

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6092 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1133-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHWEST CORNER OF MILLION DOLLAR ROAD AND SOUTHERN DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 2). (2018-1133-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1133-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) & RO (Rural Overlay) to an A-2 (Suburban District) and 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 as A-2 (Suburban District) & 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-2 (Suburban District) & RO (Rural Overlay) to an A-2 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 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: OCTOBER 24, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1133-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in and being part of Section 33, Township 5 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and being more fully described according to map and plat of survey of C. R. Schultz, Surveyor, dated February 23, 1971, as follows, to-wit:

From the quarter section corner between Sections 28 and 33 of the above township and range, said point being located in the center of Million Dollar Road, thence go South, to the south line of said Million Dollar Road, a distance of 30 feet to a point; thence go North 89 degrees 33 minutes East, along said south line of Million Dollar Road, a distance of 453 feet to the point of beginning of the property herein described.

From the said point of beginning, continue along the south line of Million Dollar Road, North 89 degrees 33 minutes East, a distance of 208.7 feet to a point; thence South 0 degrees 17 minutes East, a distance of 1043.5 feet to a point; Thence go South 89 degrees 33 minutes West, a distance of 208.7 feet to a point; thence go North 0 degrees 17 minutes West, a distance of 1043.9 feet to the point of beginning heretofore set, and containing 5.00 acres.

And as more fully shown on plan of survey made by Jeron R. Fitzmorris, Land Surveyor of the office of Land Surveying, loc., dated April 5, 1977, according to which said property is more fully described to-wit:

From the quarter section corner between Sections 28 and 33 of the above township and range, said point being located in the center of Million Dollar Road, thence go South, to the South line of Million Dollar Road, a distance of 30 feet to a point; thence go North 89 degrees 26 minutes, actual, (89 degrees 33 minutes, title) East, along the south line of Million Dollar Road, a distance of 454.01 feet, actual, (453.0 feet, title) to the point of beginning of the property herein described.

From the said point of beginning, continue along the south line of Million Dollar Road, North 89 degrees 33 minutes East, a distance of 208.7 feet, actual and title, to a point; thence South 0 degrees 17 minutes East, actual and title, a distance of 1043.19 feet, actual (1043.3 feet, title) to a point; thence go South 89 degrees 38 minutes, actual, (208.7 feet, title) West, a distance of 209.0 feet, actual, (200.7 feet, title) to a point; thence go North 0 degrees 16 minutes actual, (0 degrees 17 minutes, title) West, a distance of 1042.87 feet, actual (1043.5 feet, title) to the point of beginning heretofore set.

LESS AND EXCEPT:

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

Commence at the Quarter Corner common to Sections 28 and 33, Township 3 South, Range 11 East and measure:

South 30.0 feet to a point on the southerly right of way of Million Dollar Road; thence measure along said right or way North 89 degrees 26 minutes East, actual (North 89 degrees 33 minutes East, Title) [or a distance of 454.01 feet, actual (453.0 feet, Title) to an iron rod; thence, South 00 degrees 16 minutes East, 416.77 feet to an iron rod and the point of beginning; thence measure North 89 degrees 38 minutes East 208.8 feet to an iron rod; thence South 89 degrees 38 minutes West, actual (South 89 degrees 33 minutes West, Title) for a distance of 209.0 feet, actual (208.7 feet title) to an iron rod; thence, North 00 degrees 16 minutes West 626.1 feet to the Point of Beginning, containing 3.0 acres as per survey by George E. Koester, Inc., Job No. 1087-24-196, dated November 4, 1986 .

