

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5949 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF MARCH , 2018

(2017-880-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LEE SETTLEMENT ROAD, EAST OF MONROE MAGEE ROAD, WEST OF N. HAY HOLLOW ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 3) (2017-880-ZC).

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-880-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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)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 A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay).

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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an: A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF APRIL , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 21 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2017-880-ZC-ZC

A particular parcel of land located in Section 05 Township 05 South-Range 10 East, St. Helena Meridian, St. Tammany Parish, Louisiana and more particularly described as follows to-wit:

Commence at the Northeast corner of Section 5 of the above described Township and Range being a t- post found and proceed along the line between Townships 4 and 5, South 89 degrees 16 minutes 29 seconds West 1026.19 feet (Title: West 1036.00 feet) to a ½" iron rod found; thence leave said Township line and proceed South 00 degrees 25 minutes 39 seconds East 1320.75 feet (Title: South 00 degrees 15 minutes 00 seconds West 1332.00 feet) to a 1" iron pipe found; thence South 00 degrees 52 minutes 42 seconds East 807.31 feet (Title: South 00 degrees 15 minutes 00 seconds West) to a ½" iron pipe set and THE POINT OF BEGINNING; thence continue South 00 degrees 52 minutes 42 seconds East 524.72 feet (Title: South 00 degrees 15 minutes 00 seconds West) to a 1" iron rod found on the Northern right of way of Lee Settlement Road; thence proceed along said right of way South 89 degrees 57 minutes 29 seconds West 334.99 feet (Title: West 334.60 feet) to a 1" iron pipe found; thence leave said right of way and proceed North 00 degrees 15 minutes 09 seconds West 524.67 feet (Title: North 00 degrees 15 minutes 00 seconds East 520.74 feet) to a ½" iron rod set; thence North 89 degrees 57 minutes 29 seconds East 329.26 feet to a ½" iron pipe set and THE POINT OF BEGINNING.

