

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6607

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF MARCH , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF NORTH MILL ROAD; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .932 ACRES OF LAND MORE OR LESS, FROM ITS A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 7, DISTRICT 11). (2020-2187-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2187-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-3 (Suburban District) 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-3 (Suburban District).

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-3 (Suburban District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF APRIL , 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: FEBRUARY 24 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2187-ZC

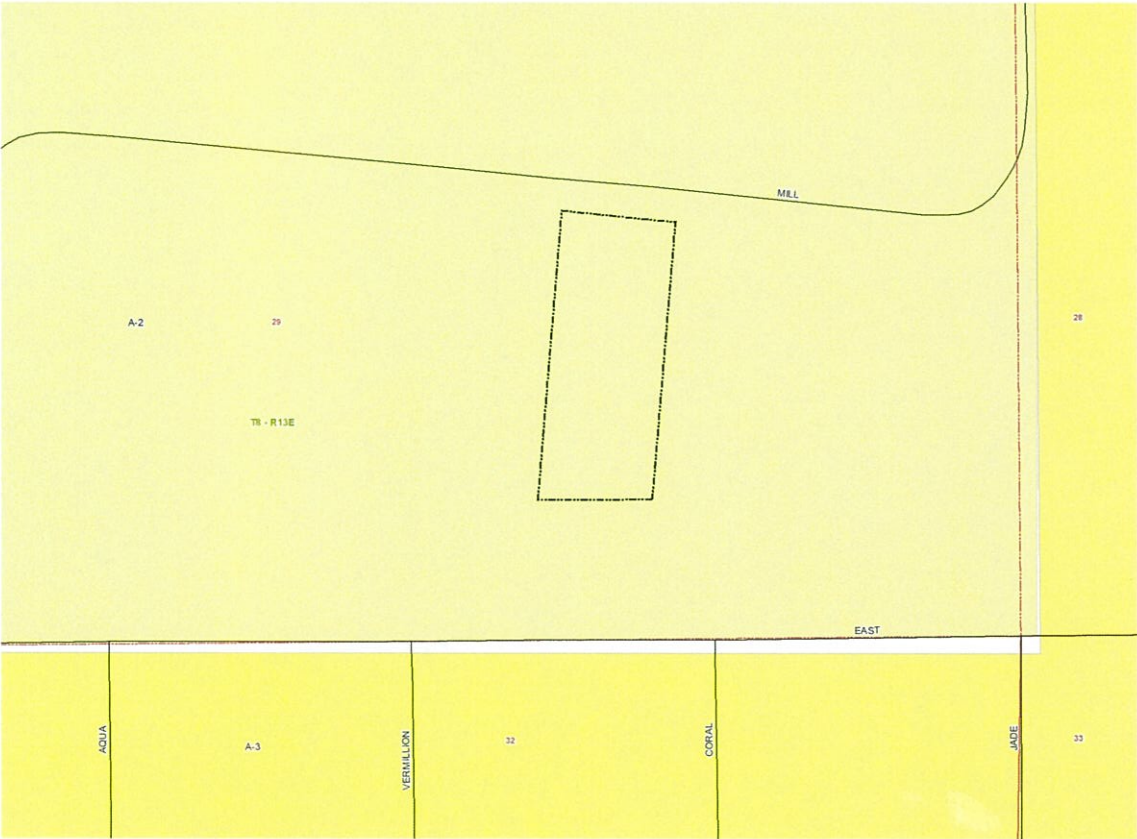
A certain parcel of land, lying and situated in Section 29, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the southeast corner of Section 29, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 35 Minutes 46 Seconds West a distance of 351.02 feet to a point; Thence run North 05 Degrees 28 Minutes 46 Seconds West a distance of 150.00 feet; Thence run South 89 Degrees 51 Minutes 11 Seconds West a distance of 46.85 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 89 Degrees 51 Minutes 11 Seconds West a distance of 128.00 feet to a ½" iron rod set; Thence run North 04 Degrees 42 Minutes 27 Seconds East a distance of 324.36 feet to a ½" iron pipe found on the southerly right of way line of North Mill Road; Thence run along said southerly right of way line of North Mill Road South 84 Degrees 17 Minutes 22 Seconds East a distance of 128.00 feet to a point; Thence leaving said southerly right of way line of North Mill Road run South 04 Degrees 47 Minutes 19 Seconds West a distance of 311.29 feet and back to **the Point of Beginning**.*

*Said parcel contains **0.932 acres of land more or less**, lying and situated in Section 29, Township 8 South, Range 13 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

Case No.: 2020-2187-ZC
PETITIONER: Jimmy Laurent
OWNER: Jimmy Laurent Construction, Inc.
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the south side of North Mill Road; Lacombe
SIZE: 1.932 acres Amended to .932 Acres



x14.42
TBM MAG NAIL (2)
Fnd. 1/2"
Iron Pipe

N. MILL ROAD

x14.3
(S83°37'31"E-TITLE)
S84°17'22"E

x13.9

295.29'

Fnd. 1/2"
Iron Rod

x14.06
TBM MAG NAIL (1)

x14.1

1.932 ACRES

(N05°22'18"E-TITLE)
N04°42'27"E

324.36'

GRAVEL ROAD
302.20'
(S13°58'52"W-TITLE)
(S14°38'43"W-TITLE)

x14.3
Set 1/2"
Iron Rod

Fnd. 1/2"
Iron Rod

Fnd. 1"
Iron Pipe

14.2x

S89°51'11"W 174.85'
(N89°28'58"W-TITLE)

S89°51'11"W
72.58'

P.O.B.

Fnd. 1/2"
Iron Rod

The Point of Beginning is reported to be South 89 Degrees 35 Minutes 46 Seconds West a distance of 351.02 feet; Thence run North 05 Degrees 28 Minutes 46 Seconds West a distance of 150.00 feet from the southeast corner of Section 29, T-8-S, R-13-E, Greensburg Land District, Saint Tammany Parish, Louisiana.

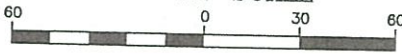
REF: A Survey by J.V. Burkes Dated
03/03/1994 Survey # 940610.

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

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

BENCHMARK
MAG NAIL (2)
ELEV. = 14.42'

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: N. MILL ROAD

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 D 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 0385 C
F.I.R.M. Date 10/17/1989
ZN: C & B B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.

20200683

DATE:

11/23/2020

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

DRAWN BY:

VLL

CHECKED BY:

JDL

SCALE:

1" = 60'

A SURVEY MAP OF
A 1.932 ACRE PARCEL IN
SECTION 29, T-8-S, R-13-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: LAURENT CONSTRUCTION





ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: January 25, 2021
Case No.: 2020-2187-ZC
Posted: January 22, 2021

Meeting Date: February 2, 2021
Determination: Approved as Amended to .932 Acres

GENERAL INFORMATION

PETITIONER: Jimmy Laurent
OWNER: Jimmy Laurent Construction, Inc.
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the south side of North Mill Road; Lacombe
SIZE: 1.932 acres Amended to .932 Acres

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	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	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-3 Suburban District. The site is located on the south side of North Mill Road, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is flanked on all sides by property that is zoned A-2 Suburban District. The change in zoning will allow for an increase in density when compared to the existing residential properties located along North Mill Road.