

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6054 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF OCTOBER , 2018

(2018-1092-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF DIXIE RANCH ROAD, SOUTH OF IDLEWILD PINES ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 0.520 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 9, DISTRICT 11). (2018-1092-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1092-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-2 (Suburban District) to an A-3 (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-3 (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-2 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF NOVEMBER , 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: SEPTEMBER 26 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1092-ZC

Description of Parcel D

Located in Section 36 Township 8 South Range 13 East, St. Tammany Parish, Louisiana.

From the NW Corner of Section 40 Township 8 South Range 13 East, St. Tammany Parish, Louisiana run South 61 degrees 33 minutes 41 seconds East, 370.65 feet; thence South 62 degrees 35 minutes 01 seconds East, 192.23 feet; thence South 61 degrees 56 minutes 06 seconds East, 159.15 feet; thence North 04 degrees 05 minutes 50 seconds West, 212.42 feet; thence South 89 degrees 05 minutes 50 seconds East, 275.32 feet to the Point of Beginning.

From the Point of Beginning run North 41 degrees 40 minutes 48 seconds East, 80.98 feet to a point; thence North 33 degrees 37 minutes 33 seconds East, 119.23 feet to a point on the South Right-of-way of Dixie Ranch Road; thence run along said Right-of-way South 45 degrees 38 minutes 43 seconds East, 235.01 feet to a point; thence North 89 degrees 05 minutes 50 seconds West, 287.95 feet back to the Point of Beginning.

This tract contains 0.520 Acres as per survey prepared by this firm dated March 5, 2018 Survey No. 18705.

Case No.: 2018-1092-ZC

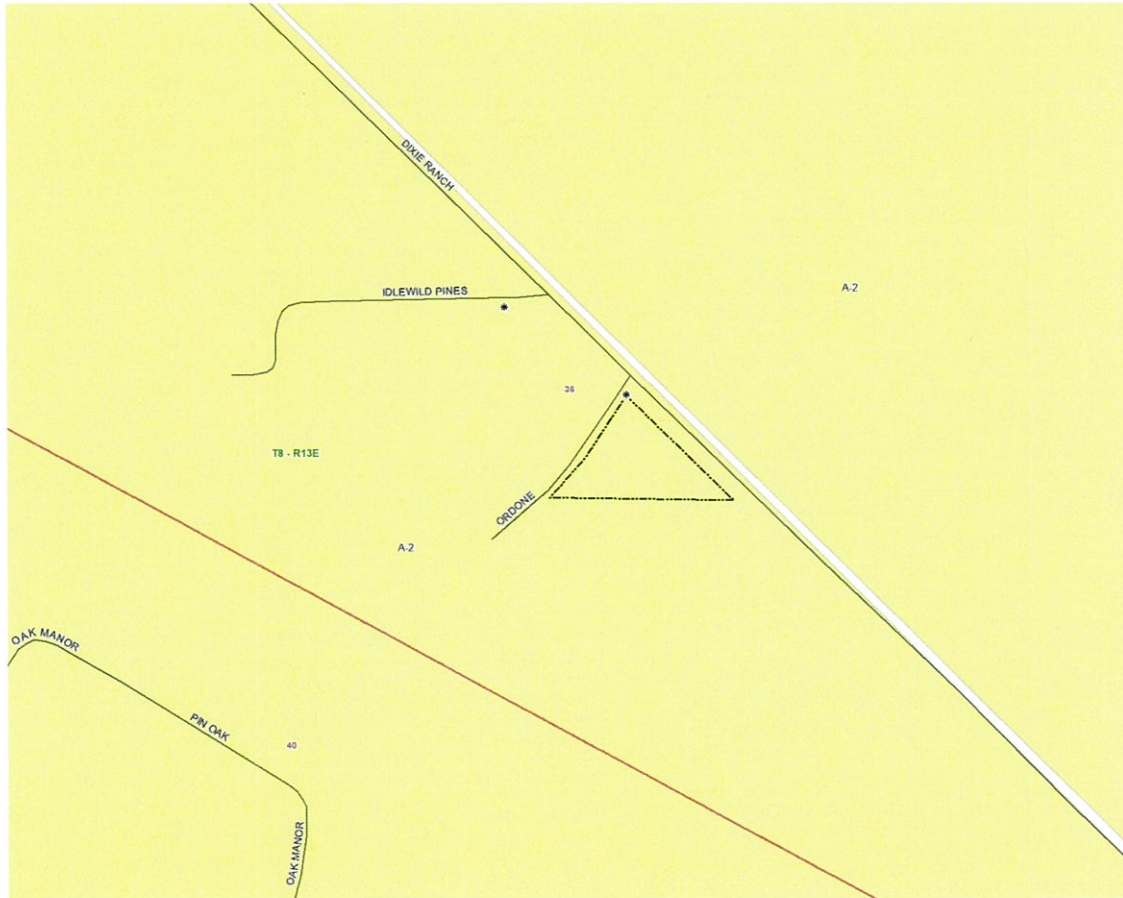
PETITIONER: ReMax - Michelle Pennino

OWNER: The Rose Mary Gunn and Willie Gunn Revocable Trust - Cynthia B King & Brenda A. Franklin

