

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6681 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. M. SMITH SECONDED BY: MR. AIREY
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 AT THE END OF RADIO ROAD, SOUTH OF PINE STREET EXTENSION; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 19.25 ACRES OF LAND MORE OR LESS FROM ITS PRESENT AT-1 (ANIMAL TRAINING AND HOUSING DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 8, DISTRICT 9). (2021-2238-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2238-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 AT-1 (Animal Training and Housing District) to an A-2 (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 A-2 (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 AT-1 (Animal Training and Housing District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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: MAY 19 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2238-ZC

That portion of ground, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto, belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, described as follows:

FIRST: The Southwest Quarter of the Northwest Quarter of Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, containing thirty-nine and eighty-four one-hundredths (39.84) acres.

SECOND: The Northwest Quarter of the Southwest Quarter of Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, containing thirty-nine and eighty-four one-hundredths (39.84) acres.

LESS AND EXCEPT: A triangular portion of land containing 1.29 acres beginning at the Northwestern corner of the Southwest Quarter of said Northwest Quarter of said Section 11; thence go South zero degrees nine minutes (0 deg. 09') West one hundred and zero-tenths feet (100.0'); thence go North eighty-four degrees fifty-seven minutes (84.57') East one thousand one hundred thirty-five and five-tenths feet (1135.5') to the South line of the Northwest Quarter of the Northwest Quarter of said Section 11; thence go West one thousand one hundred thirty-one and one-tenth feet (1131.1') along the last mentioned line to the beginning.

AND LESS AND EXCEPT: ALL THAT CERTAIN PARCEL OF LAND situated in Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the U.S. Government quarter corner common to Sections 10 and 11, in said Township and Range also the point of beginning, go North 00 degrees, 10 minutes, 51 seconds West 597.85 feet to an iron; thence go North 89 degrees, 41 minutes, 22 seconds East 1250.96 feet to an iron; thence go North 00 degrees, 05 minutes, 17 seconds West 623.0 feet to an iron; thence go North 72 degrees, 32 minutes, 07 seconds, West 100.02 feet to an iron; thence go North 07 degrees, 02 minutes, 02 seconds East 70.0 feet to an iron; thence go North 89 degrees, 46 minutes, 19 seconds East 156.68 feet to an iron; thence go South 00 degrees, 05 minutes, 17 seconds East 723.0 feet to an iron; thence go South 00 degrees, 05 minutes, 17 seconds East 597.0 feet to a point; thence go South 00 degrees, 10 minutes, 51 seconds East 1320.0 feet to an iron; thence go South 89 degrees, 39 minutes, 10 seconds West 1320.0 feet to an iron; thence go North 00 degrees, 10 minutes, 51 seconds West 1320.0 feet back to the point of beginning. Said less and except containing 59.45 acres of land, more or less.

