

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6434

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

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 A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF DIXIE RANCH ROAD, NORTH OF CC 19 ROAD; BEING 65327 DIXIE RANCH ROAD, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 5.94 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 9, DISTRICT 11) (2020-1800-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1800-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-2 (Suburban District) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & 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), MHO (Manufactured Housing Overlay) & 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), MHO (Manufactured Housing Overlay) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2020-1800-ZC

ALL THAT CERTAIN PARCEL OF LAND, situated in St. Tammany Parish, Louisiana and being more fully described as follows, to wit:

From the section corner of Sections 3, 4, 33 and 34, go East 2641.9 feet to a point.

Thence go South 206.5 feet to a point, which is the point of beginning.

Thence go South 00 degrees 20 minutes 00 seconds West 392.00 feet to a point;

Thence go West 30 feet to a point;

Thence go West 630.35 feet to a point;

Thence go North 00 degrees 20 minutes 00 seconds East 392.00 feet to a point;

Thence go East 630.35 feet to a point;

Thence go East 30 feet back to the point of beginning,

Case No.: 2020-1800-ZC

OWNER: Herbert Henry Pepper Jr. and Ruby A Pepper

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

LOCATION: Parcel located on the west side of Dixie Ranch Road, north of CC 19 Road; being 65327 Dixie Ranch Road, Lacombe

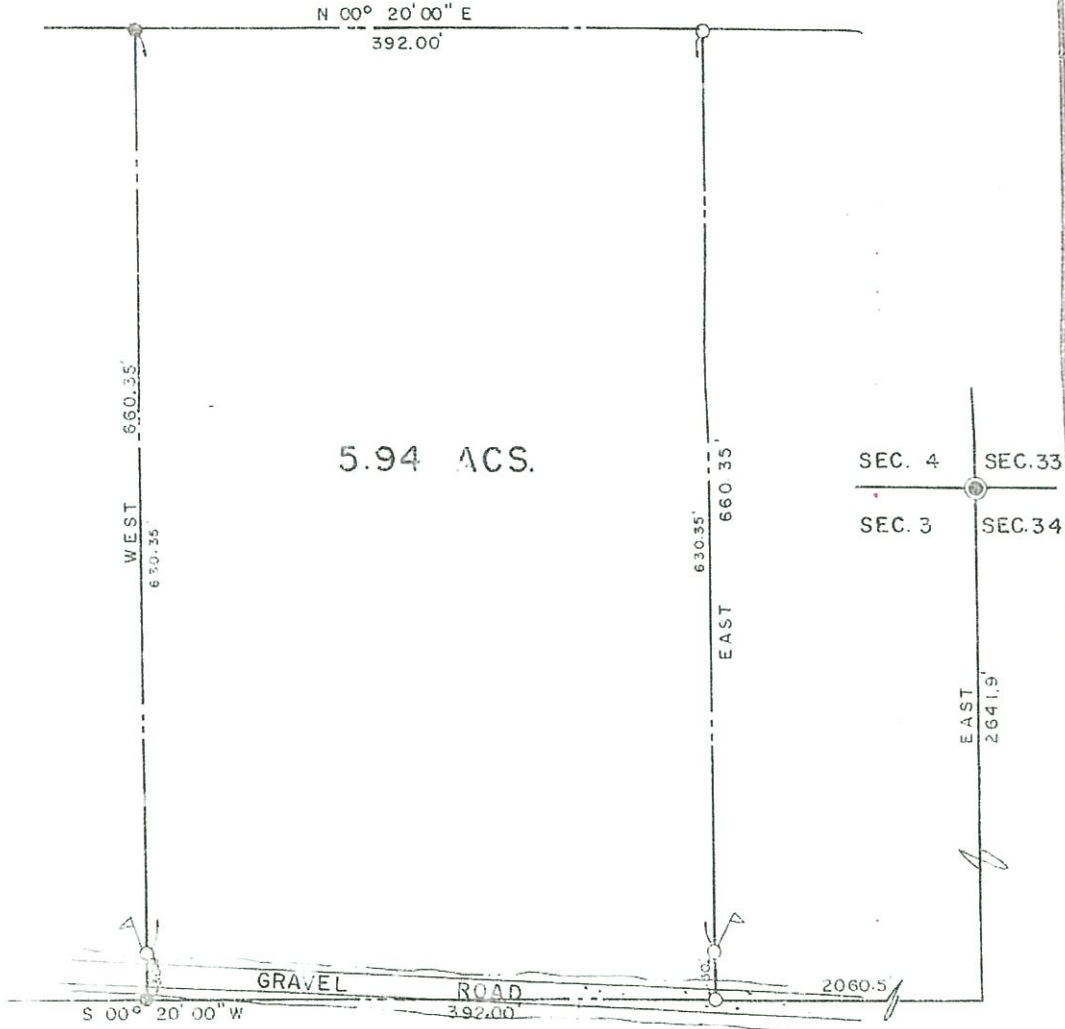
SIZE: 5.94 acres



2020-1800-ZC

NOTE: ACCORDING TO H.U.D. F.I.A. FLOOD HAZARD BOUNDARY MAP H-01-____, THIS PROPERTY IS:

____ NOT IN A FLOOD PRONE AREA.
____ IS LOCATED IN FLOOD ZONE _____



- - WITNESS IRON SET
- - IRON FOUND
- - IRON SET

SCALE: 1" = 100'

MAP SHOWING SURVEY OF A 5.94 ACRE TRACT OF LAND
LOCATED IN SEC. 3, T8S-R13E, G.L.D.,
NEAR SLIDELL, ST. TAMMANY PARISH,
LOUISIANA.

FOR HERBERT & RUBY PEPPER

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

SLIDELL, LOUISIANA

DATE: JUNE 12, 1979

JOB NO 92065

Albert A. Lovell
 ALBERT A. LOVELL & ASSOCS., INC.
 CONSULTING ENGINEERS

L MILLER

65400

65390 65390

DIXIE RANCH

A-2

65327

CC 19

A-3



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1800-ZC
Posted: 6/12/2020

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

GENERAL INFORMATION

PETITIONER: Ruby A. Pepper
OWNER: Herbert Henry Pepper Jr. and Ruby A Pepper
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
LOCATION: Parcel located on the west side of Dixie Ranch Road, north of CC 19 Road; being 65327 Dixie Ranch Road, Lacombe
SIZE: 5.94 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Fair

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	Undeveloped	A-2 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay. The site is located on the west side of Dixie Ranch Road, north of CC 19 Road. The 2025 Future Land Use Plan designates the site to be develop with residential and agricultural uses.

The petitioned site is flanked by undeveloped parcels of land to the north, south, and west sides suitable for certain accessory structures and for the conduct of agriculture uses. While the A-2 Suburban District designation does allow for one residential unit per acre, no more than three mobile homes would be permitted on the 5.94 acre site. Staff is not opposed to the request for the MHO Manufactured Housing Overlay or the RO Rural Overlay.