

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5886                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 5 DAY OF OCTOBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF ADOLPHUS ROAD, EAST OF LA HIGHWAY 1129 AND WHICH PROPERTY COMPRISES A TOTAL OF 3.22 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (2017-732-ZC), (WARD 2, DISTRICT 2).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-732-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF NOVEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 27 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

## Exhibit "A"

### 2017-732-ZC

#### Parcel E-1

Located in Section 14 Township 5 South Range 11 East, St. Tammany Parish, Louisiana. From the Section Corner common to Sections 10, 11, 14 & 15 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South, 1140.95 feet; thence North 89 degrees 50 minutes East, 43.76 feet to a point in the center of Adolphus Road and the Point of Beginning.

From the Point of Beginning run along said center of road South 89 degrees 12 minutes 47 seconds East, 507.51 feet to a point; thence South 00 degrees 02 minutes 26 seconds East, 186.94 feet to a point; thence South 89 degrees 48 minutes 55 seconds West, 507.46 feet to a point on the East Right-of-way of La. Hwy. 1129; thence run along said Right-of-way North 00 degrees 02 minutes 25 seconds West, 195.55 feet back to the Point of Beginning.

#### Parcel E-2

Located in Section 14 Township 5 South Range 11 East, St. Tammany Parish, Louisiana. From the Section Corner common to Sections 10, 11, 14 & 15 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South, 1140.95 feet; thence North 89 degrees 50 minutes East, 43.76 feet to the center of Adolphus Road; thence run along said center of road South 89 degrees 12 minutes 47 seconds East, 507.51 feet to the Point of Beginning.

From the Point of Beginning continue along center of Adolphus Road, South 89 degrees 12 minutes 47 seconds East, 201.21 feet to a point; thence South 20 degrees 32 minutes 40 seconds East, 195.76 feet to a point; thence run South 89 degrees 48 minutes 55 seconds West, 269.76 feet to a point; thence North 00 degrees 02 minutes 26 seconds West, 186.94 feet back to the Point of Beginning.

Case No.: 2017-732-ZC

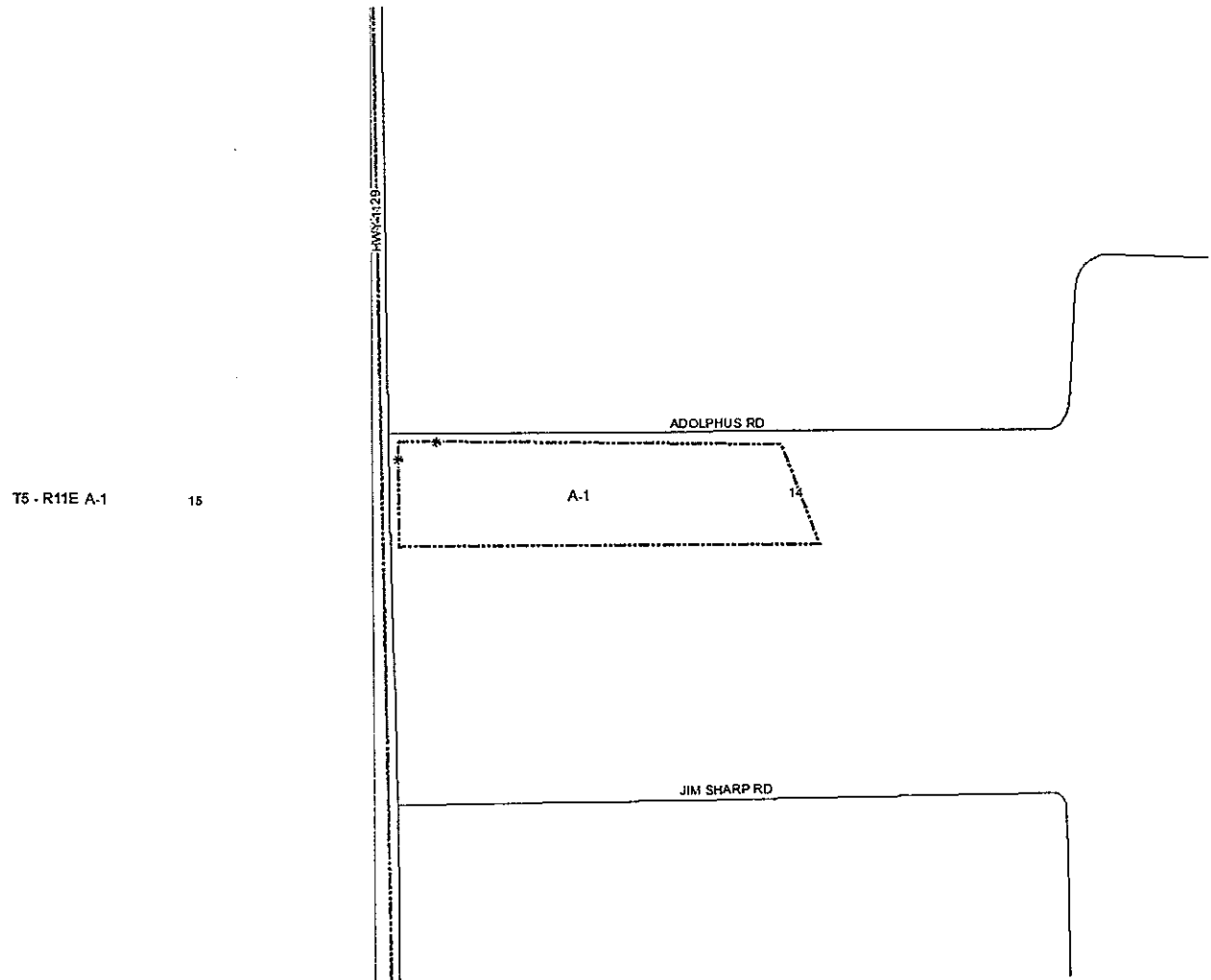
PETITIONER: Gary A. & Judith M. Mitchell

OWNER: Gary A. & Judith M. Mitchell

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

LOCATION: Parcel located on the south side of Adolphus Road, east of LA Highway 1129; S14, T5S, R11E; Ward 2, District 2

SIZE: 3.22 acres



2017-732-20

\*A Minor Subdivision Map of Parcel E, into Parcel E-1 & E-2, located in Section 14, T-5-S, R-11-E, St. Tammany Parish, Louisiana

This point is reported to be South, 1140.95'; N89°50'E, 43.76' from the Section Corner common to Sections 10, 11, 14 & 15 T5S, R11E, St. Tammany Parish, Louisiana

(Asphalt)  
**Adolphus Road**

Reference: A Survey by Jeron R. Fitzmorris Dated 1-17-07, #12226, (Basis of Bearing)

Note: The Northernly Boundary Line of Subject Properties is the Centerline of Adolphus Road, said Road is Approx. 15' Wide

\*Building Setbacks must be verified prior to Construction

**La. Hwy. 1129**

507.51' S89°12.47'E

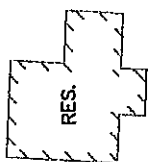
201.21'

Fnd. PK Nail

Fnd. PK Nail

(0.087 Acres +/- in Road)  
**Parcel E-1  
2.22 Acres**

(0.034 Acres +/- in Road)  
**Parcel E-2  
1.00 Acre**



Trailer

Parcel E  
(3.22 Acres)

N00°02'25"W 195.55'

N00°02'26"W 186.94'

507.46'

269.76'

S89°48'55"W  
(Basis of Bearing)

Fnd. 1 1/4" Pipe

Set 1/2" Rebar

Fnd. 1/2" Rebar

S20°32'40"E 195.76'  
(S19°19'04"E-194.26'-Ref)

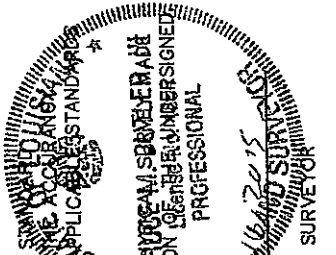
Gasline Right-of-way

Parcel B

Parcel D



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.



THIS MAP IS IN ACCORDANCE WITH THE STANDARDS AND DETAILED REQUIREMENTS PURSUANT TO THE APPLICABLE STANDARDS OF A C SURVEY AND THE PRACTICE CITED IN LAC 46:LXI.

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*Bruce M. Butler III*  
BRUCE M. BUTLER III  
L.A. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

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

This property is located in Flood Zone C, as per FEMA FIRM, Corrm, Panel No. 225205 0150 C, map dated 10-17-1989

**LS** Land Surveying, LLC  
510 N. Columbia Street  
Covington, LA 70433  
(985) 842-6277 office (985) 848-0955 fax

MAP PREPARED FOR  
**GARY A. MITCHELL**

SCALE 1" = 70'	DRAWN BY JWG
DATE 7-2-15	
Property located in Section 14, T-5-S, R-11-E, St. Tammany Parish, Louisiana	
DRAWN NUMBER	16949

10 SECTION RD

FAIRHAVEN RD

11

2017-732-ZC

LEE RD

LEE RD

A-1

1129

LEE RD

LEE RD

T5-R1E

15

ADOLPHUS RD

JIM SHARP RD

0 375 Feet

N



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 8/28/2017  
Case No.: 2017-732-ZC  
Posted: 08/10/17

Meeting Date: 9/5/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Gary A. & Judith M. Mitchell

**OWNER:** Gary A. & Judith M. Mitchell

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

**LOCATION:** Parcel located on the south side of Adolphus Road, east of LA Highway 1129; S14, T5S, R11E; Ward 2, District 2

**SIZE:** 3.22 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	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	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 to A-2 Suburban District. This site is located on the south side of Adolphus Road, east of LA Highway 1129. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses, while emphasizing the preservation of the rural character of the area.

Although the site is surrounded by properties zoned A-1 Suburban district, staff is not completely opposed to the zoning change, considering that the objective of the request is to allow for the creation of 2 parcels of land: one for the existing single family residence and one for the existing mobile home.

**STAFF RECOMMENDATION**

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