

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3331 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN PROVIDED BY: PLANNING

INTRODUCED BY: MR. DEAN SECONDED BY: MR. FITZMORRIS

ON THE 6TH DAY OF JULY 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of Perrilloux Road, south of Brewster Road and which property comprises a total of 10 acres of land more or less, from its present R (Rural) District to an A-4 (Single Family Residential) District, Ward 1, District 1. (ZC06-06-038)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-038, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains R (Rural) District.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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-4 (Single Family Residential) 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 R (Rural) District to an A-4 (Single Family Residential) District (see Exhibit "A") for complete boundaries.

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.

SECTION III: Rezoning of the subject property is conditioned upon meeting all Parish requirements and agreement of developer that the 10-acre parcel shall have a maximum 25 lots with central sewer and water provided thereto.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

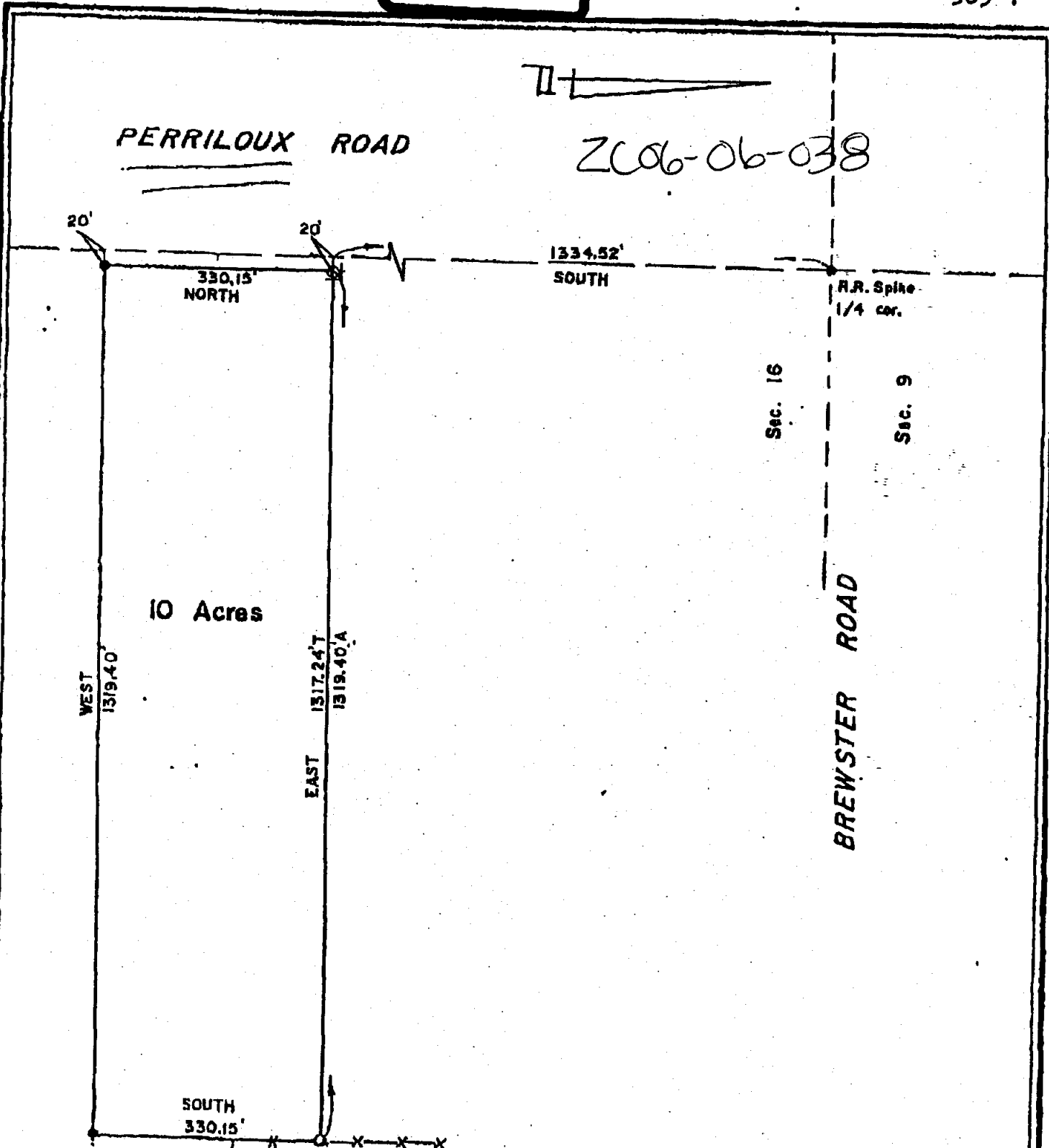
ABSTAIN:

ABSENT:

EXHIBIT "A"

ZC06-06-038

ONE 10 acre plot of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in any wise appertaining, situated in the Parish of St. Tammany, State of Louisiana, shown as 10 acres fronting Perriloux Road situated in the SW 1/4 of the NE 1/4 of Section 16, Township 7 South, Range 10 East of St. Tammany Parish, and designated on the final plat thereof dated November 11, 1974 and prepared by Office of Surveys, Inc., said lot having such measurements and dimensions and being subject to such servitudes and restrictions as more particularly shown on said plat and map. A copy of said plat being attached hereto and recorded herewith, as Exhibit A.



10 Acres

WEST
1319.40'

EAST
1317.24' T
1319.40' A

SOUTH
330.15'

1334.52'
SOUTH

RR. Spike
1/4 cor.

Sec. 16

Sec. 9

BREWSTER ROAD

SURVEY OF A 10 ACRE
PLOT OF GROUND
LYING IN THE SW 1/4 OF THE NE 1/4 OF
SECTION 16, T7S-R10E
ST. TAMMANY PARISH, LA.



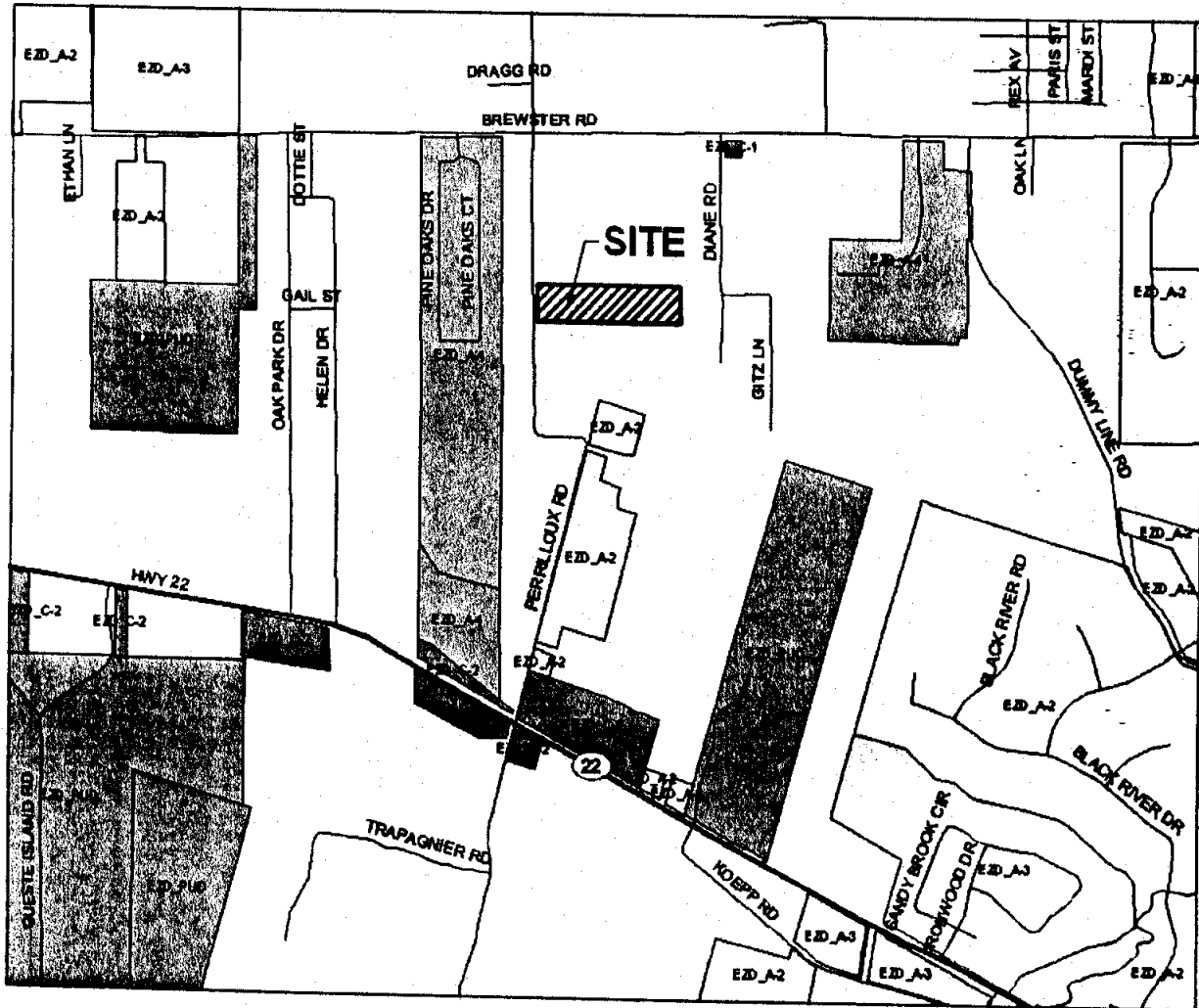
Certified Correct to:
Mr. Robert Mequet, Jr. and
Security Homestead Association