Case No.: 2018-1133-ZC

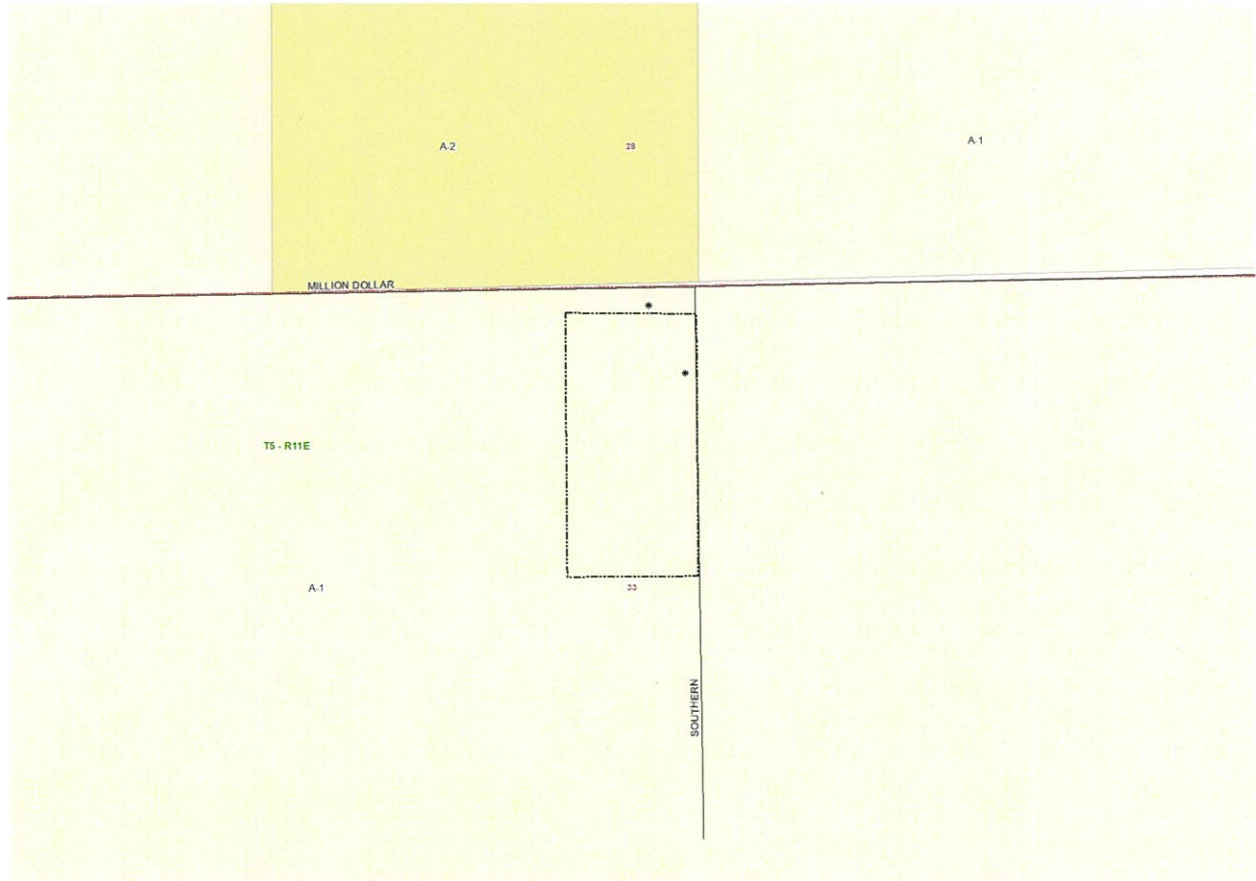
PETITIONER: Fred & Rochelle Hinkel

OWNER: Fred & Rochelle Hinkel

REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District & RO Rural Overlay

LOCATION: Parcel located at the southwest corner of Million Dollar Road & Southern Drive; S33, T5S, R11E; Ward 2, District 2

SIZE: 2 acres



2018-1133-2C

Quarter Corner Section 28

N 89° 26' E - 1530' title

N 89° 26' E 154.01'

Section 33 South - 300'

MILLION DOLLAR RD.

N 89° 33' E 208.7'

N

500° 16' E 416.77'

25' Right of Way Servitude

N 89° 35' E 208.8'

3.0 Acres

Dirt Road

500° 16' W - 626.1'

Old Barn

Shed

1 story Wood Frame residence

Graveled Drive

16' 0.2' 209.0' 5 89° 38' W 5 89° 33' W 208.7' title 32.6'



●=CORNER FOUND SCALE: 1"=100' ○=CORNER SET

CERTIFIED CORRECT TO: FREDERICK J. HINKEL

A survey of property located in Section 33, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana

GEORGE E. KOESTER, INC.

MANDEVILLE, LOUISIANA. Nov. 4, 1986

THIS PROPERTY IS LOCATED IN F.I.A. ZONE C W/ BASE FLOOD ELEV. OF N/A ACCORDING TO FED. INS. RATE MAP NO. 225205-0150-B DATED: 3-1-84

BY: [Signature]

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28

A-2

A-1

MILLION DOLLAR

T5-R11E

A-3

SOUTHERN

33

A-1

0 280 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/24/2018
Case No.: 2018-1133-ZC
Posted: 08/17/18

Meeting Date: 9/18/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Fred & Rochelle Hinkel

OWNER: Fred & Rochelle Hinkel

REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District & RO Rural Overlay

LOCATION: Parcel located at the southwest corner of Million Dollar Road & Southern Drive; S33, T5S, R11E; Ward 2, District 2

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish & Private Road **Road Surface:** 2 lane asphalt & 1 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|------------------------|-------------------------|
| North | Residential | A-2 Suburban District |
| South | Residential | A-1 Suburban District |
| East | Undeveloped | 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 & RO Rural Overlay to A-2 Suburban District & RO Rural Overlay. This site is located at the southwest corner of Million Dollar Road & Southern Drive. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by large parcels of land zoned A-1 Suburban on the south, east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied.