

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5852 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TANNER SECONDED BY: MS. BLANCHARD

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE MEYERS ROAD, NORTH OF FITZMORRIS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 12.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 3, DISTRICT 2). (2017-660-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-660-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF SEPTEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2017-660-ZC

Located in Section 10 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

From the 1/4 corner common to Sections 3 and 10 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run South 00 degrees 25 minutes West, 2227.95 feet; thence South 00 degrees 10 minutes 00 seconds West, 2113.13 feet; thence North 89 degrees 37 minutes 37 seconds West, 443.28 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 27 minutes 00 seconds West, 243.50 feet to a point; thence North 89 degrees 37 minutes 37 seconds West, 223.61 feet to a point; thence North 00 degrees 27 minutes 00 seconds East, 243.50 feet to a point; thence South 89 degrees 37 minutes 37 seconds East, 223.61 feet back to the Point of Beginning. This tract contains 1.25 Acres

Parcel A

Located in Section 10 Township 6 South Range 11 East, St. Tammany Parish,

Louisiana. From the ¼ Corner common to Sections 3 & 10 Township 6 South Range

11 East, St. Tammany Parish, Louisiana run South 00 degrees 30 minutes West,

2227.4 feet; thence South 00 degrees 15 minutes West, 2440.0 feet; thence South 00

degrees 13 minutes 38 seconds West, 326.34 feet; thence North 89 degrees 36

minutes 00 seconds West, 668.35 feet; thence South 89 degrees 54 minutes 48

seconds West, 657.29 feet; thence North 00 degrees 20 minutes 16 seconds East,

35.00 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 20 minutes 16 seconds East,

205.00 to a point; thence North 89 degrees 55 minutes 51 seconds East, 336.41 feet to

a point; thence South 00 degrees 20 minutes 16 seconds West, 204.86 feet to a point;

thence South 89 degrees 54 minutes 48 seconds West, 336.41 feet back to the Point

of Beginning. This tract contains 1.58 acres

Exhibit "A"

2017-660-ZC CONT'D

Parcel B

Located in Section 10 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

From the ¼ Corner common to Sections 3 & 10 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 00 degrees 30 minutes West, 2227.48 feet; thence South 00 degrees 15 minutes West, 2440.0feet; thence South 00 degrees 13 minutes 38 seconds West, 326.34 feet; thence North 89 degrees 36 minutes 00 seconds West, 668.35 feet; thence South 89 degrees 54 minutes 48 seconds West, 657.29 feet; thence North 00 degrees 20 minutes 16 seconds East, 35.00 feet; thence continue North 00 degrees 20 minutes 16 seconds East, 205.00 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 20 minutes 16 seconds East, 93.41 feet to a point; thence North 89 degrees 55 minutes 51 seconds East, 326.94 feet to a point; thence North 00 degrees 30 minutes 51 seconds West, 164.99feet to a point; thence South 89 degrees 54 minutes 47 seconds East, 271.05 feet to a point; thence South 00 degrees 33 minutes 55seconds East, 257.71 feet to a point; thence South 89 degrees 55 minutes 51 seconds West, 599.59 feet back to the Point of Beginning. This tract contains 2.30 Acres

Parcel C

Located in Section 10 Township 6 South Range 11 East, St. Tammany Parish, Louisiana. From the ¼ Corner common to Sections 3 & 10 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 00 degrees 30 minutes West, 2227.48 feet; thence South 00 degrees 15

minutes West, 2440.0feet to the Point of Beginning.
From the Point of Beginning run South 00 degrees 13 minutes 38 seconds West, 326.34 feet to a point; thence North 89 degrees 36 minutes 00 seconds West, 668.35 feet to a point; thence South 89 degrees 54 minutes 48 seconds West, 657.29 feet to a point; thence North 00 degrees 20 minutes 16 seconds East, 35.00 feet to a point; thence North 89 degrees 54 minutes 48 seconds East, 336.41 feet to a point; thence North 00 degrees 20 minutes 16 seconds East, 204.86 feet to a point; thence North 89 degrees 55 minutes 51 seconds East, 263.18feet to a point; thence North 00 degrees 33 minutes 55 seconds West, 257.71 feet to a point; thence South 89 degrees 54 minutes 47 seconds East, 60.0 feet to a point; thence South 00 degrees 33 minutes 55 seconds East, 170.91 feet to a point; thence South 00 degrees 35 minutes 31 seconds West, 243.50 feet to a point; thence South 89 degrees 34 minutes 25 seconds East, 223.95 feet to a point; thence North 00 degrees 30 minutes 42 seconds East, 243.58 feet to a point; thence South 89 degrees 35 minutes 42 seconds East, 443.17 feet back to the Point of Beginning. This tract contains 6.14 Acres

