

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6457

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF SEPTEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH AND SOUTH SIDES OF CHARLIE LEE ROAD, WEST OF LEE SETTLEMENT ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 3). (2020-1900-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1900-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), RO (Rural Overlay) & MHO (Manufactured Housing Overlay to an A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay) to 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) & MHO (Manufactured Housing 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-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay) to an A-2 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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 26 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT A

2020-1900-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining, situated in Section 7, Township 5 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

From the Northwest corner of Section 7, Township 5 South, Range 10 East which is the corner common to Sections 7, 6 and 38, above Township and Range, go east 1041.47 feet; thence go South 271.60 feet to the Point of Beginning,

From the Point of Beginning, continue South 834.84 feet to a point; thence go West, 208.71 feet to a point; thence go North 834.84 feet to a point; thence go East, 208.71 feet to the Point of Beginning heretofore set.

Said parcel of land contains 4.0 acres as per map and plan of Survey by Ansil M. Bickford, Surveyor, dated February 20, 1979., Copy attached hereto.

Case No.: 2020-1900-ZC

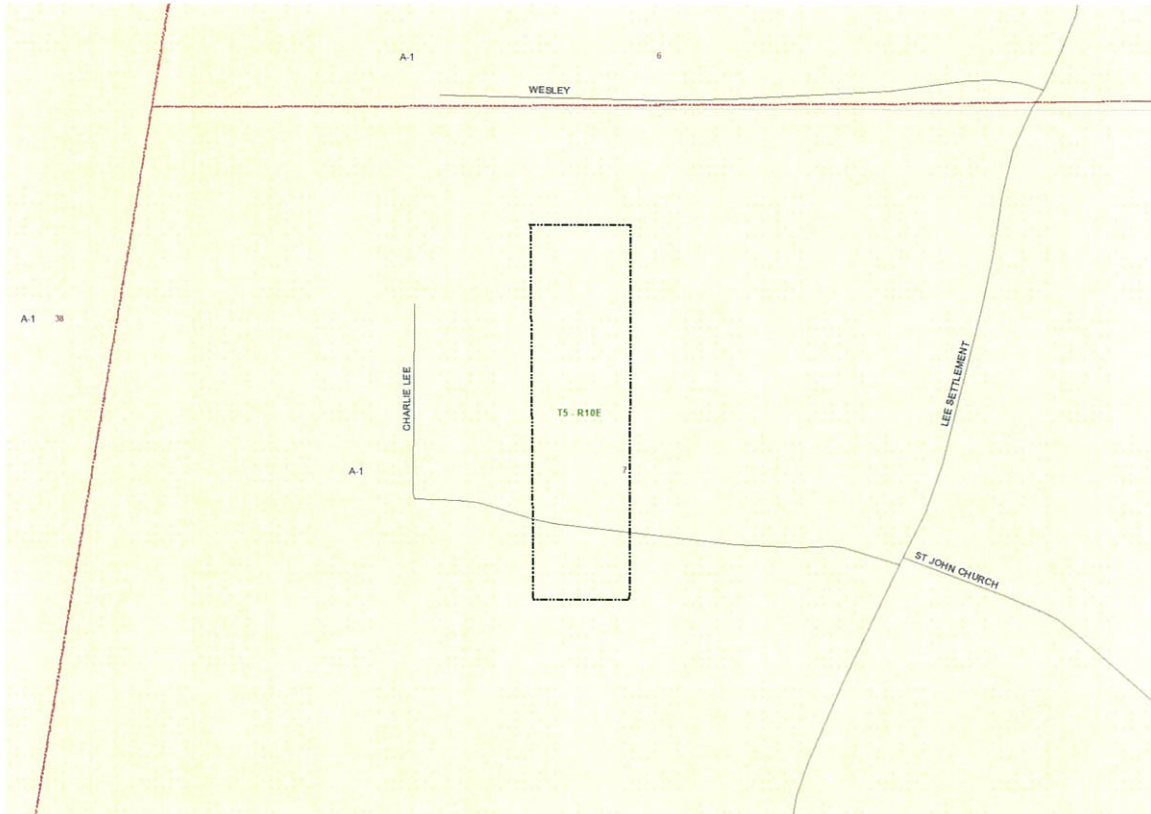
PETITIONER: Katie Bercegay

OWNER: Russell Bercegay

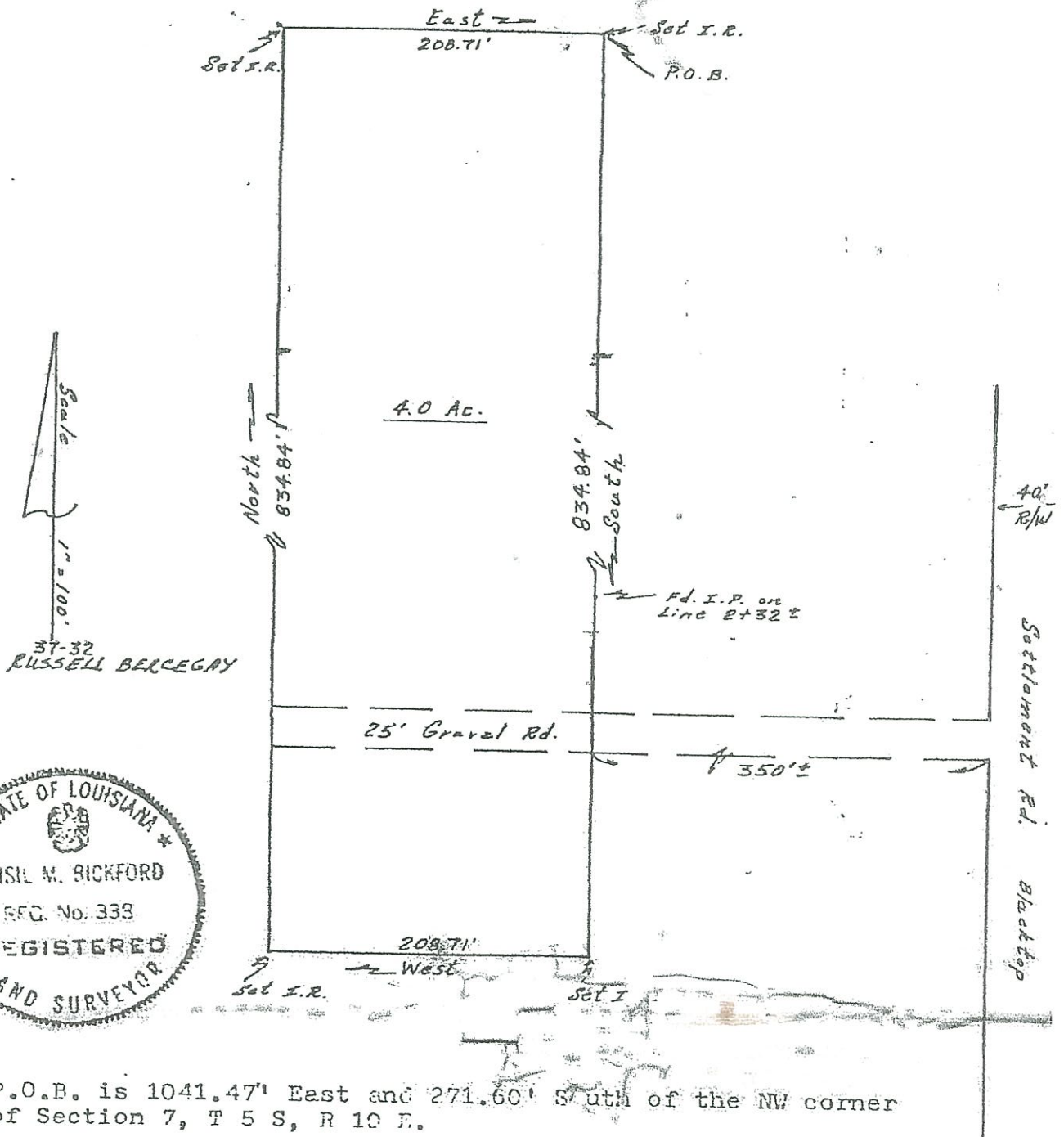
REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road; Folsom

SIZE: 4 acres



2020-1900-ZC



20 February 1979

Plan of survey of parcel of land located as shown in Section 7 T 5 S, R 10 E, St. Tammany Parish, Louisiana.

Ansil M. Bickford
 Bickford & Associates, Engineers & Land Surveyors, Inc.
 Hammond, Louisiana



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1900-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Katie Bercegay
OWNER: Russell Bercegay
REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road; Folsom
SIZE: 4 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 and Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential and Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

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-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north and south sides of Charlie Lee Road, west of Lee Settlement Road, Folsom. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The applicant is requesting to rezone a four-acre tract of land from A-1 Suburban District, which allows 1 dwelling unit every 5 acres to A-2 Suburban District, which allows 1 dwelling every acre. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density than what is currently permitted in the area. As such, staff is not in favor of the request.