

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6526

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. DEAN

ON THE 5 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF CHARLES ANDERSON ROAD AND CHRIS KENNEDY ROAD; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 6, DISTRICT 11). (2020-1990-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1990-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) 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).

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).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DECEMBER , 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: OCTOBER 21 , 2020

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

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

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

## EXHIBIT "A"

### 2020-1990-ZC

A certain parcel of land, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows. From the northeast corner of the northwest quarter of the southwest quarter of Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 06 Degrees 30 Minutes 00 Seconds West a distance of 66.60 feet to a point on the easterly right of way line of Chris Kennedy Road; Thence run along said easterly right of way line of Chris Kennedy Road South 05 Degrees 37 Minutes 55 Seconds West a distance of 117.21 feet to a point and the Point of Beginning.

From the Point of Beginning and leaving said easterly right of way line of Chris Kennedy Road South 64 Degrees 54 Minutes 40 Seconds East a distance of 200.80 feet; Thence run South 05 Degrees 37 Minutes 55 Seconds West a distance of 230.00 feet to a point; Thence run North 64 Degrees 54 Minutes 40 Seconds West a distance of 200.80 feet to a point on the easterly right of way line of Chris Kennedy Road; Thence run along said easterly right of way line of Chris Kennedy Road North 05 Degrees 37 Minutes 55 Seconds East a distance of 230.00 feet and back to the Point of Beginning.

Said parcel contains 1.00 acres of land more or less, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2020-1990-ZC

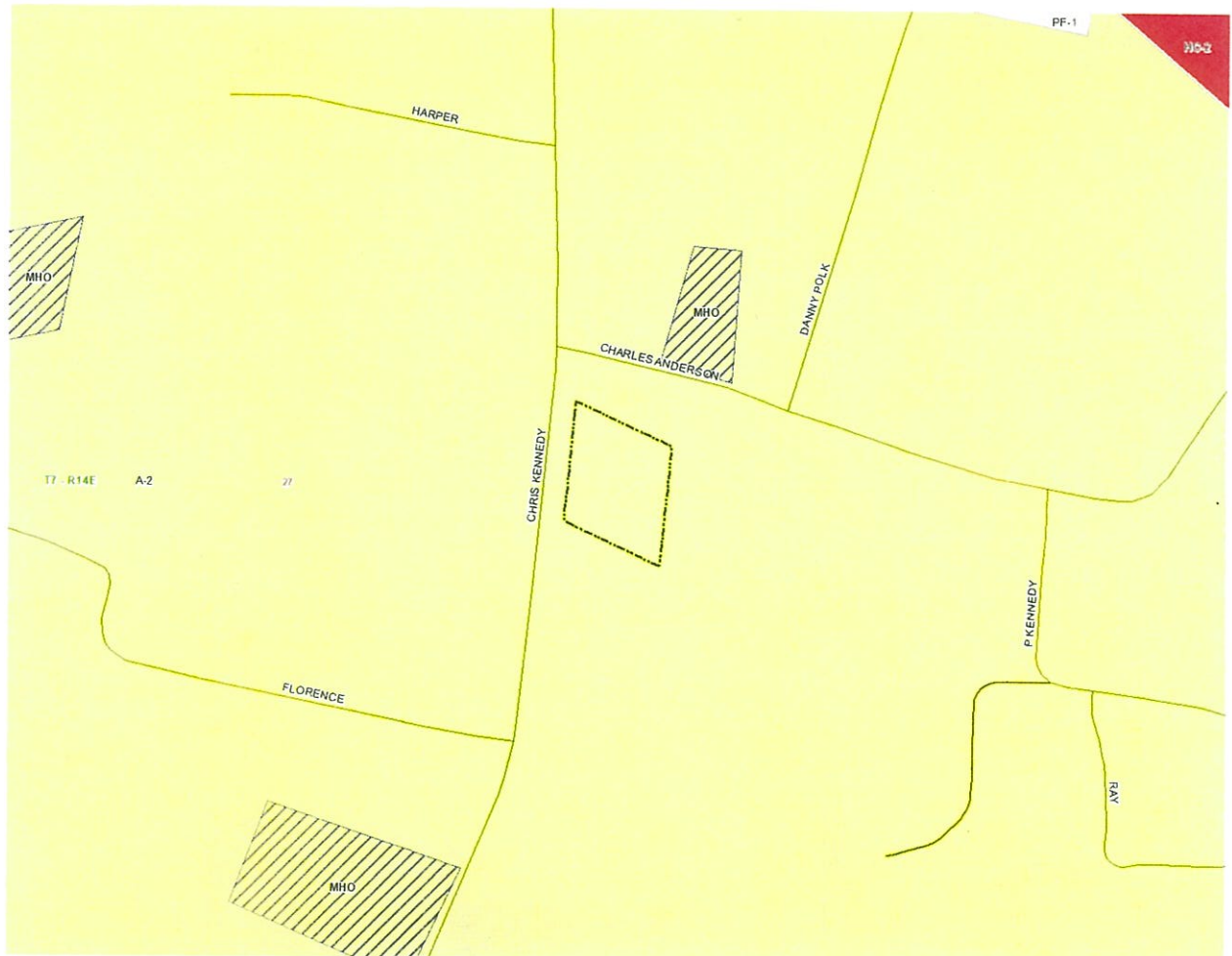
**PETITIONER:** Regan Rogers & Martin Krey