Case No.: 2017-660-ZC

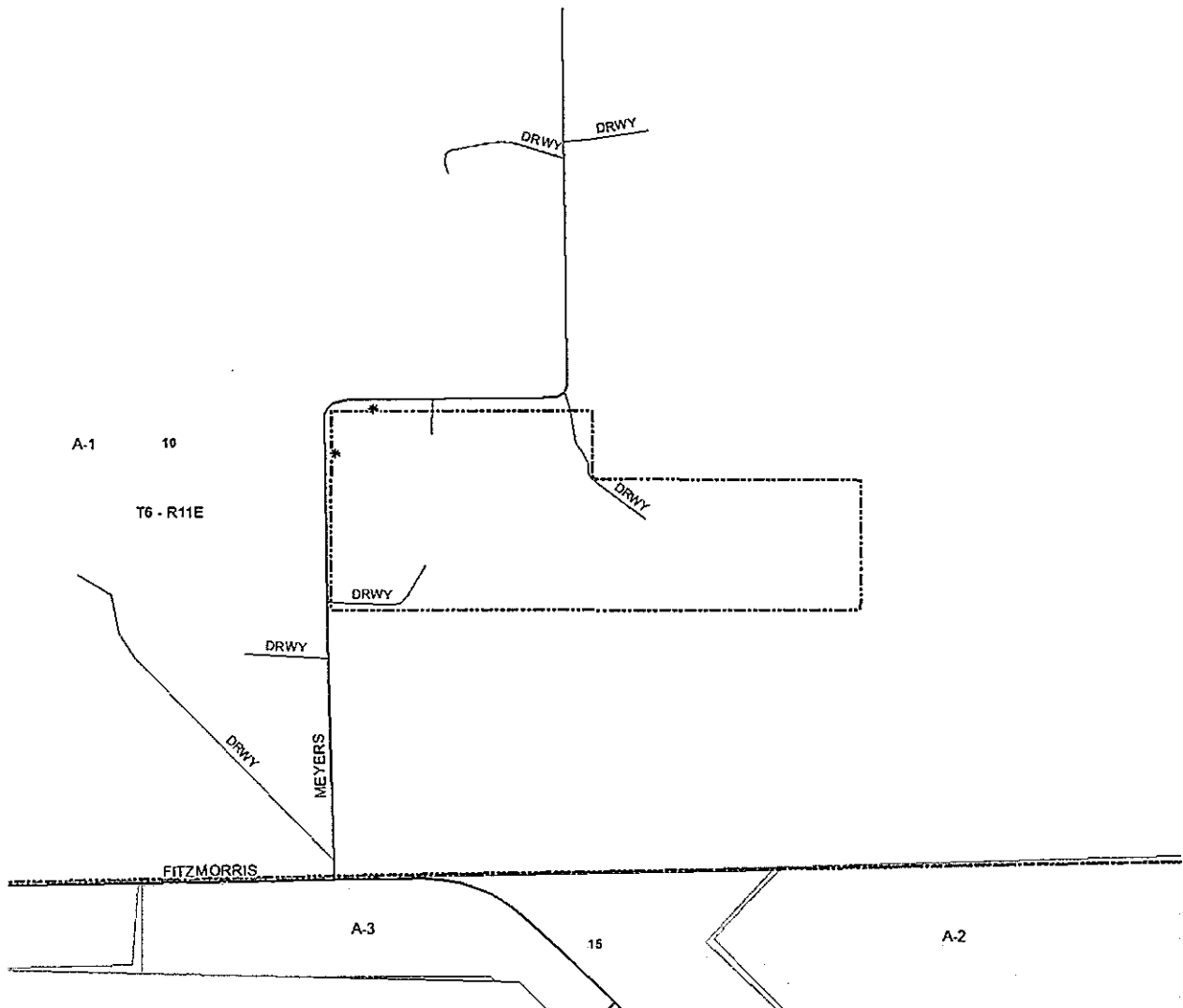
PETITIONER: Uray J. & Roberta F. Michot & Wendi Michot

OWNER: Uray J. & Roberta F. Michot & Wendi Michot

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

LOCATION: Parcel located on the east side of Meyers Road, north of Fitzmorris Road; S10, T6S, R11E; Ward 3, District 2

