

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6082 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1195-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF TEAL ROAD, EAST OF LA INDUSTRIAL PIT ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.4736 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 6, DISTRICT 6). (2018-1195-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1195-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: OCTOBER 24, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

## EXHIBIT "A"

### 2018-1195-ZC

A certain parcel of land, lying and situated in Section 10, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 10, 11, 14 & 15, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North a distance of 662.90 feet to a ½" iron rod set; Thence run South 89 Degrees 12 Minutes 23 Seconds West a distance of 1057.73 feet to a point; Thence run North 67 Degrees 23 Minutes 58 Seconds East a distance of 31.33 feet to a point; Thence run North 72 Degrees 22 Minutes 41 Seconds East a distance of 111.43 feet to a point; Thence run North 82 Degrees 31 Minutes 51 Seconds East a distance of 79.58 feet to a point; Thence run North 62 Degrees 34 Minutes 53 Seconds East a distance of 70.74 feet to a point; Thence run North 37 Degrees 09 Minutes 20 Seconds East a distance of 43.85 feet to a point; Thence run North 25 Degrees 26 Minutes 50 Seconds East a distance of 54.93 feet to a point; Thence run North 02 Degrees 32 Minutes 26 Seconds West a distance of 67.36 feet to a ½" iron rod set and the **Point of Beginning**.

From the **Point of Beginning** run North 80 Degrees 17 Minutes 50 Seconds West a distance of 132.59 feet to a ½" iron rod set; Thence run North 33 Degrees 59 Minutes 45 Seconds West a distance of 364.15 feet to a ½" iron rod set; Thence run North 86 Degrees 35 Minutes 51 Seconds East a distance of 272.00 feet to a ½" iron rod set; Thence run South 10 Degrees 26 Minutes 59 Seconds East a distance of 346.14 feet and back to **the Point of Beginning**.

Said parcel contains **1.473 acres of land more or less**, lying and situated in Section 10, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2018-1195-ZC

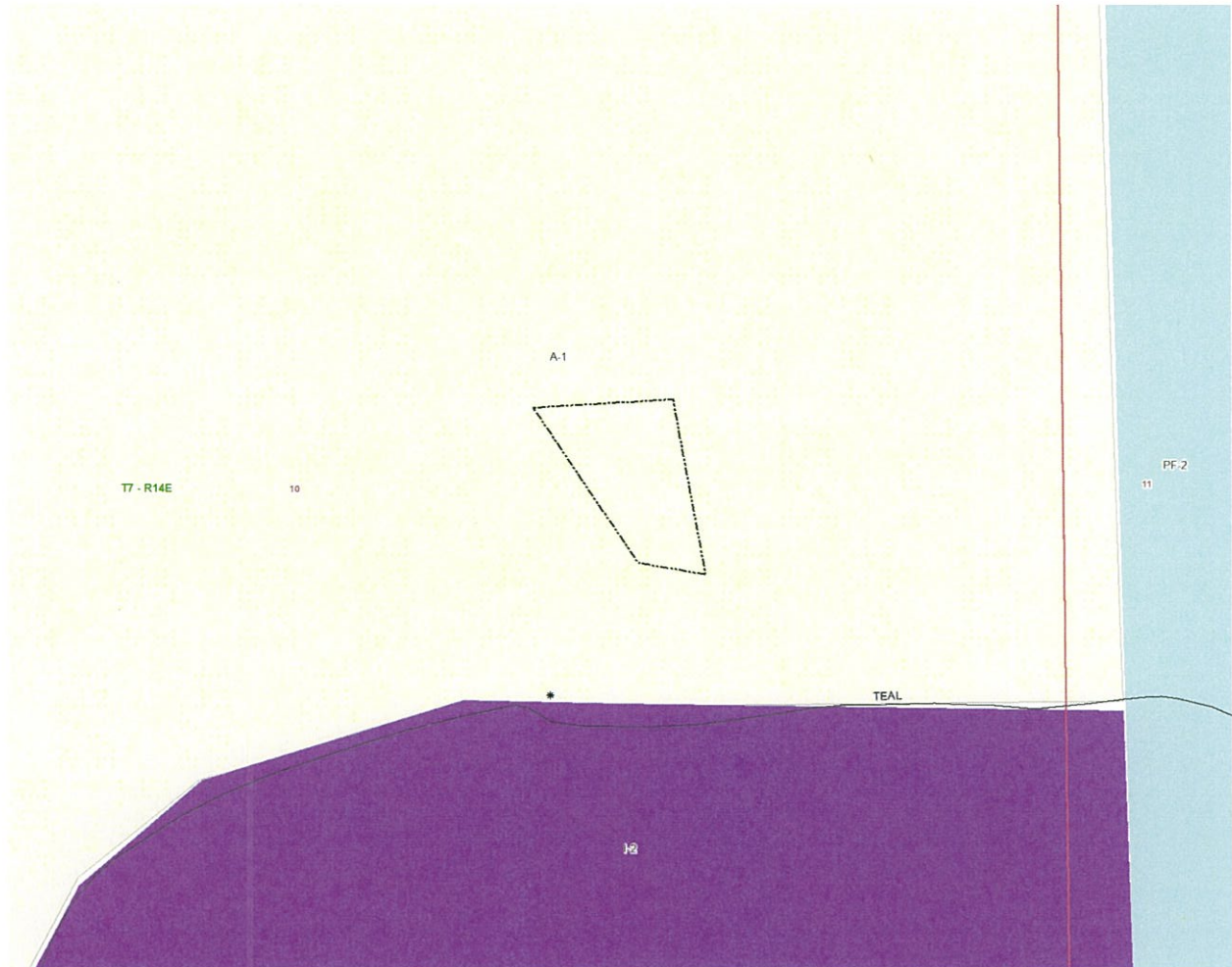
**PETITIONER:** Helen Anglade

**OWNER:** Rubie Amie Teal

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

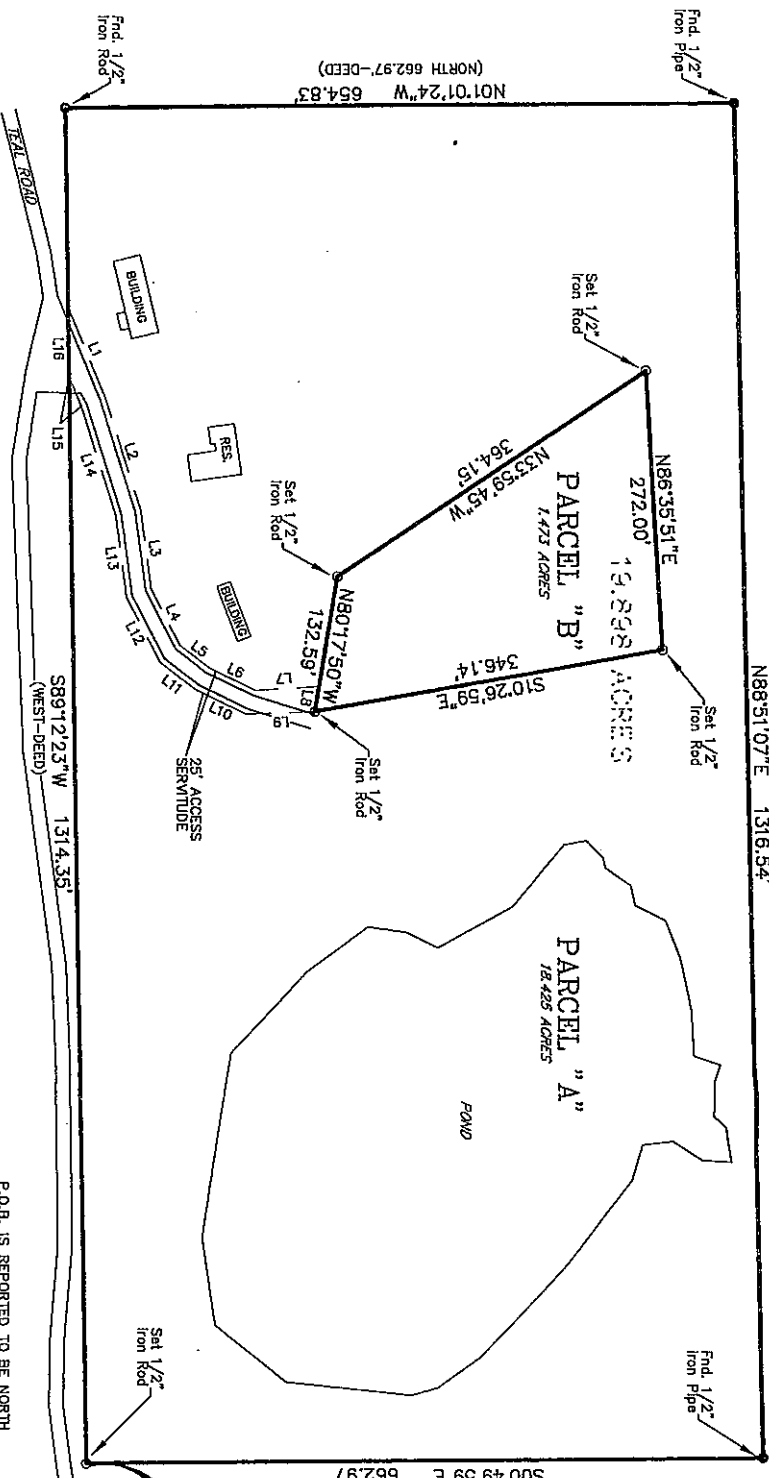
**LOCATION:** Parcel located on the north side of Teal Road, east of LA Industrial Pit Road ; S10, T7S, R14E; Ward 6, District 6