A = Actual
 T = Title
 ∩ = 3/4" GIP & ANGLE IRON
 ● = Iron Rods
 ○ = Iron Pipes
 Scale: 1" = 200'
 Date: November 11, 1974

OFFICE OF SURVEYS, INC.
METAIRIE, LOUISIANA
CERTIFIED CORRECT

L. L. Fontauberta
 SURVEYOR

CASE NO.: ZC06-06-038
PETITIONER: Jeffrey D. Schoen
OWNER: Perriloux Properties, L.L.C.
REQUESTED CHANGE: From R (Rural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the east side of Perrilloux Road, south of Brewster Road; S16, T7S, R10E; Ward 1, District 1
SIZE: 10 acres





DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (504) 892-2222
 FAX: (504) 892-2222
 e-mail: planning@lap.gov

Keris Davis
 Civil Engineer

Appeal 4

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 6/7/06
 ZC06-06-038

Existing Zoning: R (Rural) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 10 acres
 Petitioner: Jeffrey D. Schoen
 Owner: Perriloux Properties, L.L.C.
 Location: Parcel located on the east side of Perriloux Road, south of Brewster Road, S16, T7S, R10E, Ward 1, District 1

Council District: 1

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

Jeffrey D. Schoen

(SIGNATURE)
 Jeffrey D. Schoen

P.O. Box 1810

Covington LA 70434

PHONE #: 892-4801



ZONING STAFF REPORT

Date: June 5, 2006
Case No.: ZC06-06-038
Posted: 05/17/06

Meeting Date: June 6, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Perriloux Properties, L.L.C.
REQUESTED CHANGE: From R (Rural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the east side of Perrilloux Road, south of Brewster Road; S16, T7S, R10E; Ward 1, District 1
SIZE: 10 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	R (Rural) District
South	Vacant	R (Rural) District
East	Residential	R (Rural) District
West	Vacant	R (Rural) 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.