SIZE: 12.5 acres



2017-660-2C

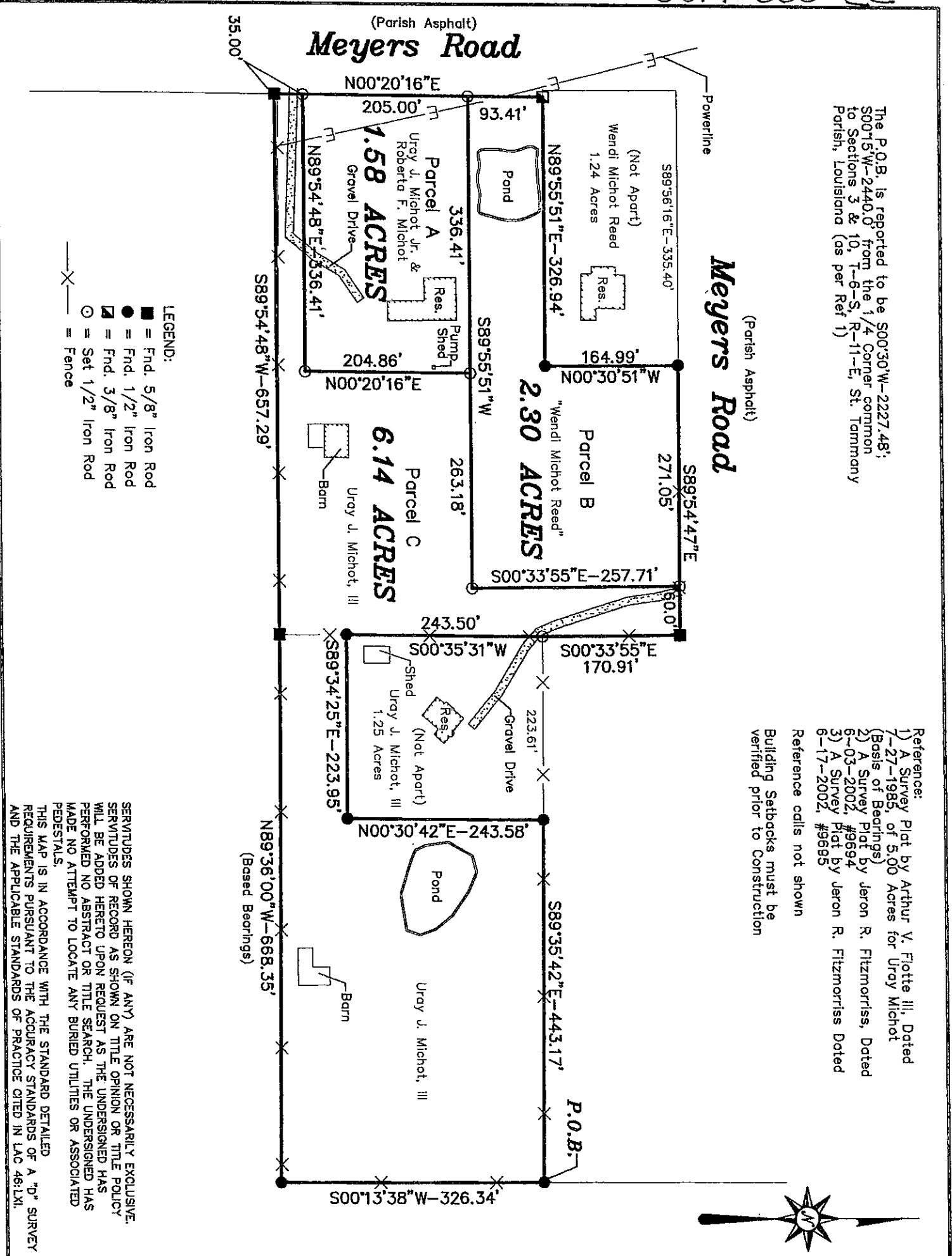
The P.O.B. is reported to be S00°30'W-2227.48'; S00°15'W-2440.0' from the 1/4 Corner common to Sections 3 & 10, T-6-S, R-11-E, St. Tammany Parish, Louisiana (as per Ref 1)

- Reference:
- 1) A Survey Plat by Arthur V. Flotte III, Dated 7-27-1985, of 5.00 Acres for Uray Michot (Basis of Bearings)
 - 2) A Survey Plat by Jeron R. Fitzmorris, Dated 6-03-2002, #9694
 - 3) A Survey Plat by Jeron R. Fitzmorris Dated 6-17-2002, #9695
- Reference calls not shown
- Building Setbacks must be verified prior to Construction

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 STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:121.

- LEGEND:
- = Fnd. 5/8" Iron Rod
 - = Fnd. 1/2" Iron Rod
 - ◻ = Fnd. 3/8" Iron Rod
 - = Set 1/2" Iron Rod
 - X— = Fence



MAP PREPARED FOR **URAY J. MICHOT JR. & ROBERTA F. MICHOT**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 10, T-6-S, R-11-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
 (985) 892-6211 office (985) 898-0355 fax
 landsur@bellsouth.net email

BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894
 1-30-2017

SCALE: 1" = 150' DATE: 01-25-2017 NUMBER: 17867

2017-660-ZC

A-1

10

T6-R11E

MEYERS

A-3

15

A-2

HOSMERMILL

FITZMORRIS

0 500 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 6/26/2017
Case No.: 2017-660-ZC
Posted: 06/20/17

Meeting Date: 7/5/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Uray J. & Roberta F. Michot & Wendi Michot

OWNER: Uray J. & Roberta F. Michot & Wendi Michot

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

LOCATION: Parcel located on the east side of Meyers Road, north of Fitzmorris Road; S10, T6S, R11E; Ward 3, District 2

SIZE: 12.5 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-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped/Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

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-1 Suburban District to A-2 Suburban District. This site is located on the east side of Meyers Road, north of Fitzmorris 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 site is surrounded by large parcels of land zoned A-1 Suburban District.

Note that the objective of the zoning change request is to allow for the site to be subdivided as shown on the attached survey.

STAFF RECOMMENDATION:

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