**SIZE:** 1.4736 acres



NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702).

2018-1195-76



(EAST 1314.35'-DEED)  
N88°51'07\"/>

(SOUTH-DEED)  
S00°49'59\"/>

P.O.B.

P.O.B. IS REPORTED TO BE NORTH 682.9' FROM THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14 & 15, T-7-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

LINE	LENGTH	BEARING
L1	84.80	N67°23'58\"/>
L2	114.72	N72°22'47\"/>
L3	177.41	N82°31'51\"/>
L4	60.71	N62°34'53\"/>
L5	35.65	N37°09'20\"/>
L6	50.47	N25°18'50\"/>
L7	82.63	N03°52'49\"/>
L8	25.00	S80°17'50\"/>
L9	87.36	S02°32'28\"/>
L10	54.93	S05°28'50\"/>
L11	43.85	S37°09'20\"/>
L12	70.74	S62°34'53\"/>
L13	79.58	S82°31'51\"/>
L14	111.43	S72°22'47\"/>
L15	31.33	S67°23'58\"/>
L16	67.30	S89°12'23\"/>



SCALE: 1" = 150'  
 DATE: 5/15/17  
 DRAWN BY: JDL  
 CHECKED BY: RMK  
 DWG. NO: 20170302  
 SUBJECT:

I certify that this plot 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. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title option or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0300 C  
 DATE: 10/17/89  
 ZONE: A ...

A MINOR SUBDIVISION MAP OF A 19.898 ACRE PARCEL INTO PARCEL A & PARCEL B IN SECTION 10, T-7-S, T-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

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. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class D survey. Bearings are based on record bearings unless noted otherwise.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 866,787 SQ. FT. OR 19.898 ACRES

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Startout Highway  
 Slidell, Louisiana 70458  
 E-mail: jvb@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

STATE OF LOUISIANA  
 REGISTERED PROFESSIONAL SURVEYOR  
 SEAN M. BURKES  
 REG. NO. 1236  
 W.A. BURKES, JR. DSR5

A-1



10

T7-R14E

A-3

TEAL

I-2

15



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1195-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Helen Anglade

**OWNER:** Rubie Amie Teal

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

**LOCATION:** Parcel located on the north side of Teal Road, east of LA Industrial Pit Road ; S10, T7S, R14E; Ward 6, District 6

**SIZE:** 1.4736 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish & end of Private Road    **Road Surface:** 2 lane asphalt & Gravel    **Condition:** Fair

**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	Residential	A-1 Suburban District
East	Pond & Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

**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 north side of Teal Road, east of LA Industrial Pit Road. The 2025 future land use plan calls for the area to be developed in a manner to preserve the natural systems & landscaping of the area. Staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by A-1 Suburban Zoning District.

Note that the objective of the request is to allow for the creation of a 1.83 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.