

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6521

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. TANNER

SECONDED BY: MR. DAVIS

ON THE 23 DAY OF SEPTEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BLUEBERRY LOOP, NORTH OF ARCHIE SINGLETARY ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 1.38 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-3 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 6, DISTRICT 6). (2020-1849-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1849-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay);

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-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) see Exhibit "A" for complete boundaries; and

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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF NOVEMBER , 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 7 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-1849-ZC

ONE CERTAIN PIECE OF PORTION OF GROUND, situated in Section 17, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, in Ridgewood Addition No. 1 Subdivision and designated as Lot No. 2 of Square 2, on a survey by Robert A. Berlin, Reg. Surveyor, as revised December 5, 1964, on file with the Clerk of Court, St. Tammany Parish, Louisiana.

Subject to all building restrictions of record.

Being a portion of the same property acquired by GULF STATES PROPERTIES, INC, from OAKLAWN DEVELOPMENTS, INC., by Act before John L. Hooper, Notary Public, on August 21, 1963 and registered in COB 350 Folio 695.

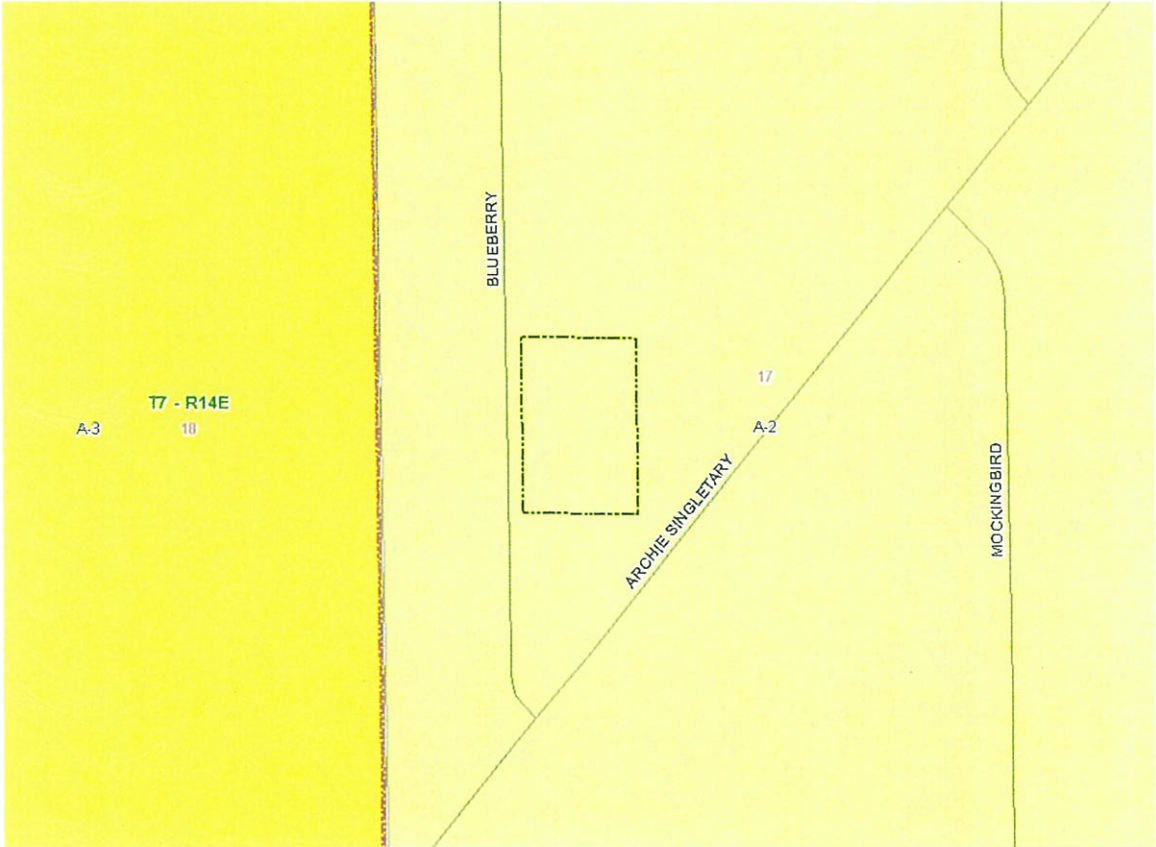
Case No.: 2020-1849-ZC

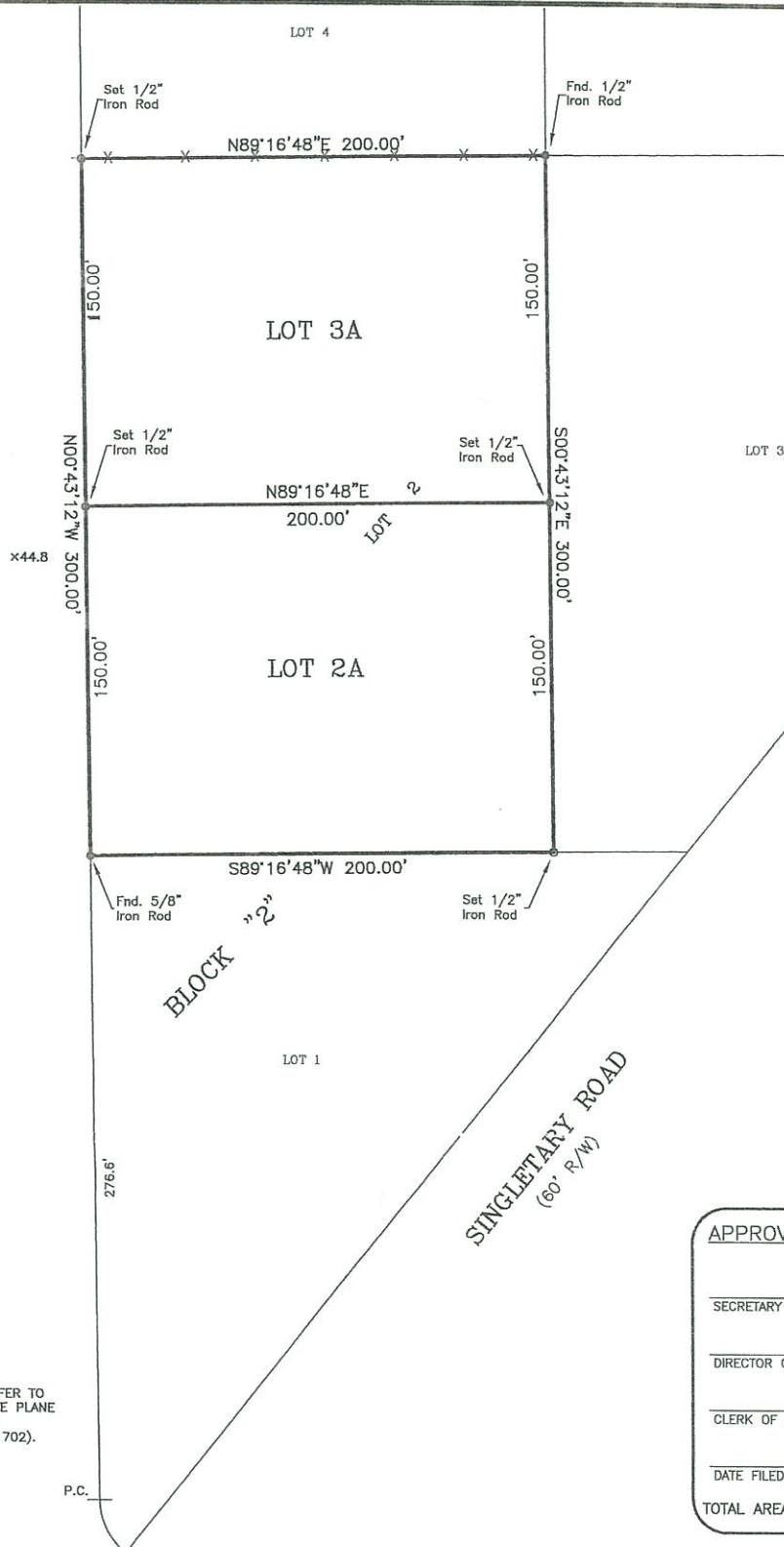
PETITIONER: Eric Penton

OWNER: Eric Penton

REQUESTED CHANGE: From A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

SIZE: 1.38 acres





NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
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DIRECTOR OF ENGINEERING

CLERK OF COURT	DATE
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DATE FILED _____ FILE NO. _____

TOTAL AREA: 60,000.00 SQ. FT. OR 1.377 ACRES

2020-1849-ZC

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....	25'