Case No.: 2021-2238-ZC

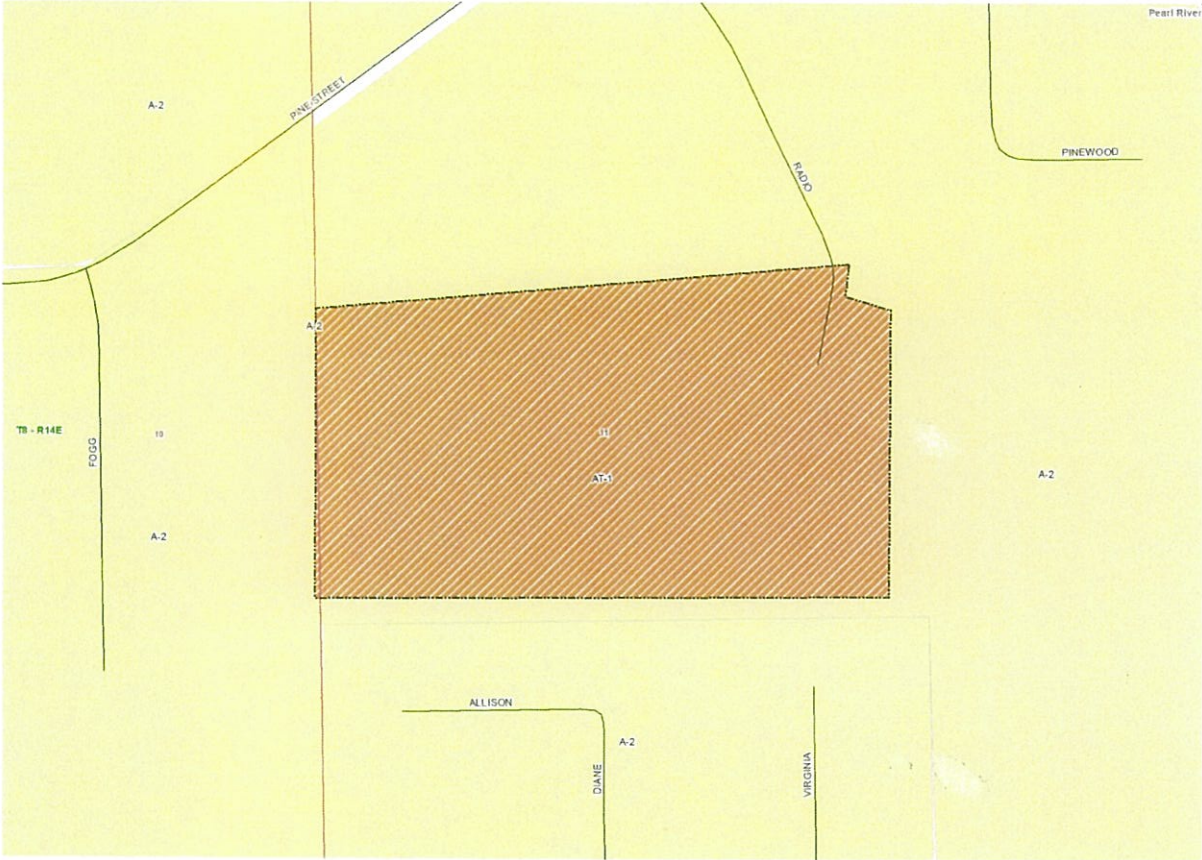
PETITIONER: Jeffery Nave

OWNER: Globe Wireless Radio Services

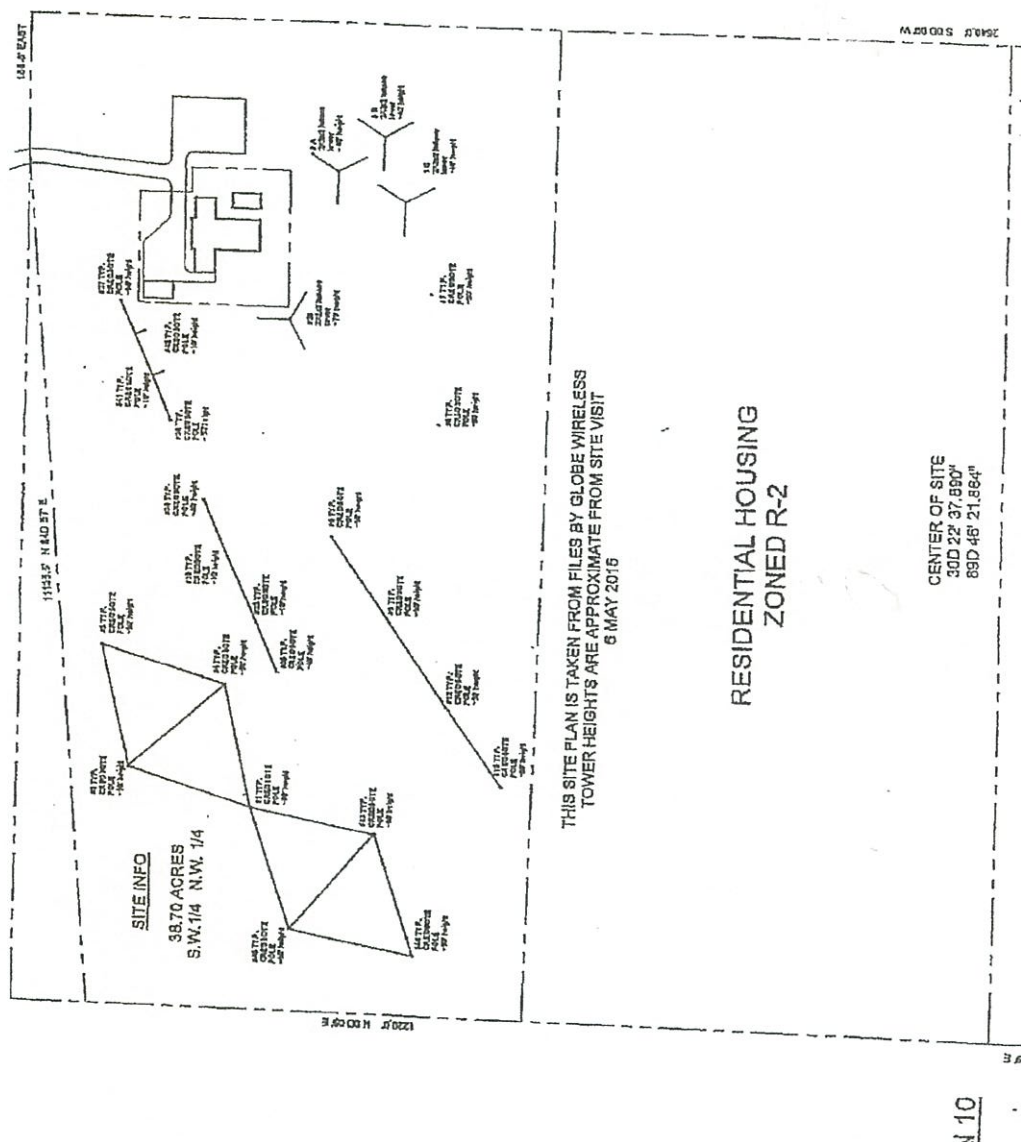
REQUESTED CHANGE: AT-1 Animal Training and Housing District to A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River

SIZE: 19.25 acres



2021-2238-ZC



SITE PLAN FOR FCC	PEARL RIVER 64399 RADIO ROAD STAMMERSVILLE • OHIO	Mobridge Hess Design Group, P.A. 1073 West 15th Street, Suite 201 Toledo, Ohio 43608-1500 Phone: 419/243-9999 Fax: 419/243-9999	Engineering Approval: Date: 11/14/03	Sheet No.
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ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: March 29 2021
Case No.: 2021-2238-ZC
Posted: March 26, 2021

Meeting Date: April 6, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffery Nave
OWNER: Globe Wireless Radio Services
REQUESTED CHANGE: AT-1 Animal Training and Housing District to A-2 Suburban District and RO Rural Overlay
LOCATION: Parcel located at the end of Radio Road, south of Pine Street Extension; Pearl River
SIZE: 19.25 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	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

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 AT-1 Animal Training Housing District to A-2 Suburban District and RO Rural Overlay. The site is located at the end of Radio Road, south of Pine Street Extension; Pearl River The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The petitioned property was the subject of a 2015 rezoning request which changed the zoning from A-2 Suburban District to AT-1 Animal Training and Housing District (2015-80-ZC). The purpose of the 2015 request was to accommodate multiple existing cell towers on the site and bring them into compliance with the appropriate zoning classification. The cell towers have since been removed. The requested A-2 Suburban District and RO Rural Overlay zoning classifications do not allow for cellular towers. Since the site is surrounded on all sides by property that is zoned A-2 Suburban District and is currently developed with a single-family home, the request will bring the site into compliance with the appropriate zoning classification and meet the objectives of the Comprehensive Plan designation.