

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6592

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF FEBRUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BREMERMAN ROAD, SOUTH OF LOUISIANA HIGHWAY 190; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 45.73 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) WARD 4, DISTRICT 7) (2020-2141-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2141-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 PUD (Planned Unit Development Overlay) to an A-1 (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 PUD (Planned Unit Development Overlay) to an A-1 (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 PUD (Planned Unit Development Overlay) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF MARCH , 2021 ; 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: JANUARY 27 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2141-ZC

ALL THAT CERTAIN TRACT OR PARCEL OF GROUND, together with all buildings and improvements thereon and all rights, ways means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in any way appertaining, situated in Section 48, Township 8 South, Range 12 East, Greensburg Land District, St. Tammany Parish, described as follows, to-wit:

From the section corner common to Sections 21, 22, and 48, Township 8 south, Range 12 East, St. Tammany Parish, Louisiana go South 07 degrees 56 minutes East, 3368.5 feet to a point; thence go South 65 degrees 30 minutes East, 417.4 feet to an iron; thence go South 24 degrees 32 minutes 31 seconds West (Title-South 24 degrees 30 minutes West) 452 feet to a point on the northerly side of Tammany Trace (formerly Gulf Mobile & Northern Railroad); thence go South 71 degrees 27 minutes 37 seconds West 292.89 feet to an iron situated on the southerly side of Tammany Trace (formerly Gulf Mobile & Northern Railroad) and the Point of Beginning.

From the Point of Beginning go South 65 degrees 22 minutes 03 seconds East (Title — South 65 degrees 25 minutes East) 499.89 Feet to an iron; thence go South 65 degrees 39 minutes 29 seconds East (Title — South 65 degrees 26 minutes East) 320.10 feet to an iron; thence leaving the Tammany Trace right of way South 20 degrees 26 minutes 18 seconds West (Title — South 20 degrees 33 minutes West) 141.27 feet to an iron; thence go North 69 degrees 11 minutes 21 seconds West 295.12 feet (Title — North 69 degrees 08 minutes West 294.74 feet) to an iron; thence go South 21 degrees 17 minutes 58 seconds West (Title — South 21 degrees 21 minutes West) 295.15 feet to an iron; thence go South 69 degrees 26 minutes 28 seconds East (Title — South 69 degrees 24 minutes East) 616.87 feet to an iron; thence go South 35 degrees 20 minutes 22 seconds West (title — South 35 degrees 23 minutes West) 860.71 feet to an iron; thence go North 61 degrees 24 minutes 01 seconds West 1311.11 feet to an iron situated on the Western bank of Bayou Desert; thence in a northerly direction along the meandering bank of said Bayou Desert 776 feet more or less to an iron pipe; thence North 64 degrees 53 minutes West 698.03 feet (Title — 696.79 feet) to an iron on the easterly side of Bremmerman Road; thence go along the easterly side of Bremmerman Road North 24 degrees 50 minutes 22 seconds East (Title — North 24 degrees 38 minutes East) 356.02 feet (Title — 355.78 feet) to an iron; thence continue along Bremmerman road North 24 degrees 31 minutes 39 seconds East (Title - North 24 degrees 30 minutes East) 208.46 feet (Title — 208.7 Feet) to an iron situated at the intersection of Bremmerman Road and Tammany Trace; thence go South 65 degrees 22 minutes 03 seconds East 1120.62 feet (Title — South 65 degrees 30 minutes East 1120 feet) to an iron set and the Point of Beginning.

Said parcel includes a 5.36-acre parcel together with a 40.37-acre parcel, all as set forth on the survey prepared by Randall W. Brown & Associates, Inc. dated February 26, 2020, which is attached hereto and made a part hereof.

