

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6657

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. DEAN

ON THE 6 DAY OF MAY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LOUISIANA HIGHWAY 1083, NORTH OF OALMANN ROAD EAST; BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 2.01 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 5, DISTRICT 6). (2021-2249-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2249-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) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JUNE , 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: April 28 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2249-ZC

ONE CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the South half of the Southeast Quarter of the Northwest Quarter of Section 28, Township 5 South, Range 12 East, and being more particularly described in accordance with a survey by Jeron R. Fitzmorris, dated March 18, 1981, revised May 5, 1981.

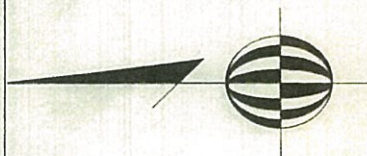
From the quarter section corner common to Sections 28 and 29, Township 5 South, Range 12 East, go South 89 degrees 52 minutes East 1352.4 feet to an iron; thence go North 00 degrees 09 minutes East 73.17 feet to an iron situated on the Southerly side of Ben Williams Road; thence go along the Southerly side of Ben Williams Road, North 45 degrees 02 minutes East 404.65 feet to an iron; thence go North 40 degrees 13 minutes East 196.56 feet to an iron; thence go North 31 degrees 25 minutes East 178.92 feet to an iron; thence go South 89 degrees 58 minutes West 90.86 feet to an iron set on the Westerly side of the Ben Williams Road and the point of beginning.

From the point of beginning go South 89 degrees 58 minutes west 450.62 feet to an iron; thence go South 01 degrees 50 minutes West 172.96 feet to an iron; thence go South 61 degrees 10 minutes East 244.22 feet to an iron set on the Westerly side of Ben Williams Road; thence go North 45 degrees 21 minutes East 64.4 feet to a right of way marker; thence continue along the Westerly side of the Ben Williams Road northeasterly along the arc of a curve having a radius of 1,109.61 feet, an arc distance of 309.4 feet to an iron set and the point of beginning.

Said parcel containing 2.01 acres more or less according to survey.

2021-2249-ZC

Subject Property



MAP PREPARED FOR

ESTATE OF LOUIS REVERE

LOCATED IN SECTION 28 TOWNSHIP
5 SOUTH, RANGE 12 EAST, ST.
TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH
A PHYSICAL SURVEY MADE ON THE
GROUND UNDER THE SUPERVISION
OF THE UNDERSIGNED.

John C. Fitzgerald
 17. BECKWITH LAND SURVEYING



LS LAND SURVEYING INC.
COVINGTON LA
SCALE: 1"=100' MARCH 18, 1981

SCALE: 1"=100' MARCH 18, 1981

0/rons Placed
0/rons Found
Right of way

Right of way

Right of way

Revised: Nov 5, 1951 (to show fence on the West)

2266

545300

Case No.: 2021-2249-ZC

PETITIONER: Maxwell McClintock

OWNER: Maxwell McClintock

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 west side of Louisiana Highway 1083, north of Oalmann Road East; Bush

SIZE: 2.01 acres





ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: March 29, 2021
Case No.: 2021-2249-ZC
Posted: March 26, 2021

Meeting Date: April 6, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Maxwell McClintock
OWNER: Maxwell McClintock
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 west side of Louisiana Highway 1083, north of Oalmann Road East; Bush
SIZE: 2.01 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway **Road Surface:** 2 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	Residential	A-1 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-1 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-1 Suburban District, RO Rural Overlay, and MHO Mobile Home Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay. The site is located on the west side of Louisiana Highway 1083, north of Oalmann Road East; Bush. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density along with agricultural or other active or passive uses.

The subject site is comprised of just over two acres of property and abuts a site that was rezoned from A-1 Suburban District to A-2 Suburban District in 2014 (ZC14-01-001). The site is also situated adjacent to existing A-2 zoning along the east side of Louisiana Highway 1083 and abuts sites that maintain the A-1 zoning to the south and west.

The existing A-1 Suburban District requires parcel sizes a minimum of five acres. The requested A-2 Suburban District requires parcel sizes a minimum of one acre. The reason for the request is to allow for a future minor subdivision.