

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6437 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. SECONDED BY: MR. CANULETTE

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY CERTAIN PARCELS LOCATED ON THE NORTH SIDE OF RUNNING BEAR DRIVE, ON THE EAST SIDE OF STAG DRIVE & ON THE WEST SIDE OF CHOCTAW DRIVE; BEING LOTS 37, 44, 45, AND 46, CHOCTAW SPRINGS SUBDIVISION; 25525 RUNNING BEAR DRIVE, LACOMBE, AND WHICH PROPERTY COMPRISES A TOTAL OF 5.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARDS 4 & 7, DISTRICT 7). (2020-1796-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1796-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 A-2 (Suburban District to an A-2 (Suburban District) & RO (Rural Overlay) 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) & RO (Rural Overlay).

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-2 (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 12 , 2020

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

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

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

## EXHIBIT "A"

### 2020-1796-ZC

A CERTAIN PIECE OR PORTION 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 anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, situated in Section Twenty-Three (23), Township Eight South (T8S), Range Twelve East (R12E), designated as Lot No. Thirty-Seven (37), Square No. Eight (8), Choctaw Springs, Addition One (1) Subdivision, as designated on plan of survey of said subdivision dated July 14, 1966, certified by Robert A. Berlin, Registered Land Surveyor, and filed in Map No. 216B with the Clerk of Court in St. Tammany Parish and further described in accordance with a survey of Charles Nettles, Jr., Surveyor, dated March 27, 1979.

Said Lot Thirty-Seven (37) has a frontage of three hundred feet (300') on Choctaw Drive, the same width in the rear, by a depth on the northerly side, adjoining Lot Thirty-Eight (38), of one hundred eighty and five tenths feet (180.5') and a depth on the southerly side, adjoining Lot Thirty-Six (36) of one hundred eighty and five tenths feet (180.5'). Said Lot Thirty-Seven (37) is located on the westerly side of Choctaw Drive.

ONE CERTAIN LOT OF GROUND, together with all the improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Sections 22 and 23, Township 8 South, Range 12 East, Wards 4 and 7, St. Tammany Parish, Louisiana, and which lot is designated as LOT 44, CHOCTAW SPRINGS ADDITION NO TWO (2) SUBDIVISION, according to a plan of survey of said subdivision dated December 6, 1966, certified correct by Robert A. Berlin, Registered Land Surveyor, No. 94, and filed with the Clerk of Court, St. Tammany Parish, Louisiana, on March 14, 1968, Map File No, 1089.

ONE CERTAIN LOT OF GROUND, located in Sections 22 and 23, Township 8 South, Range 12 East, Wards 4 and 7, St. Tammany Parish, Louisiana, designated as Lot 45, Square 8 on a plan of survey of Choctaw Springs Addition No. Two Subdivision, dated December 6, 1966, certified correct by Robert A. Berlin, Registered Land Surveyor No. 94, and filed with the Clerk of Court, St. Tammany Parish, Louisiana, on March 14, 1968, Map File No. 1089.

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located and situated in the Sections 22 and 23, Township 8 South, Range 12 East, Wards 4 and 7, St. Tammany Parish, La., and designated as LOT NO. 46 in SQUARE NO. 8, on a plat of survey of CHOCTAW SPRINGS ADDITION NO. TWO, by Robert A. Berlin, Registered Land Surveyor No. 94, dated December 6, 1966, a certified copy of which was filed with the Clerk of Court, St. Tammany Parish, Louisiana, on March 14, 1968, as map file no. 1089.