Said parcel containing 4.00 Acres of land

Case No.: 2017-880-ZC

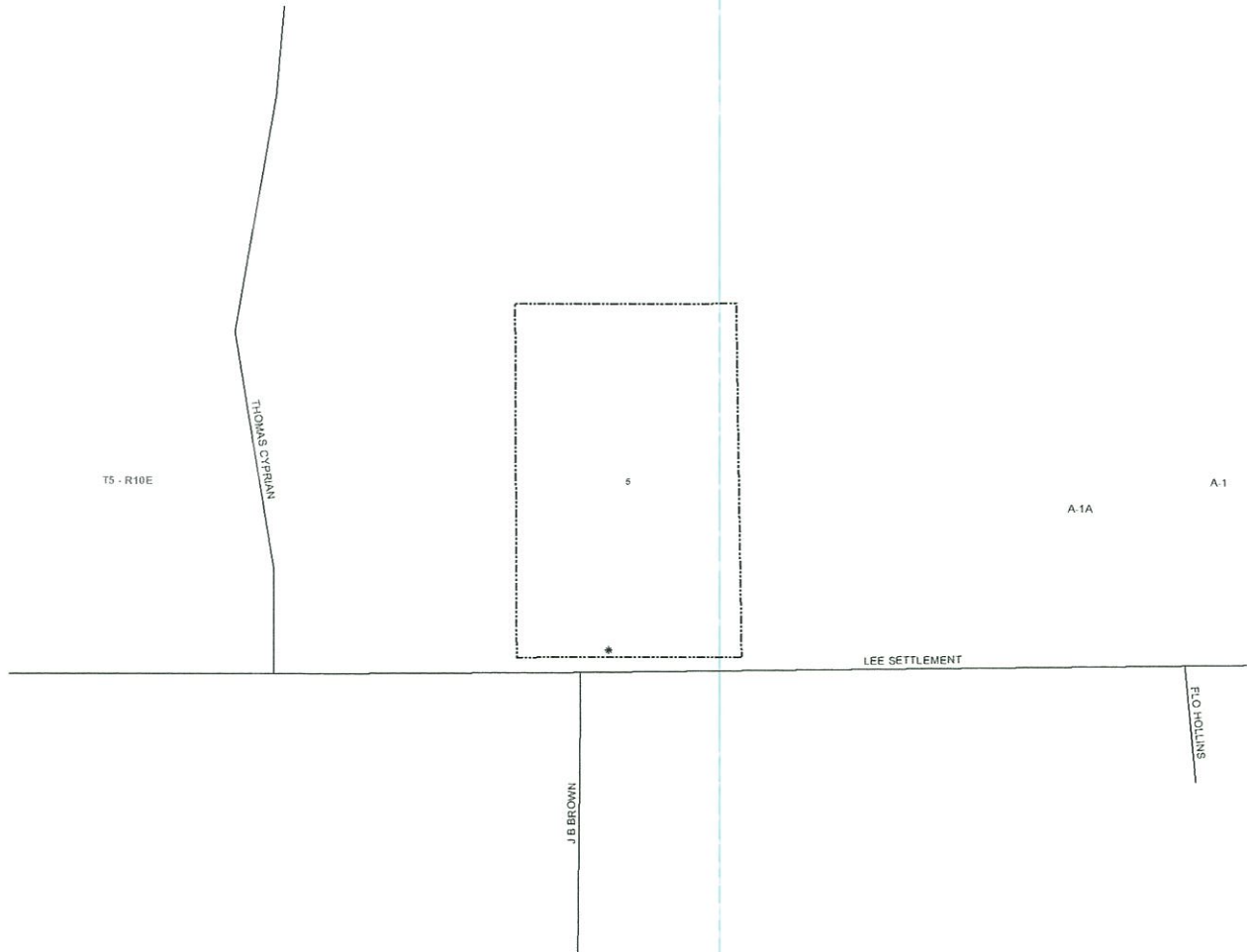
PETITIONER: Larry N. Baham

OWNER: Larry N. Baham

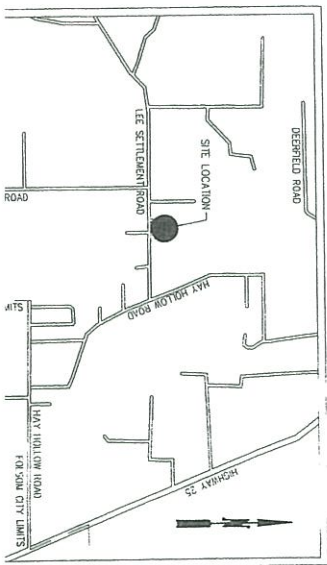
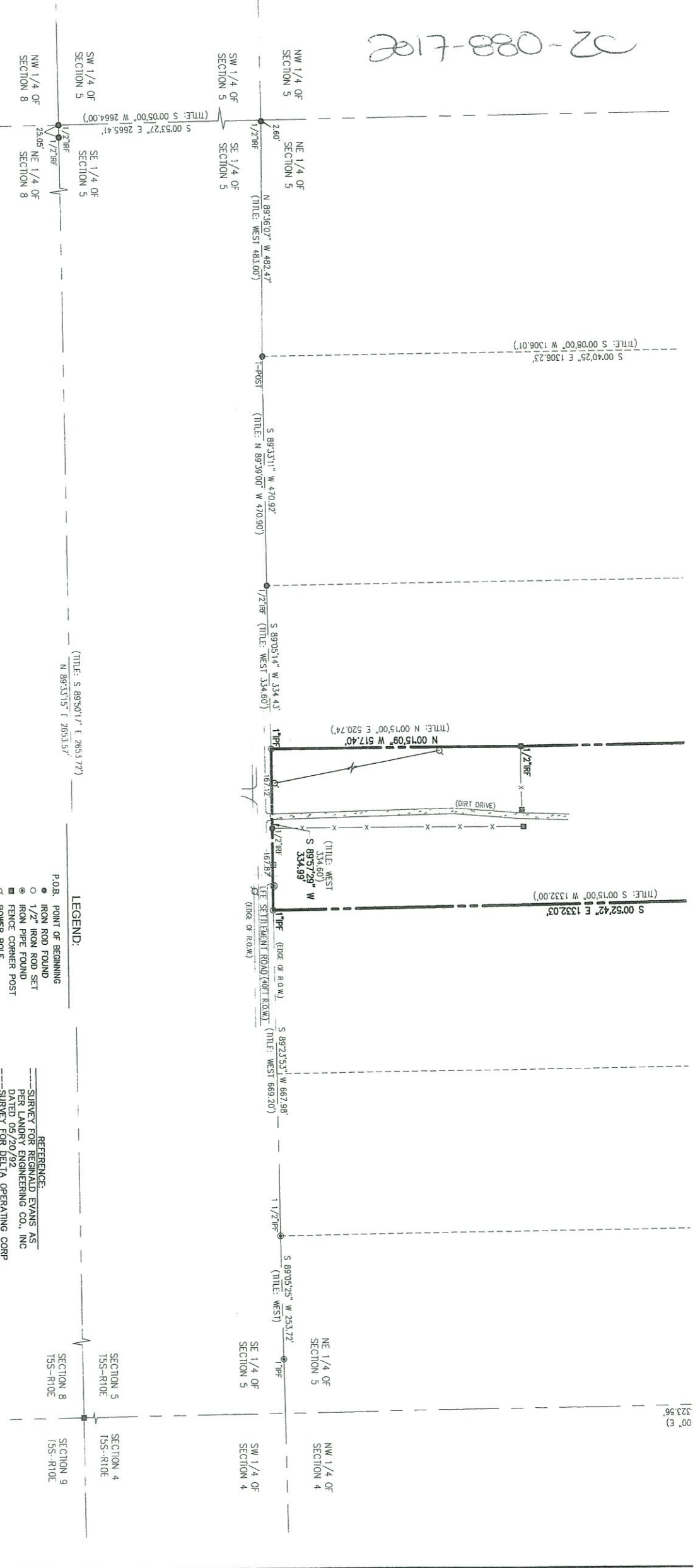
REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay

LOCATION: Parcel located on the north side of Lee Settlement Road, east of Monroe Magee Road, west of N. Hay Hollow Road ; S5, T5S, R10E; Ward 2, District 3

SIZE: 4 acres



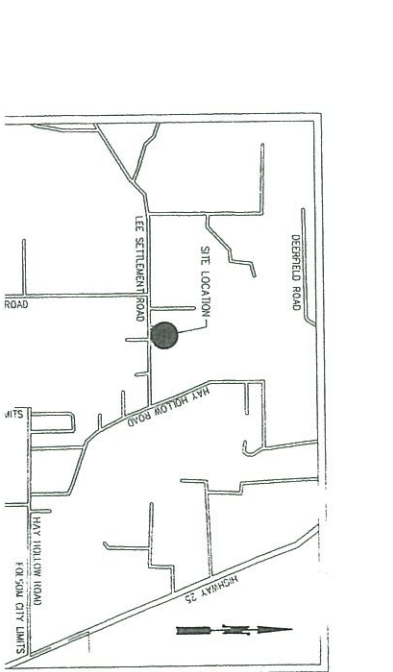
22-088-7102



Mobles
Associates L.L.C.
 Professional Engineers, Land Surveyors & Designers
 562 Columbia St. Bogalusa, LA, 70427 Phone: 985-732-0380 Fax: 985-732-0322
 800 Mainline's Plaza Suite 808 Mandeville, LA, 70448 Phone: 985-721-7221 Fax: 985-721-7231



