

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6427

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF RIDGEWOOD DRIVE, WEST OF DE VAL DRIVE AND HIGHWAY 59, NORTH OF SHARP ROAD, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 6.89 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 4, DISTRICT 5). (2020-1896-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1896-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 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: AUGUST 13 , 2020

Published Adoption: \_\_\_\_\_ , 2020

Delivered to Parish President: \_\_\_\_\_ , 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2020 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









A-4

PUD

HC-2

A-1

TAMMANY TRACE

A-1

A-3

PF-1

MAPLEWOOD

A-2

25

DEVAL

RIDGEWOOD

A-1

HIGHLAND

36

T7-R11E

A-2

A-2



**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** 6/29/2020  
**Case No.:** 2020-1896-ZC  
**Posted:** 6/26/2020

**Meeting Date:** July 7, 2020  
**Determination:** Approved

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**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

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Private Servitude                      **Road Surface:** Gravel                      **Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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.