Case No.: 2020-1796-ZC

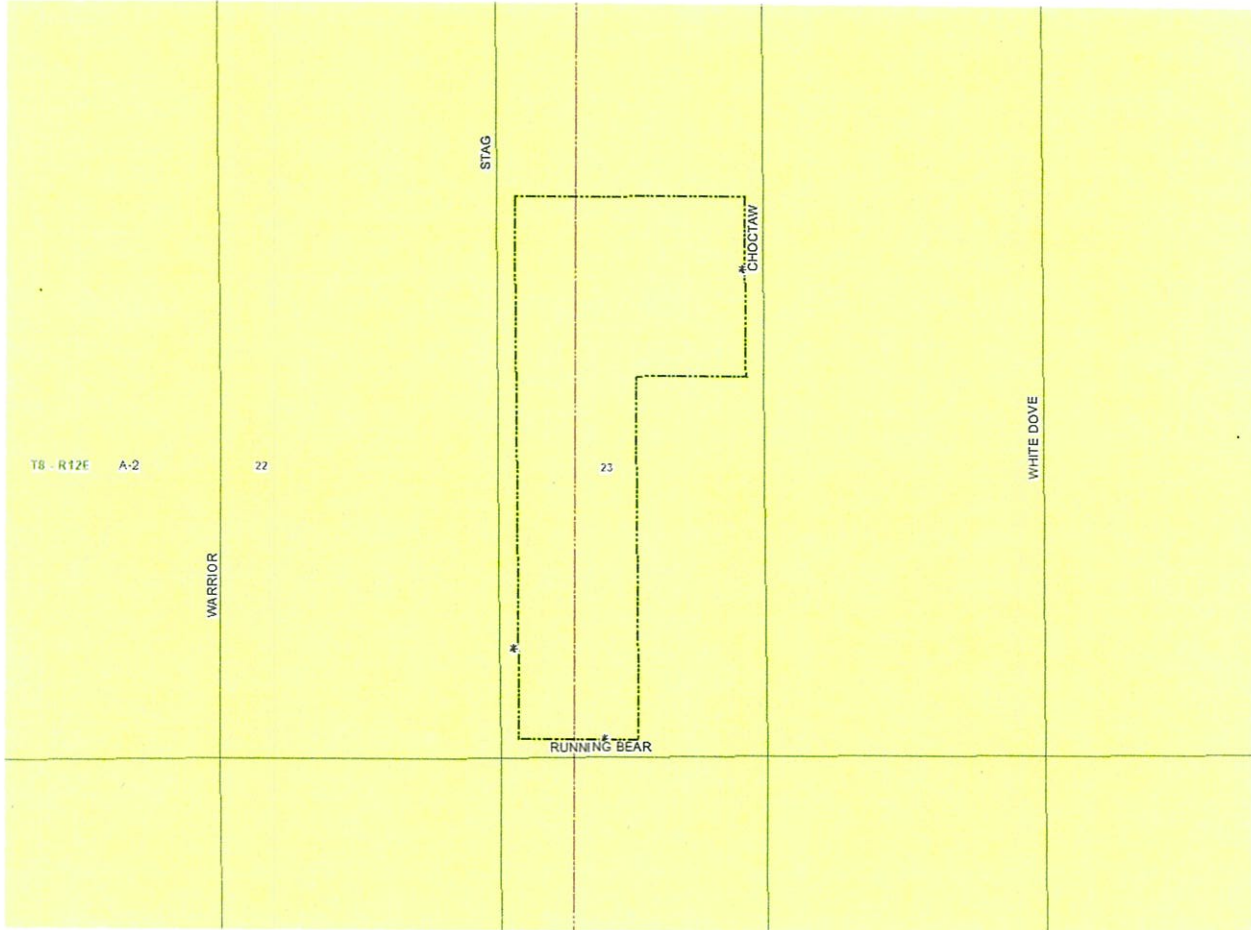
PETITIONER: Aleksandar Antonovic

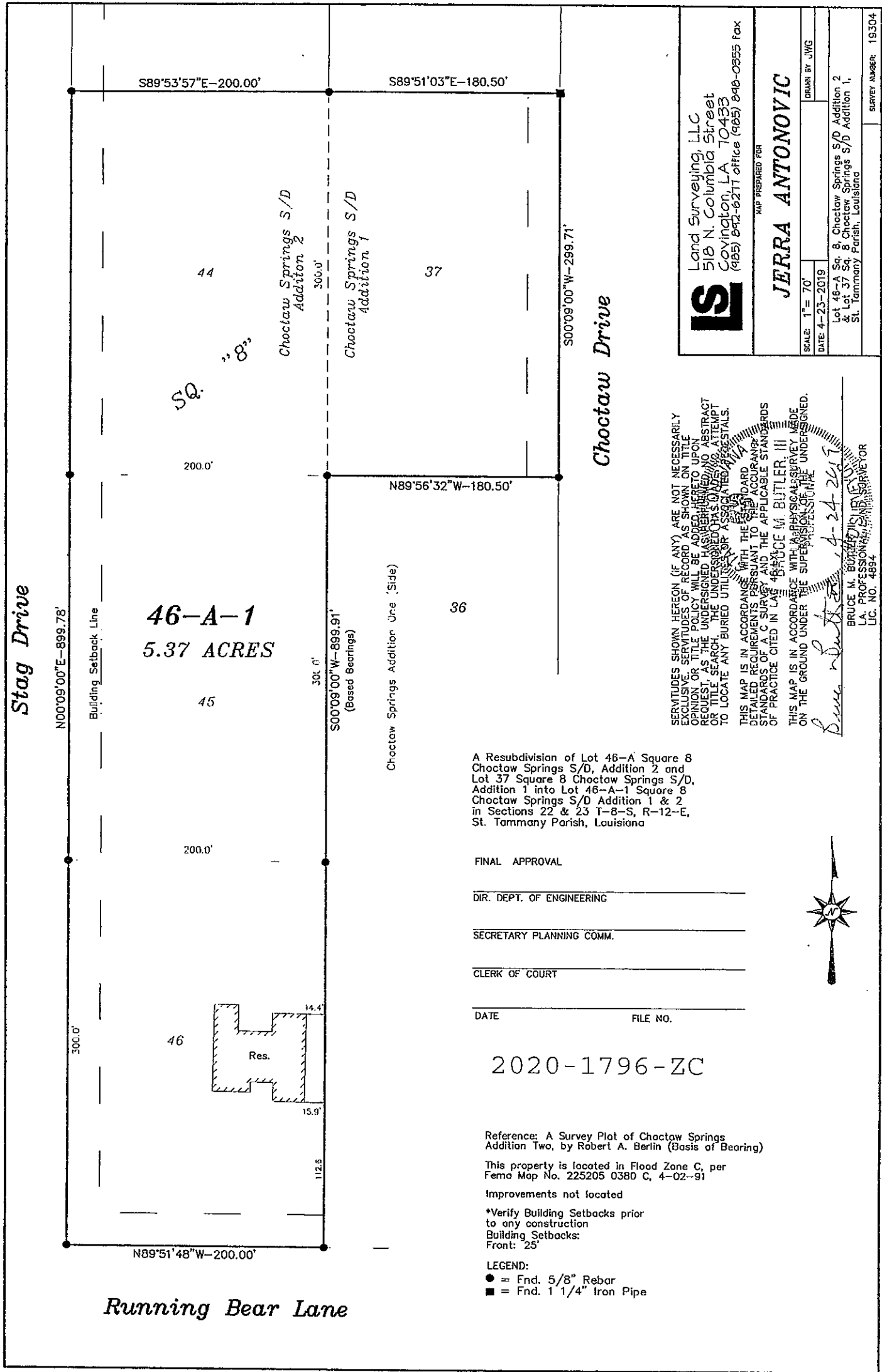
OWNER: Aleksandar Antonovic & Jerra Antonovic