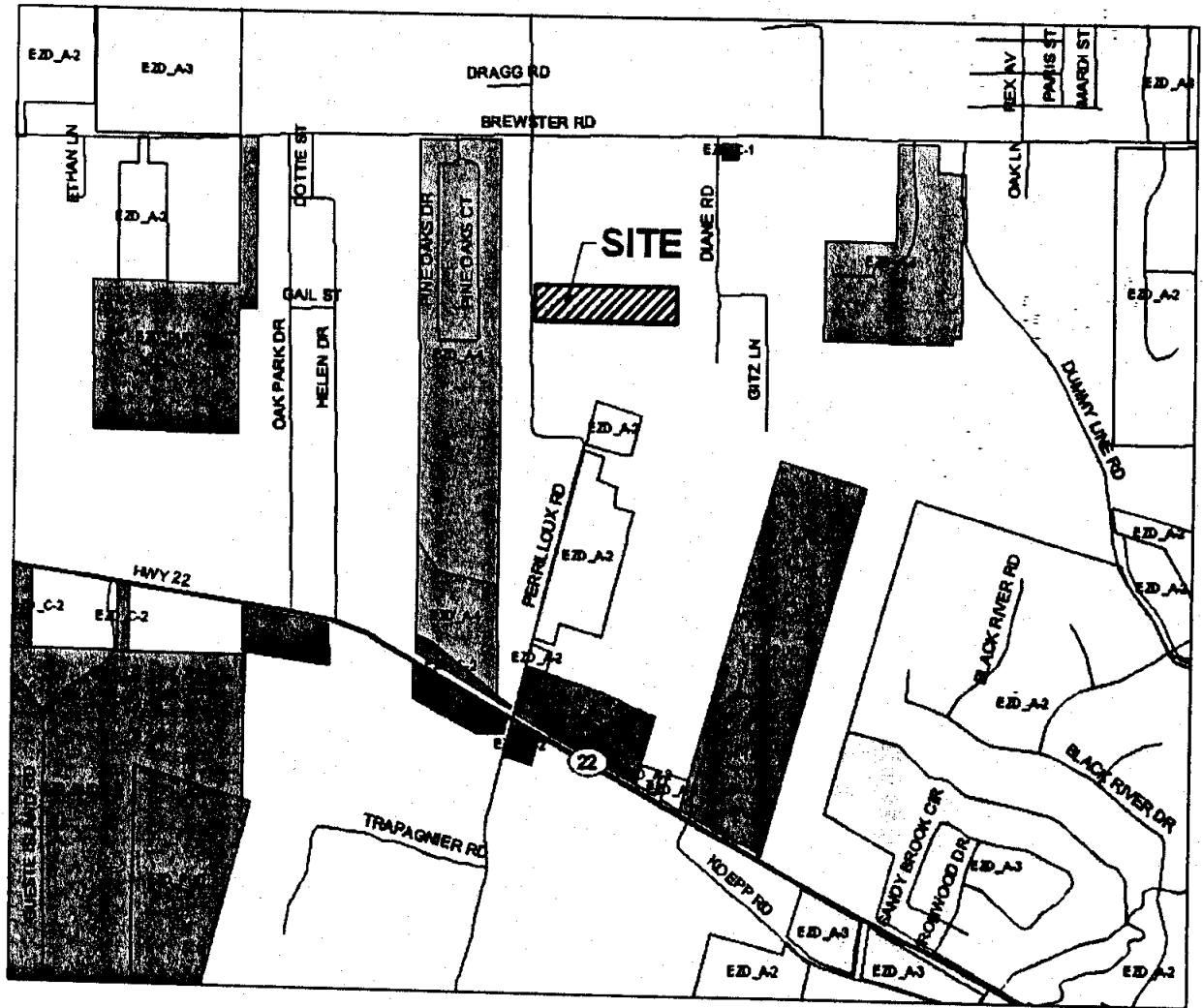
STAFF COMMENTS:

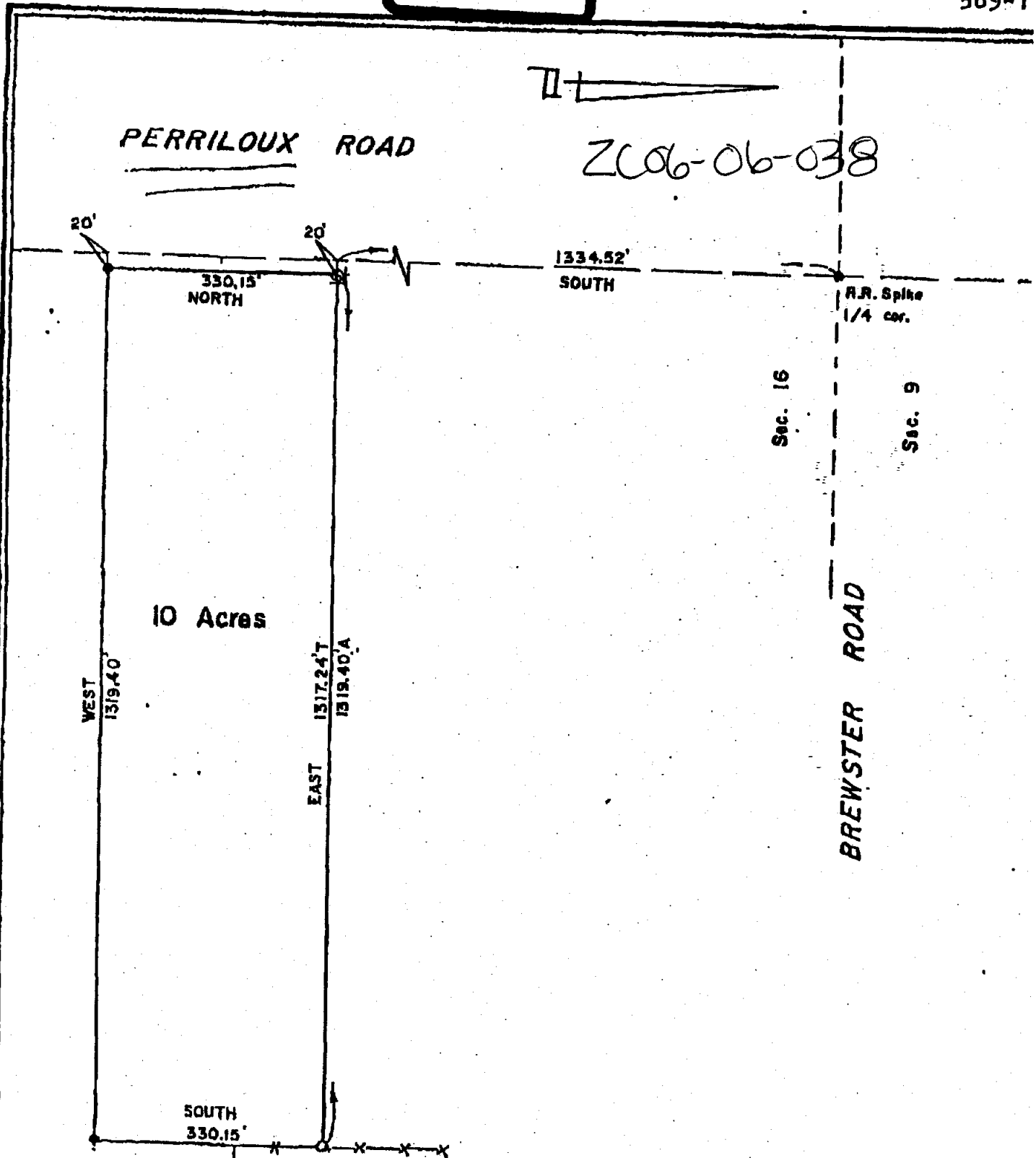
The petitioner is requesting to change the zoning from R (Rural) District to A-4 (Single Family Residential) District. The site is located on the east side of Perrilloux Road, south of Brewster Road. The requested rezoning meets the 2025 future land use plan which calls for the area to be developed with residential uses. However, staff feels that the requested zoning is not appropriate for the area, considering that the site is surrounded by undeveloped tracts of land on the north and south sides of the site, zoned Rural. Also, the lots located along the west side of Perilloux appears to meet the minimum lot size of 22,500 sq. ft. under R (Rural) District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single Family Residential) District designation be denied.

CASE NO.: ZC06-06-038
PETITIONER: Jeffrey D. Schoen
OWNER: Perriloux Properties, L.L.C.
REQUESTED CHANGE: From R (Rural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the east side of Perrilloux Road, south of Brewster Road; S16, T7S, R10E; Ward 1, District 1
SIZE: 10 acres





SURVEY OF A 10 ACRE
PLOT OF GROUND
LYING IN THE SW 1/4 OF THE NE 1/4 OF
SECTION 16, T7S-R10E
ST. TAMMANY PARISH, LA.

Certified Correct to:
Mr. Robert Mequet, Jr. and
Security Homestead Association



A = Actual
T = Title
□ = 3/4" GIP & ANGLE IRON
• = Iron Rods
○ = Iron Pipes
Scale: 1" = 200'
Date: November 11, 1974

OFFICE OF SURVEYS, INC.
METAIRIE, LOUISIANA
CERTIFIED CORRECT

L. L. Fomcuberta
SURVEYOR