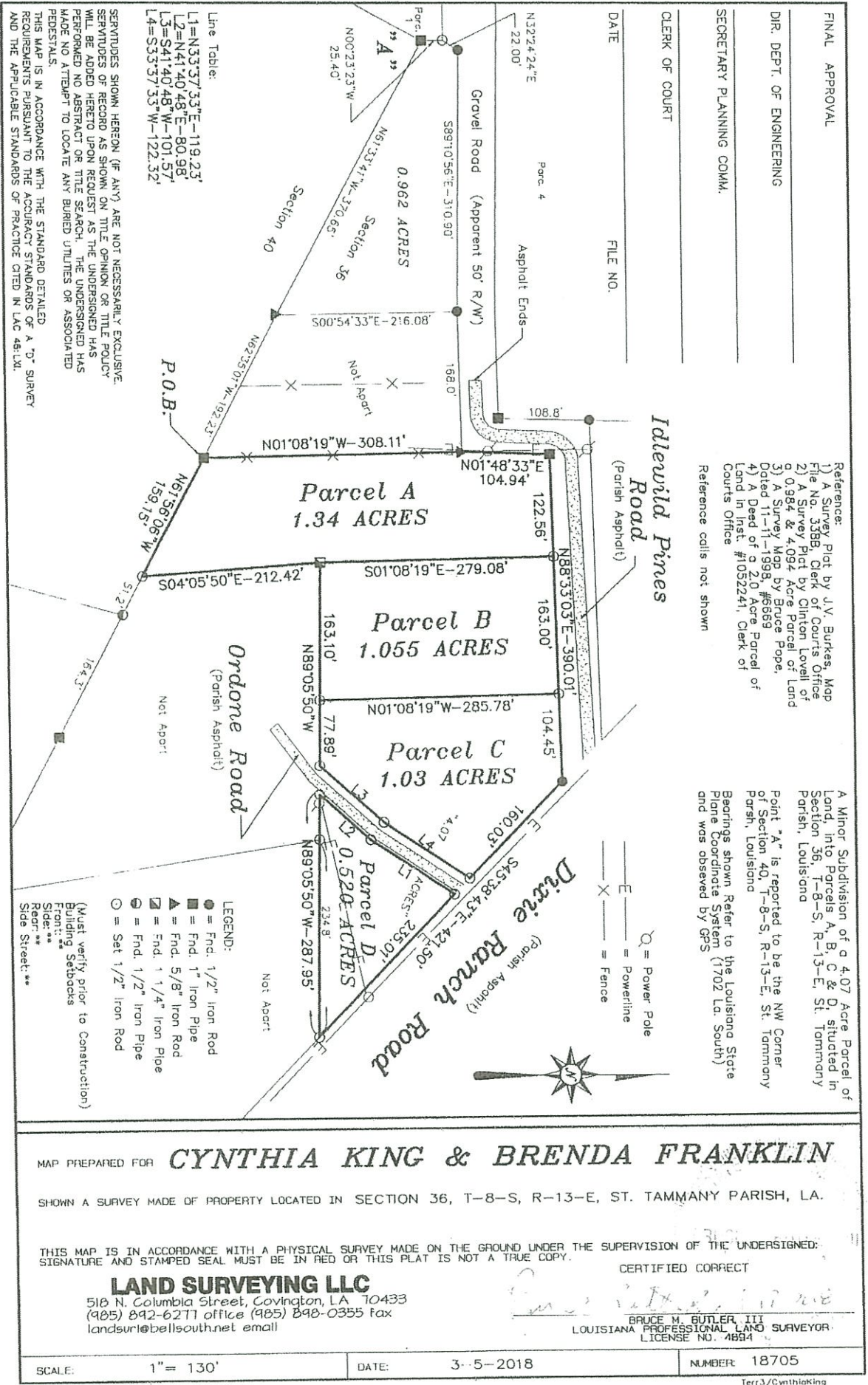
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the west side of Dixie Ranch Road, south of Idlewild Pines Road ; S36, T8S, R13E; Ward 9, District 11

SIZE: 0.520 acres



2018-1092-20



Line Table:
 L1=N33°37'33"E-119.23'
 L2=N41°40'48"E-80.98'
 L3=S41°40'48"W-101.37'
 L4=S33°37'33"W-122.32'

Reference:
 1) A Survey Plat by J.V. Burkes, Map File No. 3385, Clerk of Courts Office
 2) A Survey Plat by Clinton Lovell of a 0.984 & 4.094 Acre Parcel of Land
 3) A Survey Map by Bruce Pope, Dated 11-11-1998, #6569
 4) A Deed of a 2.0 Acre Parcel of Land in Inst. #1052241, Clerk of Courts Office

A Minor Subdivision of a 4.07 Acre Parcel of Land, into Parcels A, B, C & D situated in Section 36, T-8-S, R-13-E, St. Tammany Parish, Louisiana
 Point "A" is reported to be the NW Corner of Section 40, T-8-S, R-13-E, St. Tammany Parish, Louisiana
 Bearings shown Refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

MAP PREPARED FOR **CYNTHIA KING & BRENDA FRANKLIN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-8-S, R-13-E, ST. TAMMANY PARISH, LA.

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.

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (905) 892-6271 office (905) 898-0355 fax
 landsur@bellsouth.net email

CERTIFIED CORRECT

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

SCALE: 1" = 130' DATE: 3-5-2018 NUMBER: 18705

DIXIE RANCH

IDLEWILD PINES

36

T8-R13E

ORDONE

A-2

A-3

A-2

40

0 175 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 7/27/2018
Case No.: 2018-1092-ZC
Posted: 07/18/18

Meeting Date: 8/7/2018
Determination: Amended to rezoned Parcel D to A-3 -
0.520 acres

GENERAL INFORMATION

PETITIONER: ReMax - Michelle Pennino

OWNER: The Rose Mary Gunn and Willie Gunn Revocable Trust - Cynthia B King & Brenda A. Franklin

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the west side of Dixie Ranch Road, south of Idlewild Pines Road ; S36, T8S, R13E; Ward 9, District 11

SIZE: 4.09 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	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the west side of Dixie Ranch Road, south of Idlewild Pines Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval, considering that the area is surrounded by undeveloped land and single family residential lots zoned A-2 Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be denied.