Side Setback.....	15'
Rear Setback.....	*

ADDRESS: BLUEBERRY LOOP

I CERTIFY THAT THIS PLAT 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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS C SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0300 C
F.I.R.M. Date 10/17/1989
ZN: C B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20190776

DATE: 01/10/2020

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: ivbassoc@ivburkes.com

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR

DRAWN BY: VLL	CHECKED BY: JDL
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SCALE: 1" = 60'

REVISÉ:

**A RESUBDIVISION MAP OF
LOT 2 INTO LOTS 2A & 3A, BLOCK 2,
RIDGEWOOD SUBDIVISION, ADD. 1 LOCATED
IN SECTION 17, T-7-S, R-14-E, GLD,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: DAYSTAR BUILDERS

SURVEYED BY:
SEAN M. BURKES
REG. NO. 4785
REGISTERED
SEAN M. BURKES
LA REG. No. 4785



ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1849-ZC
Posted: 6/12/2020

Meeting Date: June 24, 2020
Determination: Denied
Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Eric Penton
OWNER: Eric Penton
REQUESTED CHANGE: From A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
LOCATION: Parcel located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River
SIZE: 1.38 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

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, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: No **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, MHO Manufactured Housing Overlay, and RO Rural Overlay to A-3 Suburban District, MHO Manufactured Housing Overlay, and Rural Overlay. The site is located on the east side of Blueberry Loop, north of Archie Singletary Road, Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The subject site is flanked on all sides by property that is zoned A-2 Suburban District. The applicant is proposing to rezone the existing 1.38 acre lot from A-2, which allows for one unit per acre to A-3, which allows for two units per acre. A change in the site’s zoning will allow for a higher density in the immediate area. As such, staff objects to the requested A-3 Suburban District designation.