAST  
220.00'

402.03'

205.00'  
SOUTHNORTH  
205.00'  
SOUTH  
410.00'  
P.O.B.

RHONDA ROAD

0.30 ACRE  
PARCEL 5

(TO BE DEDICATED TO  
SMITH ROAD R/W)

EDGE OF ASPHALT

SMITH ROAD

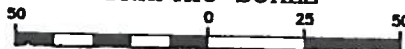
## LEGEND

- 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊕ Cross

(A) = ACTUAL  
(R) = RECORD

ADDRESS: SMITH ROAD

## GRAPHIC SCALE



( IN FEET )

1 INCH = 50 FEET

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

ZONING: 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

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.

DRAWN BY:

DLT

CHECKED BY:

MD

SCALE:

1" = 50'

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

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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

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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.