**OWNER:** Regan Rogers & Martin Krey

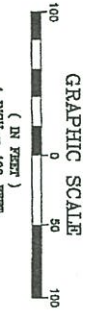
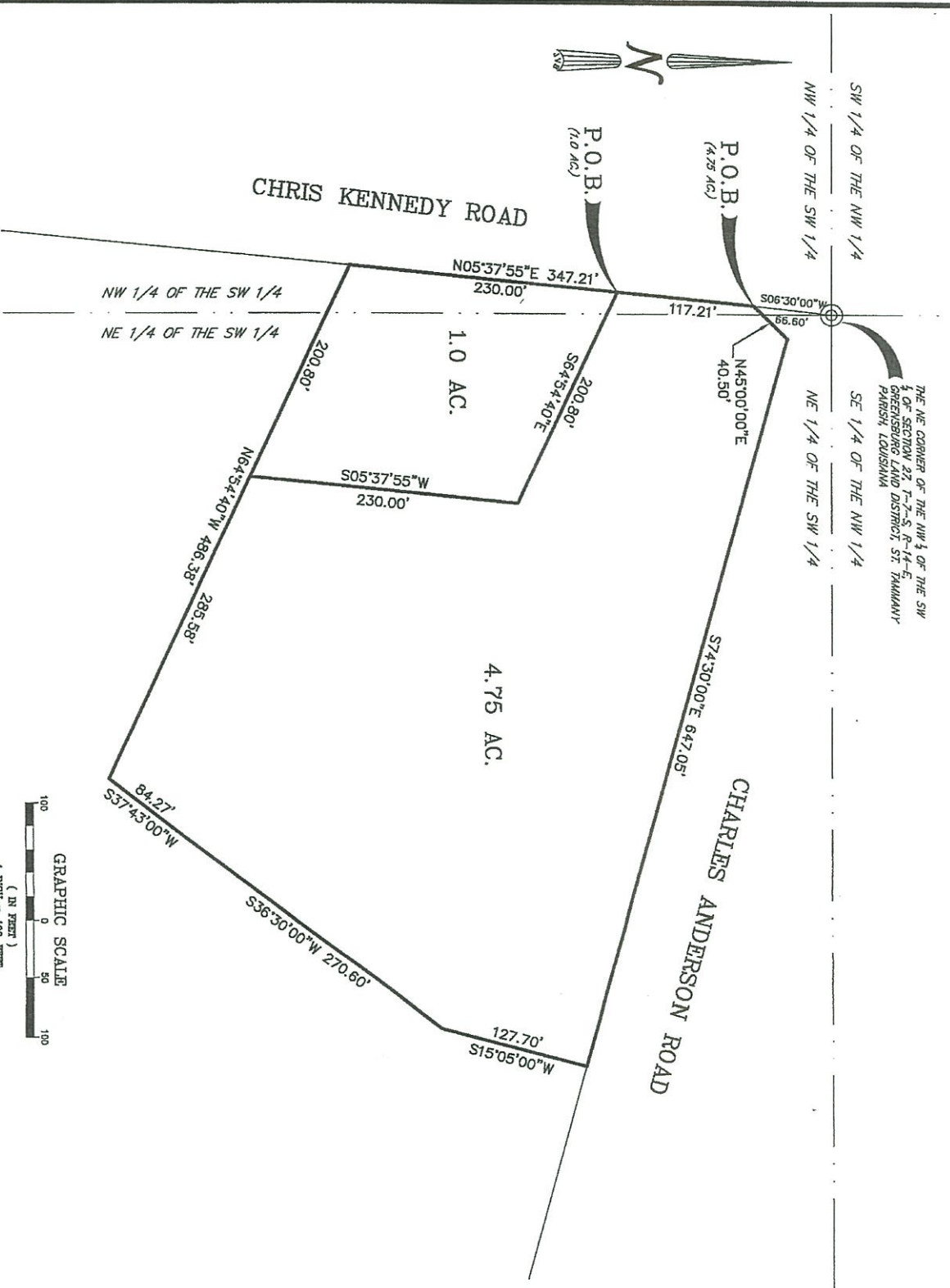
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River

