ST. TAMMANY PARISH COUNCIL

ORDINANCE

| ORDINANCE C | CALENDAR NO: <u>6427</u> | ORDINANCE COUNCIL SERIES NO: |
|--------------------------------|--|---|
| COUNCIL SPO | NSOR: LORINO/COOPER | PROVIDED BY: PLANNING DEVELOPMENT |
| INTRODUCED | BY: | SECONDED BY: |
| ON THE <u>20</u> DA | AY OF <u>AUGUST</u> , <u>2020</u> | |
| | OF ST. TAMMANY PARISH, PARCEL LOCATED AT THE EI OF DE VAL DRIVE AND HIGH MANDEVILLE AND WHICH OF 6.89 ACRES OF LAND MC | IG THE OFFICIAL ZONING MAP LA, TO RECLASSIFY A CERTAIN ND OF RIDGEWOOD DRIVE, WEST IWAY 59, NORTH OF SHARP ROAD, PROPERTY COMPRISES A TOTAL ORE OR LESS, FROM ITS PRESENT TO AN A-2 (SUBURBAN DISTRICT) -1896-ZC) |
| law, Case No. 20 of the Parish | 020-1896-ZC, has recommended n of St. Tammany Louisiana, tha n its present A-1 (Suburban Dist | Parish of St. Tammany after hearing in accordance with to the Council the zoning classification of the above referenced area rict) to an A-2 (Suburban District) see Exhibit "A" for |
| WHEREAS, and | , the St. Tammany Parish Counc | cil has held its public hearing in accordance with law; |
| | · · · · · · · · · · · · · · · · · · · | cil has found it necessary for the purpose of protecting esignate the above described property as A-2 (Suburban |
| THE PARIS | H OF ST. TAMMANY HEREBY | Y ORDAINS, in regular session convened that: |
| | The zoning classification of the burban District) to an A-2 (Subur | e above described property is hereby changed from its ban District). |
| | I: The official zoning map of the se zoning reclassification specifie | Parish of St. Tammany shall be and is hereby amended d in Section I hereof. |
| REPEAL: A | ll ordinances or parts of Ordinan | ces in conflict herewith are hereby repealed. |
| not affect other J | · · | dinance shall be held to be invalid, such invalidity shall iven effect without the invalid provision and to this endured to be severable. |
| EFFECTIVE | E DATE: This Ordinance shall be | ecome effective fifteen (15) days after adoption. |
| MOVED FOR A | ADOPTION BY: | SECONDED BY: |
| WHEREUPO FOLLOWING: | ON THIS ORDINANCE WAS S | SUBMITTED TO A VOTE AND RESULTED IN THE |
| YEAS: | | |
| NAYS: | | |

| ABSTAIN: |
|---|
| ABSENT: |
| THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF <u>SEPTEMBER</u> , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO |
| MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN |
| ATTEST: |
| KATRINA L. BUCKLEY, COUNCIL CLERK |
| MICHAEL B. COOPER, PARISH PRESIDENT |
| Published Introduction: <u>AUGUST 13</u> , <u>2020</u> |
| Published Adoption:, <u>2020</u> |
| Delivered to Parish President:, 2020 at |
| Returned to Council Clerk:, <u>2020</u> at |

EXHIBIT "A"

2020-1896-ZC

All that Certain piece or portion of land, together with all the building and improvements thereon, and all rights, ways, means, privileges, servitudes, prescription, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, being situated in Section 36, Township 7 South, Range 11 East and Section 42, Township 8 South, Range 11 East, St. Tammany Parish, state of Louisiana, and being a portion of Lots 14 and 15 Mandeville Five Acre Farm Lots Subdivision and more fully described as follows, to wit:

From the Section Corner common to Section 30, 25, 36 and 31, Township 7 South, Range 11 East, go North 89 degrees 50 minutes West 1308.3 feet; thence South 00 degrees 51 minutes 47 seconds West 119.56 feet; thence South 00 degrees 29 minutes 45 seconds West 100.0 feet to an iron and the Point of Beginning.

From the Point of Beginning continue South 00 degrees 29 minutes 45 seconds West 26.75 feet; thence South 00 degrees 12 minutes 00 seconds East 74.94 feet; thence South 00 degrees 51 minutes 48 seconds West 75.07 feet; thence South 00 degrees 42 minutes 58 seconds East 99.55 feet to an iron; thence 89 degrees 45 minutes 37 seconds west 800.21 feet to an iron; thence North 00 degrees 07 minutes 22 seconds East 272.26 feet; thence South 89 degrees 50 minutes 00 seconds East 799.48 feet to the Point of Beginning.

Said property comprising 5.06 acres all is more all is more fully shown on the survey by Land Surveying LLC dated June 6, 2016 job number 1950.

and

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, being situated in Section 36, Township 7 South, Range 11 East, St. Tammany Parish and being a portion of Lots 15 and 16 Mandeville Five Acre Farm Lots Subdivision and more fully described as follows, to wit:

From the Section Corner common to Sections 30, 25, 36 and 31, Township 7 South, Range 11 East, go North 89 degrees 50 mm. West 1308.3 feet; thence South 00 degrees 51 mm. 47 seconds West 119.56 feet to an iron and the Point of Beginning.