Case No.: 2020-2141-ZC

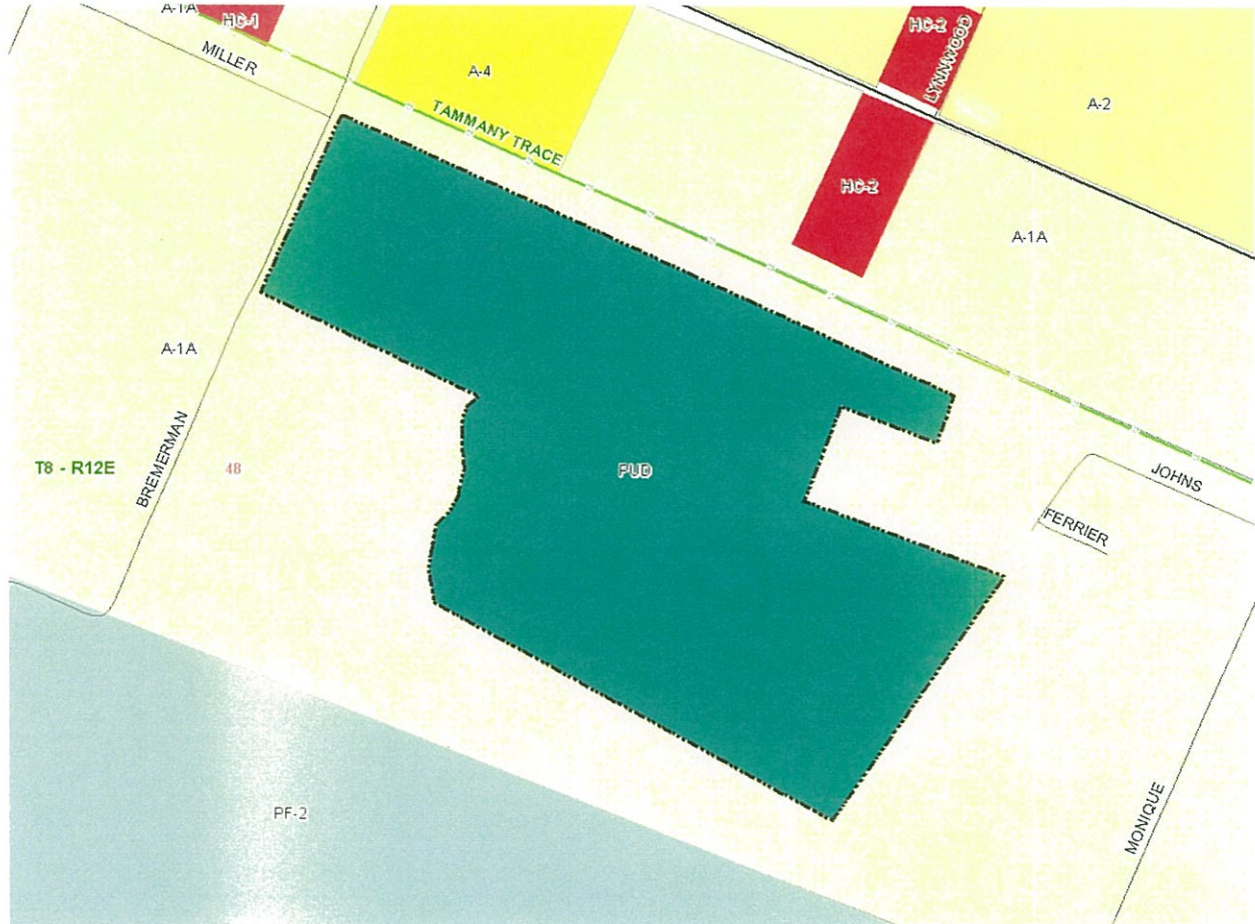
PETITIONER: Big Branch Apiary, LLC – Cheri Ben-lesau

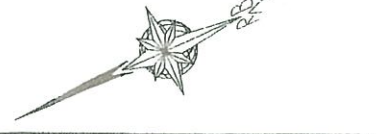
OWNER: Big Branch Apiary, LLC – Cheri Ben-lesau

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the east side of Bremerman Road, south of Louisiana Highway 190; Lacombe