**SIZE:** 1 acre



2020-1990-ZC



A SKETCH MAP OF A  
1.0 ACRE & A 4.75 ACRE PARCEL OF  
LAND IN SECTION 27, T-7-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 100'  
DATE: 5/28/20  
DRAWN BY: JDJ  
CHECKED BY: SMB  
DWG. NO.: 20200262  
SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encroachments shown hereon are not necessarily exclusive. Encroachments are not shown on this plot or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0300 C  
DATE: 10/17/89  
ZONE: C  
E.F.E.: N/A  
\* Verify prior to construction with local governing body.

Legal Description 1.0 acre:  
A certain parcel of land, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:  
From the northeast corner of the northwest quarter of the southwest quarter of Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run 66.60 South 08 Degrees 00 Minutes 00 Seconds West a distance of 66.60 feet to a point on the westerly right of way line of Chris Kennedy Road; Thence run along said westerly right of way line of Chris Kennedy Road South 05 Degrees 37 Minutes 55 Seconds West a distance of 117.21 feet to a point and the Point of Beginning.

From the Point of Beginning and leaving said easterly right of way line of Chris Kennedy Road South 64 Degrees 54 Minutes 40 Seconds East a distance of 200.80 feet; Thence run South 05 Degrees 37 Minutes 55 Seconds West a distance of 230.00 feet to a point on the westerly right of way line of Chris Kennedy Road; Thence run along said westerly right of way line of Chris Kennedy Road North 05 Degrees 37 Minutes 55 Seconds East a distance of 230.00 feet and back to the Point of Beginning.

Said parcel contains 1.00 acres of land more or less, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Legal Description 4.75 acre:  
A certain parcel of land, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:  
From the northeast corner of the northwest quarter of the southwest quarter of Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 06 Degrees 30 Minutes 00 Seconds West a distance of 66.60 feet to a point on the westerly right of way line of Chris Kennedy Road to the Point of Beginning; Thence run along said easterly right of way line of Chris Kennedy Road North

From the Point of Beginning run along said easterly right of way line of Chris Kennedy Road North 05 Degrees 37 Minutes 55 Seconds East a distance of 40.50 feet to a point on the southerly right of way line of Charles Anderson Road; Thence run along said southerly right of way line of Charles Anderson Road South 74 Degrees 30 Minutes 22 Seconds East a distance of 647.05 feet to a point; Thence leaving said southerly right of way line of Charles Anderson Road run South 15 Degrees 05 Minutes 00 Seconds West a distance of 127.70 feet to a point; Thence run South 36 Degrees 30 Minutes 00 Seconds West a distance of 270.60 feet to a point; Thence run South 37 Degrees 43 Minutes 00 Seconds West a distance of 84.27 feet to a point; Thence run North 05 Degrees 54 Minutes 40 Seconds West a distance of 285.56 feet to a point; Thence run North 05 Degrees 37 Minutes 55 Seconds East a distance of 230.00 feet to a point; Thence run North 64 Degrees 54 Minutes 40 Seconds West a distance of 200.80 feet to a point on the westerly right of way line of Chris Kennedy Road; Thence run along said easterly right of way line of Chris Kennedy Road North 05 Degrees 37 Minutes 55 Seconds East a distance of 117.21 feet and back to the Point of Beginning.

Said parcel contains 4.75 acres of land more or less, lying and situated in Section 27, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortport Highway  
Slidell, Louisiana 70458  
E-mail: jvb@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

MARTIN KREY



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 9/25/2020  
**Case No.:** 2020-1990-ZC  
**Posted:** 9/25/2020

**Meeting Date:** October 6, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Regan Rogers & Martin Krey

**OWNER:** Regan Rogers & Martin Krey

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 (Suburban District) & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River

**SIZE:** 1 acre

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

**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 and MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District
East	Undeveloped and Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**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 MHO Manufactured Housing Overlay. The site is located on the southeast corner of Charles Anderson Road and Chris Kennedy Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in sight design and density.

Staff is not opposed to the request as a manufactured home is consistent with the site's residential comprehensive plan designation.