From the Point of Beginning go South 00 degrees 29 mm. 45 seconds West 100.0 feet; thence North 89 degrees 50 mm. 00 seconds West 799.48 feet; thence North 00 degrees 07 mm. 22 seconds East 100.0 feet to an iron; thence South 89 degrees 50 mm. 00 second these 800.13 feet to the Point of Beginning.

Said property comprising 1.83 acres all is more fully shown on the survey by Land Surveying LLC dated June 6, 2016, job number 17597.

Case No.: 2020-1896-ZC
PETITIONER: Carla Smith

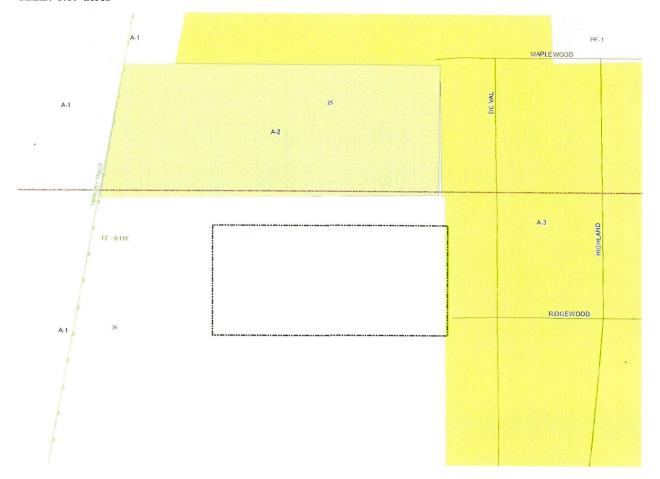
OWNER: Brian Perilloux, Carla Smith, Anthony J. Cyprus, Frances Marullo

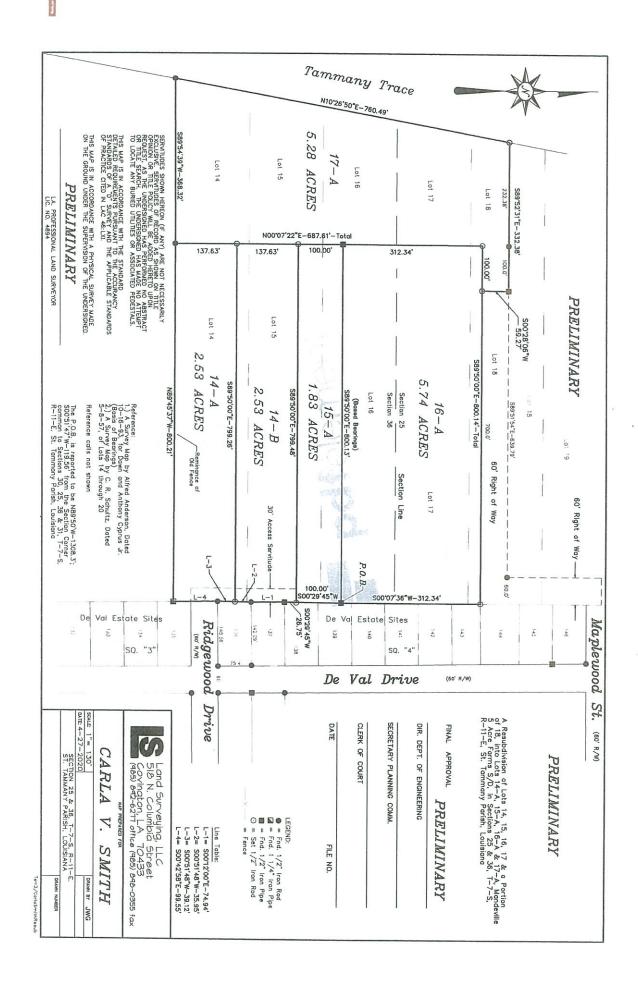
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcels located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of

Sharp Road, Mandeville

SIZE: 6.89 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/29/2020Meeting Date: July 7, 2020Case No.: 2020-1896-ZCDetermination: Approved

Posted: 6/26/2020

GENERAL INFORMATION

PETITIONER: Carla Smith

OWNER: Brian Perilloux, Carla Smith, Anthony J. Cyprus, Frances Marullo REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcels located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of

Sharp Road, Mandeville SIZE: 6.89 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private Servitude Road Surface: Gravel Condition: Fair

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | Surrounding Use | Surrounding Zone |
|------------------|-----------------------------|-----------------------|
| North | Undeveloped and Residential | A-2 Suburban District |
| South | Undeveloped and Residential | A-1 Suburban District |
| East | Residential | A-3 Suburban District |
| West | Undeveloped | A-1 Suburban District |

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located at the end of Ridgewood Drive, west of De Val Drive and Highway 59, north of Sharp Road, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with mixed uses at varying densities, including conservation areas.

The subject site is adjacent to properties that conform to the A-2 Suburban Residential zoning designation to the north, and abutting A-3 Suburban Residential zoning designation the east, and the A-1 Suburban Residential zoning designation to the west. The applicant is requesting to rezone two-and-a-half existing lots to A-2 to accommodate a future resubdivision/creation of three (3) lots. Staff does not object to the request as there is a pattern of various zoning designations in the area and an increase in the allowable density would be appropriate for the neighborhood.