SIZE: 45.73 acres

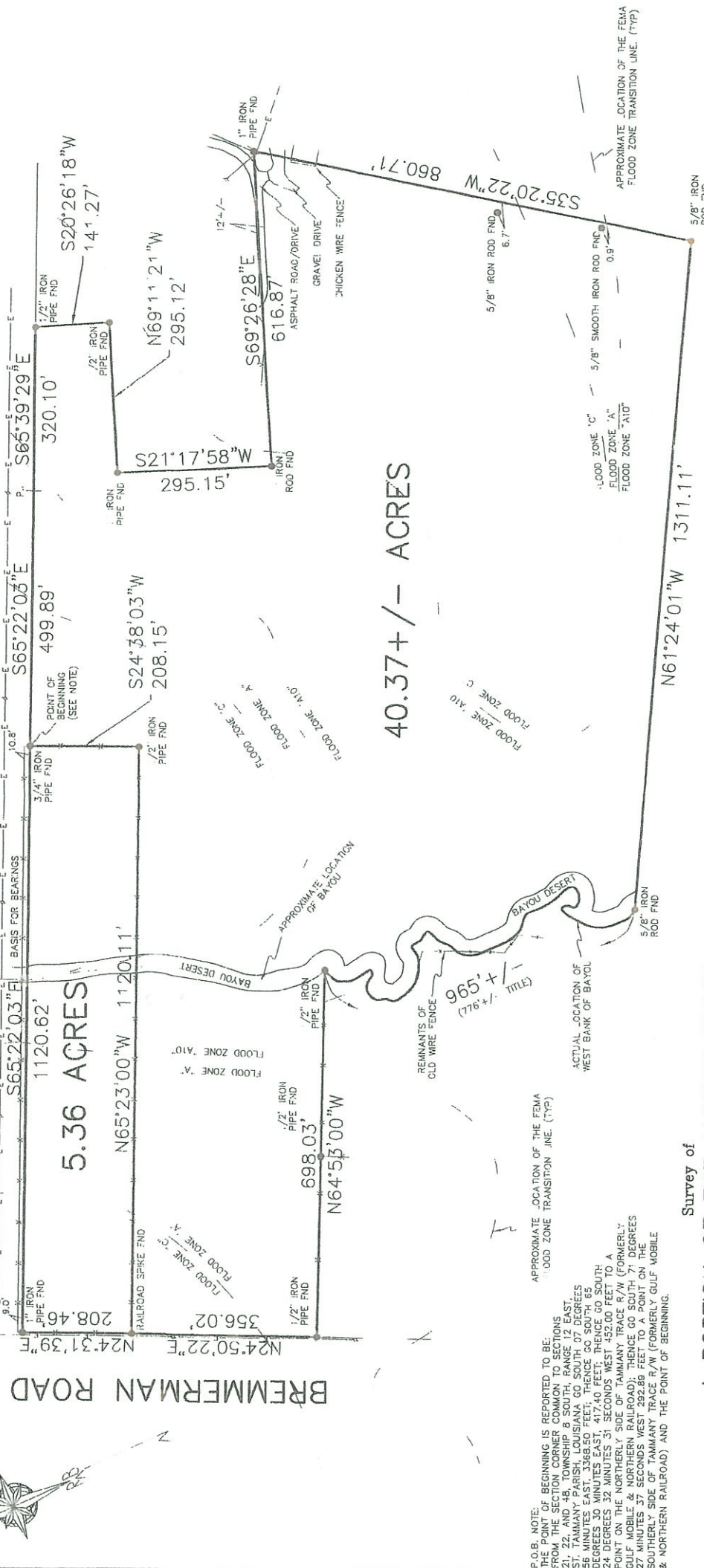




2020-2141-ZC

TAMMANY TRACE R/W
(FORMERLY GULF MOBILE & NORTHERN RAILROAD)

BREMERMANN ROAD



40.37+/- ACRES

Survey of
A PORTION OF THE AUBREY TRACT
SITUATED IN SEC. 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
BIG BRANCH APRIARY, LLC
JONES FUSSELL, LLP
FIRST AMERICAN TITLE INSURANCE COMPANY

P.O.B. NOTE:
THE POINT OF BEGINNING IS REPORTED TO BE:
FROM THE SECTION CORNER COMMON TO SECTIONS
21, 22, AND 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST,
ST. TAMMANY PARISH, LOUISIANA 60 SOUTH 07 DEGREES
17 MINUTES 37 SECONDS WEST 141.0 FEET TO A
POINT ON THE NORTHERLY SIDE OF TAMMANY TRACE R/W (FORMERLY
GULF MOBILE & NORTHERN RAILROAD); THENCE 60 SOUTH 71 DEGREES
27 MINUTES 37 SECONDS WEST 292.89 FEET TO A POINT ON THE
SOUTHERLY SIDE OF TAMMANY TRACE R/W (FORMERLY GULF MOBILE
& NORTHERN RAILROAD) AND THE POINT OF BEGINNING.

REFERENCE SURVEY:
SURVEY BY JOHN E. BONNEAU
SURVEY NO. 941277
DATED: 1-5-1995
• DENOTES 1/2" IRON ROD END
• UNLESS OTHERWISE NOTED

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Map for the property
described. It is located in Flood Zone A1, A10 & C.
FIRM Pencil# 2252050380C Rev. 4-2-1991



Surveyed in accordance with the Louisiana "Applicable
Standards for Property Boundary Surveys"
for a Class "D" Survey.

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownlandsurveys.com

Date: FEBRUARY 26, 2020
Survey No. 20089
Project No. 820089
Scale: 1"=200'±
Drawn By: RJR
Revised:



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 28, 2020
Case No.: 2020-2141-ZC
Posted: December 25, 2020

Meeting Date: January 5, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Big Branch Apiary, LLC – Cheri Ben-lesau

OWNER: Big Branch Apiary, LLC – Cheri Ben-lesau

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-1 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the east side of Bremerman Road, south of Louisiana Highway 190; Lacombe

SIZE: 45.73 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 and Undeveloped	A-1A Suburban District, A-4 Single-Family Residential District, and MHO Manufactured Home Overlay
South	Residential and Undeveloped	A-1A Suburban District
East	Residential and Undeveloped	A-1A Suburban District
West	Residential	A-1A 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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PUD Planned Unit Development Overlay to A-1 Suburban District and RO Rural Overlay. The site is located on the east side of Bremerman Road, south of Louisiana Highway 190, Lacombe. The 2025 Future Land Use Plan designates the site to be set aside for conservation areas as well as developed with residential uses that vary in site design and density.

The petitioned property was the subject of a previous zoning change from SA Suburban Agriculture District to C-2 Highway Commercial District and PUD Planned Unit Development District (Case No. ZC95-05-036). While the site was rezoned to accommodate a planned nature retreat, the design was never realized and the property is presently undeveloped. The current request is to rezone the property to accommodate potential residential and agricultural uses. Staff is not opposed to this request as it congruent with the site’s comprehensive plan designations and is appropriate for the area.