- NOTES:**
1. I HAVE MADE NO TITLE SEARCH IN COMPILING DATA FOR THIS SURVEY.
 2. SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
 3. ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
 4. UNDERGROUND LINES OR CONDUITS ARE NOT ILLUSTRATED ON PLAT.
 5. APPROPRIATE PARISH AUTHORITY SHOULD BE CONSULTED FOR MINIMUM SETBACK LINES AND SERVITUDES.
 6. FLOOD ZONE LOCATION ILLUSTRATED ON PLAT OBTAINED FROM SCALING FEMA FIRM MAP AND IS AN APPROXIMATE LOCATION ONLY.
 7. NO BUILDINGS LOCATED ON PROPERTY.
 8. BEARINGS ARE BASED ON GRID NORTH UTILIZING LOUISIANA (SOUTH) STATE PLANE COORDINATES (SPC LA S). NATIONAL GEODETIC SURVEY MONUMENTS LISTED BELOW USED TO ESTABLISH SPC LA S SURVEY CONTROL:



LEGEND:

- P.O.B. POINT OF BEGINNING
- IRON ROD FOUND
- 1/2" IRON ROD SET
- IRON PIPE FOUND
- FENCE CORNER POST
- POWER POLE
- WATER METER
- TELEPHONE PEDESTAL
- FENCE LINE
- OVER HEAD UTILITY LINES
- TITLE CALLS
- SECTION LINES
- UTILITY R.O.W. LINES
- BREAK LINE

REFERENCE:

- SURVEY FOR REGINALD EVANS AS PER LANDRY ENGINEERING CO., INC DATED 05/20/92
- SURVEY FOR DELTA OPERATING CORP AS PER KELLY MCHUGH & ASSOC, INC DATED 10/01/90
- SURVEY FOR JOSEPH CYPRIAN AS PER LAND SURVEYING, INC DATED 05/07/81
- SURVEY FOR JOSEPH CYPRIAN AS PER C.R. SCHULTZ DATED 06/24/88
- JOSEPH PIERRE COB 884-800
- ISABEL CYPRIAN PIERRE COB 814-557

PLAT PREPARED FOR: LARRY N. BAHAM

2017-088-7102

SECTION 32
T4S-R10E

NW 1/4 OF
SECTION 5
T5S-R10E

NE 1/4 OF
SECTION 5
T5S-R10E

(TITLE: S 00'05'00" W 2664.00')
S 00'53'27" E 2645.23'

N 89°16'29" E 1301.25'
E 99°34'00" E 1298.60'
(REFERENCE BEARING)

(TITLE: S 00'26'00" W 2645.86')
S 00'39'33" E 2648.08'

12.15'

(TITLE: N 00'15'00" E)
N 00°45'04" W 2131.38'

N 89°16'29" E 334.97'
(TITLE: EAST 334.40')

(TITLE: S 00'15'00" W 1332.00')
S 00°25'39" E 1320.75'

20.115 ACRES
1 1/2" IRP

13.28'

POB
1/2" IRP

SECTION 32 T4S-R10E
SECTION 5 T5S-R10E

S 89°16'29" W 1026.19'
(TITLE: WEST 1036.00')

LOT 5

LOT 3

LOT 2

LOT 1

SECTION 5
T5S-R10E
COMMENCING POINT:
NE CORNER OF
SECTION 5 T5S-R10E

SECTION 32
T4S-R10E

SECTION 4
T5S-R10E

(TITLE: S 00'47'42")
S 00'47'42"



T5-R10E 5

THOMAS CYPRIAN
A-1

A-1A

LEE SETTLEMENT

J B BROWN



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 1/29/2018
Case No.: 2017-880-ZC
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Larry N. Baham

OWNER: Larry N. Baham

REQUESTED CHANGE: From A-1 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay.

LOCATION: Parcel located on the north side of Lee Settlement Road, east of Monroe Magee Road, west of N. Hay Hollow Road ; S5, T5S, R10E; Ward 2, District 3

SIZE: 4 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	Undeveloped/Vacant	A-1 Suburban District
South	Undeveloped/Residential	A-1 Suburban District
East	Undeveloped/Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the north side of Lee Settlement Road, east of Monroe Magee Road, west of N. Hay Hollow Road. The 2025 future land use plan call for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by properties zoned A-1 Suburban District.

Note that the objective of the request is to allow for the 4 acres, which is part of a 20 acre parcel, to be subdivided into two 1 acre parcels and one 2 acre parcel.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay designation be denied.