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and RO Rural Overlay

LOCATION: Parcels located on the north side of Running Bear Drive, on the east side of Stag Drive & on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe

SIZE: 5.37 acres





**46-A-1**  
5.37 ACRES

A Resubdivision of Lot 46-A Square 8 Choctaw Springs S/D, Addition 2 and Lot 37 Square 8 Choctaw Springs S/D, Addition 1 into Lot 46-A-1 Square 8 Choctaw Springs S/D Addition 1 & 2 in Sections 22 & 23 T-8-S, R-12-E, St. Tammany Parish, Louisiana

FINAL APPROVAL \_\_\_\_\_  
 DIR. DEPT. OF ENGINEERING \_\_\_\_\_  
 SECRETARY PLANNING COMM. \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

2020-1796-ZC

Reference: A Survey Plot of Choctaw Springs Addition Two, by Robert A. Berlin (Basis of Bearing)

This property is located in Flood Zone C, per Fema Map No. 225205 0380 C, 4-02-91

Improvements not located  
 \*Verify Building Setbacks prior to any construction  
 Building Setbacks:  
 Front: 25'

LEGEND:  
 ● = Fnd. 5/8" Rebar  
 ■ = Fnd. 1 1/4" Iron Pipe

**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 892-6211 office (985) 898-0855 fax

MAP PREPARED FOR  
**JERRA ANTONOVIC**  
 DRAWN BY: JWG

SCALE: 1" = 70'  
 DATE: 4-23-2019

Lot 46-A Sq. 8, Choctaw Springs S/D, Addition 2 & Lot 37 Sq. 8, Choctaw Springs S/D, Addition 1, St. Tammany Parish, Louisiana

SURVEY NUMBER: 19304

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 MADE NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED RECORDS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE APPLICABLE STANDARDS OF PRACTICE CITED IN LA 48:1001.1.

THIS MAP IS IN ACCORDANCE WITH APPLICABLE SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

*Bruce M. Butler* 4-24-2019  
 BRUCE M. BUTLER, III  
 L.A. PROFESSIONAL LAND SURVEYOR  
 LIC. NO. 4894





LITTLE FAWN

STAG

CHOCTAW

A-2

RUNNING BEAR

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 6/15/2020  
**Case No.:** 2020-1796-ZC  
**Posted:** 6/12/2020

**Meeting Date:** June 23, 2020  
**Determination:** Approved  
**Prior Action:** 4/7/2020 - Postponed  
**Prior Action:** 5/5/2020 – Postponed

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**GENERAL INFORMATION**

**PETITIONER:** Aleksandar Antonovic

**OWNER:** Aleksandar Antonovic & Jerra Antonovic

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcels located on the north side of Running Bear Drive, on the east side of Stag Drive and on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe

**SIZE:** 5.37 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Poor

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 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 classification from A-2 Suburban District to A-2 Suburban District and RO Rural Overlay. The site is located on the north side of Running Bear Drive, on the east side of Stag Drive and on the west side of Choctaw Drive; being Lots 37, 44, 45, and 46, Choctaw Springs Subdivision; 25525 Running Bear Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The objective of the Rural Overlay is to allow for accessory structures for the conduct of agriculture activities and related business. Staff is not opposed to the request as the large parcel sizes and wooded neighborhood are suitable for uses permitted under the requested zoning classification.