

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6094 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1125-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF BRUHL ROAD & CHICKAMAW ROAD, EAST OF LA HIGHWAY 25 AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 3). (2018-1125-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1125-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) to an A-2 (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-2 (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-1 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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: _____, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1125-ZC

A certain parcel of land, lying and situated in Section 36, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows.

From the Section Corner common to Sections 35 and 36, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, run North 89 Degrees 41 Minutes 34 Seconds East, a distance of 884.01 feet to a point; Thence run North 31 Degrees 13 Minutes 54 Seconds West, a distance of 386.00 feet to a point, Thence run North 89 Degrees 52 Minutes 04 Seconds East, a distance of 354.90 feet to a point; Thence run North 00 Degrees 01 Minutes 46 Seconds East, a distance of 1289.00 feet to a point, Thence run North 89 Degrees 44 Minutes 10 Seconds East, a distance of 208.37 feet to the Point of Beginning.

From the Point of Beginning run North 89 Degrees 44 Minutes 10 Seconds East, a distance of 150.03 feet to a point, Thence run South 01 Degrees 02 Minutes 00 Seconds East, a distance of 414.49 feet to a point; Thence run South 88 Degrees 58 Minutes 00 Seconds West, a distance of 88.12 feet to a point, Thence run North 01 Degrees 02 Minutes 00 Seconds West, a distance of 270.41 feet to a point; Thence run North 44 Degrees 31 Minutes 09 Seconds West, a distance of 89.91 feet to a point; Thence run North 01 Degrees 03 Minutes 17 Seconds West, a distance of 80.87 feet back to the Point of Beginning.

Said parcel contains 1.00 acres of land, lying and situated in Section 36, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana.

Case No.: 2018-1125-ZC

PETITIONER: Floyd Mckee

OWNER: Floyd Mckee

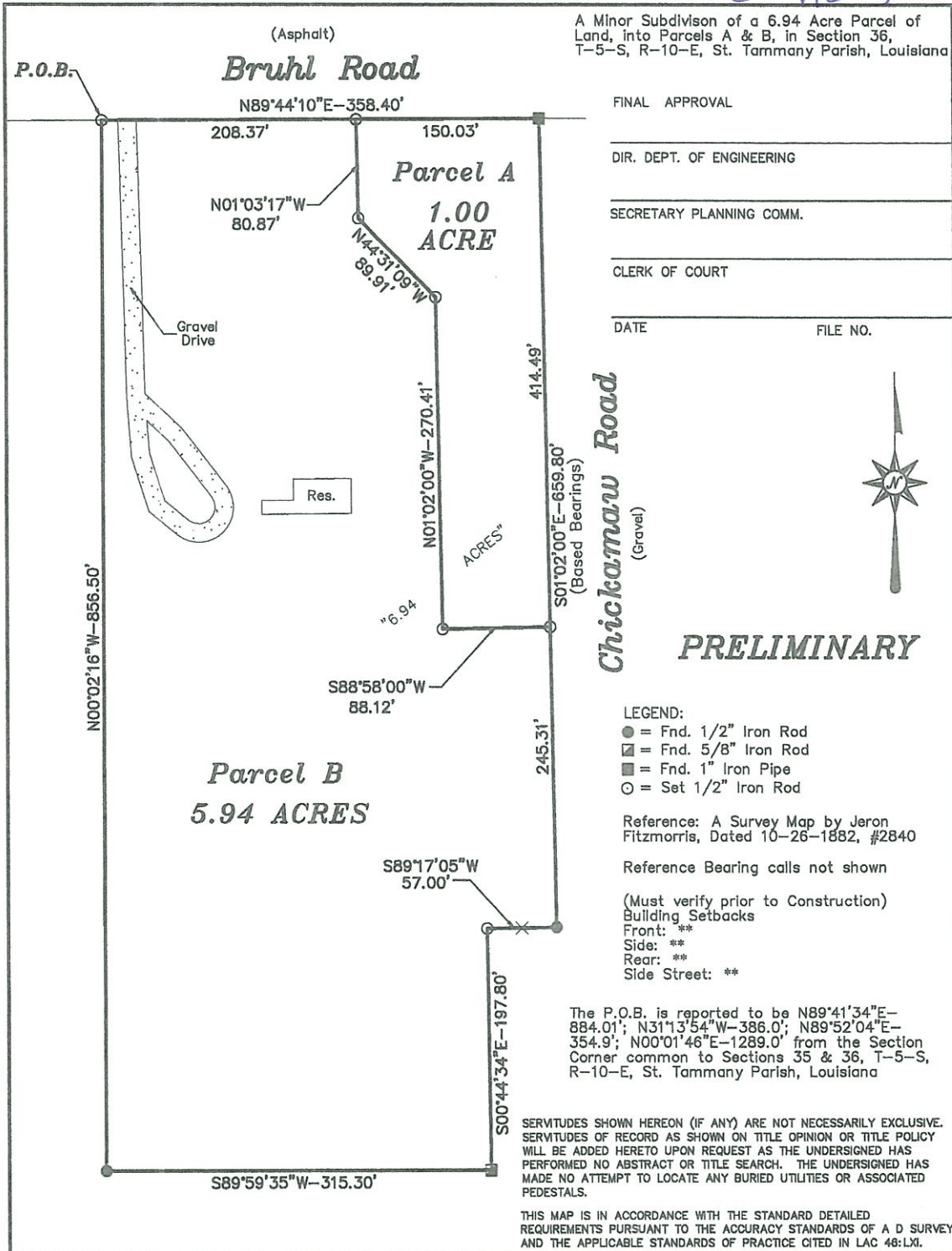
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the southwest corner of Bruhl Road & Chickamaw Road, east of LA Highway 25; S36, T5S, R10E; Ward 2, District 3

SIZE: 1 acre



2018-1125-ZC



MAP PREPARED FOR **MANDY McKEE-FISHES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-5-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurl@bellsouth.net email

PRELIMINARY
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 100' DATE: 5-18-2018 NUMBER: 18824

2018-1125-ZC

SIDNEY

BRUHL

CHICKAMAUGA

T5-R10E 36

A-1

A-3

0 280 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/24/2018
Case No.: 2018-1125-ZC
Posted: 08/17/18

Meeting Date: 9/18/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Floyd Mckee

OWNER: Floyd Mckee

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the southwest corner of Bruhl Road & Chickamaw Road, east of LA Highway 25; S36, T5S, R10E; Ward 2, District 3

SIZE: 1 acre

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 & Residential	A-1 Suburban District
South	Undeveloped & Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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 to A-2 Suburban District. This site is located on the southwest corner of Bruhl Road & Chickamaw Road, east of LA Highway 25. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no 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 create a 1 acre parcel, as shown on the attached survey.

STAFF RECOMMENDATION:

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