

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6771

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: : PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. AIREY

ON THE 29 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF PRESS SHARP ROAD, NORTH OF LA HIGHWAY 40, BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 6.835 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 6). (2021-2453-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2453-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) to an A-1 (Suburban District) and 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-1 (Suburban District) and 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) to an A-1 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF OCTOBER , 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: AUGUST 25 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

EXHIBIT "A"

2021-2453-ZC

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION 60, TOWNSHIP-4-SOUTH, RANGE-12-EAST, AND SECTION 50, TOWNSHIP-5-SOUTH, RANGE-12-EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, DESIGNATED AS PARCEL A-2, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N89°41'05"E, A DISTANCE OF 1,234.16 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S87°55'38"E, A DISTANCE OF 277.18 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 483.54 TO A POINT,

THE POINT OF BEGINNING;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 532.65 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S67°17'50"E, A DISTANCE OF 636.44 FEET TO A POINT;

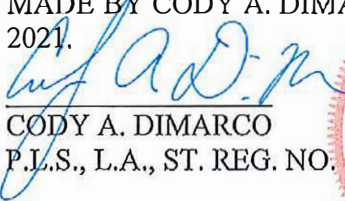
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S35°23'55"W, A DISTANCE OF 452.70 FEET TO A POINT;

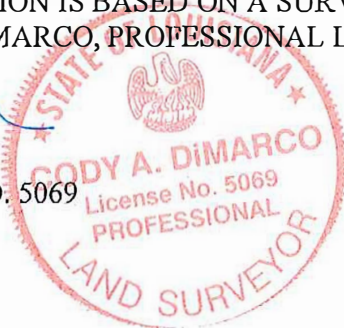
THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N75°17'27"W, A DISTANCE OF 617.15 FEET TO A POINT,

THE POINT OF BEGINNING,

AND CONTAINING 298,530.51 SQUARE FEET/6.853 ACRES.

THIS LEGAL DESCRIPTION IS BASED ON A SURVEY AND RESUBDIVISION PLAT MADE BY CODY A. DIMARCO, PROFESSIONAL LAND SURVEYOR, DATED APRIL 20, 2021.


CODY A. DIMARCO
P.L.S., L.A., ST. REG. NO. 5069



Case No.: 2021-2453-ZC

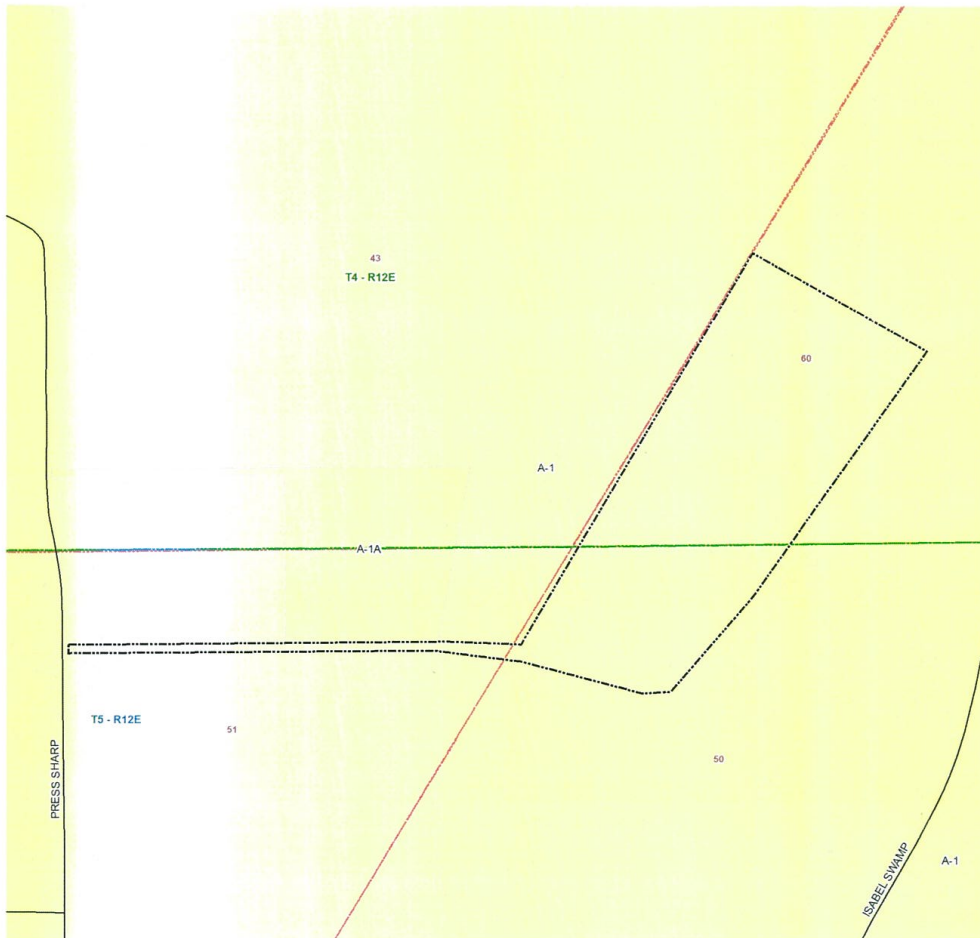
PETITIONER: Cheryl Cedotal

OWNER: Cheryl Cedotal and William Joseph Fuzette Jr.

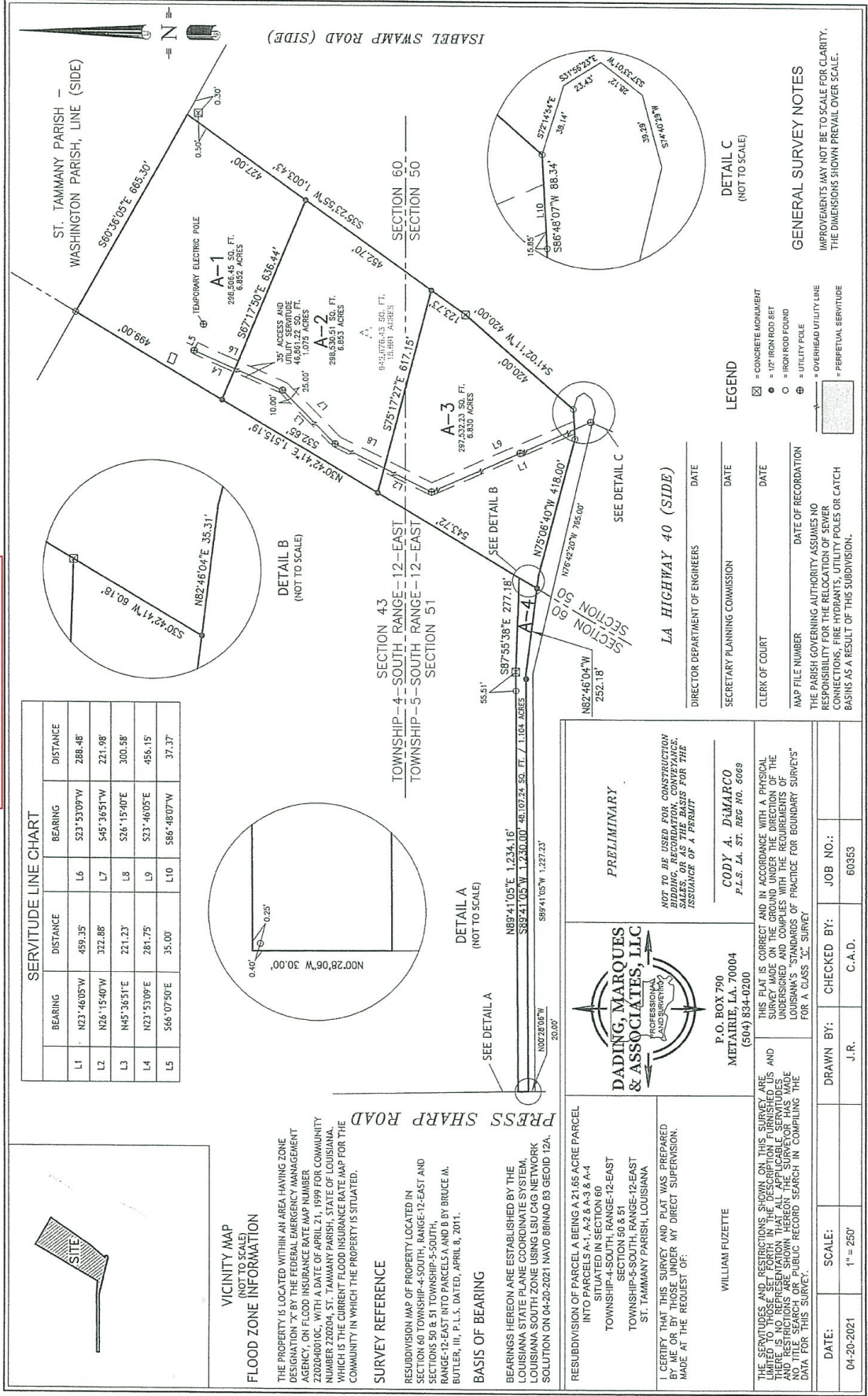
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Press Sharp Road, north of LA Highway 40, Bush, S43, T4S, R12E, Ward 2, District 6

SIZE: 21.65 acres/Amended to 6.835 acres

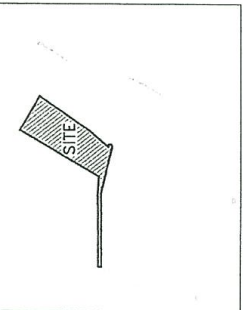


2021-2453-ZC



SERVITUDE LINE CHART

BEARING	DISTANCE	BEARING	DISTANCE
L1 N23°46'05"W	459.35'	L6 S23°53'09"W	288.48'
L2 N26°15'40"W	322.88'	L7 S45°36'51"W	221.98'
L3 N45°36'51"E	221.23'	L8 S26°15'40"E	300.58'
L4 N23°53'09"E	281.75'	L9 S23°46'05"E	456.15'
L5 S66°07'50"E	35.00'	L10 S86°48'07"W	37.37'



VICINITY MAP (NOT TO SCALE)
FLOOD ZONE INFORMATION
 THE PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 22020-60010C, WITH A DATE OF APRIL 21, 1999 FOR COMMUNITY NUMBER 220204, ST. TAMMANY PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

SURVEY REFERENCE
 RESUBDIVISION MAP OF PROPERTY LOCATED IN SECTION 60 TOWNSHIP-4-SOUTH, RANGE-12-EAST AND SECTIONS 50 & 51 TOWNSHIP-5-SOUTH, RANGE-12-EAST INTO PARCELS A AND B BY BRUCE M. BUTLER, III, P.L.L.S. DATED, APRIL 8, 2011.

BASIS OF BEARING
 BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU/CAG NETWORK SOLUTION ON 04-20-2021 NAVD 88/NAED 83 GEOID 12A.

DADING, MARQUES & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYORS

NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCES, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

CODY A. D'AMARCO
 P.L.C. LA. ST. REG. #16, 0669

P.O. BOX 790
 METAIRIE, LA. 70004
 (504) 834-0200

WILLIAM FUZETTE

RESUBDIVISION OF PARCEL A BEING A 21.65 ACRE PARCEL INTO PARCELS A-1, A-2 & A-3 & A-4 SITUATED IN SECTION 60 TOWNSHIP-4-SOUTH, RANGE-12-EAST SECTION 50 & 51 ST. TAMMANY PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION MADE AT THE REQUEST OF:

DATE: 04-20-2021 SCALE: 1" = 250'

DRAWN BY: J.R. CHECKED BY: C.A.D. JOB NO.: 60353

LA HIGHWAY 40 (SIDE)

ST. TAMMANY PARISH -- WASHINGTON PARISH, LINE (SIDE)

ISABEL SWAMP ROAD (SIDE)

SECTION 60 SECTION 50 SECTION 51 SECTION 43

TOWNSHIP-4-SOUTH, RANGE-12-EAST TOWNSHIP-5-SOUTH, RANGE-12-EAST

DETAIL A (NOT TO SCALE)
 DETAIL B (NOT TO SCALE)
 DETAIL C (NOT TO SCALE)

LEGEND

- ☒ CONCRETE MONUMENT
- 1/2" IRON ROD SET
- IRON ROD FOUND
- UTILITY POLE
- OVERHEAD UTILITY LINE
- ▭ PERPETUAL SERVITUDE

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

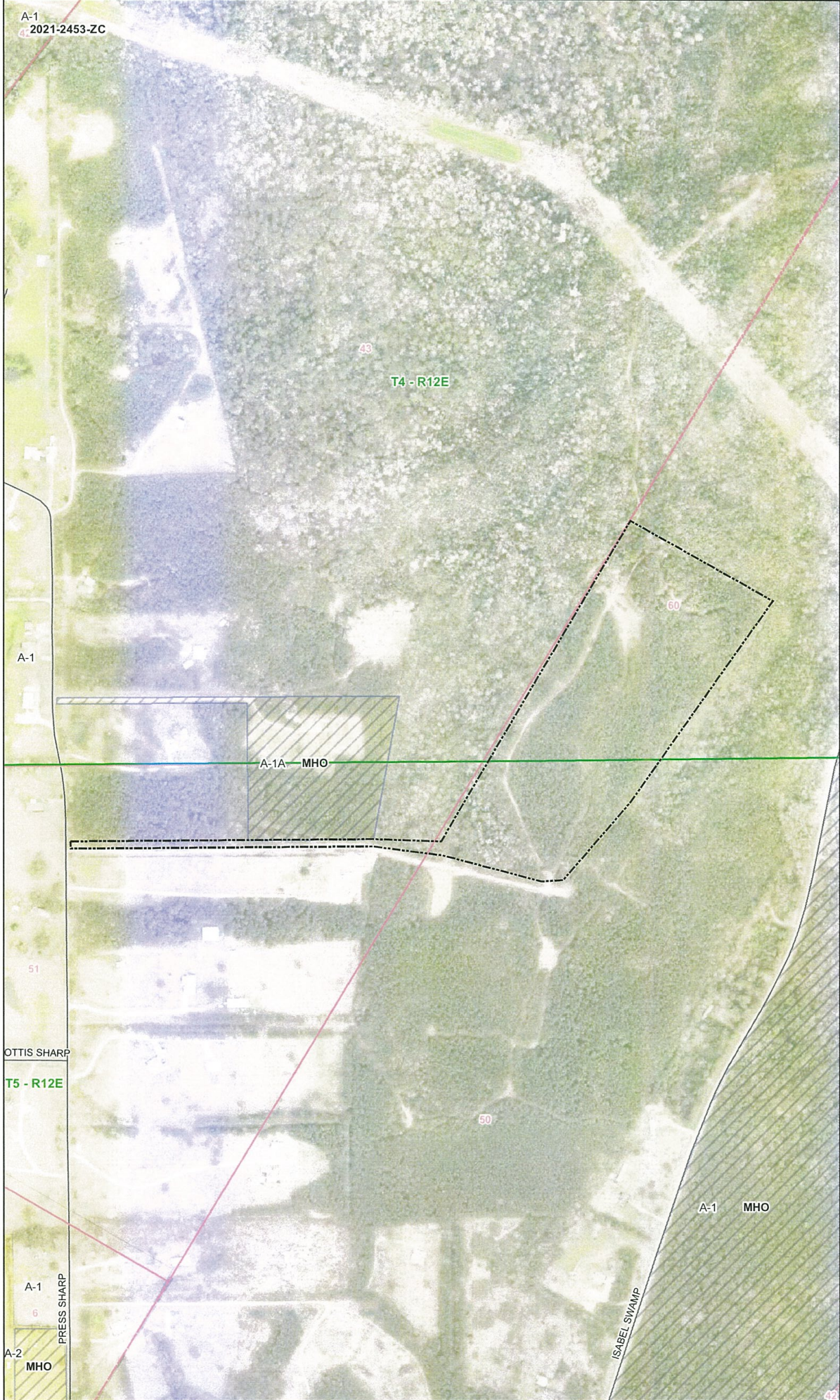
DATE: _____ DIRECTOR DEPARTMENT OF ENGINEERS

DATE: _____ SECRETARY PLANNING COMMISSION

DATE: _____ CLERK OF COURT

MAP FILE NUMBER: _____ DATE OF RECORDATION: _____

THE PARISH GOVERNING AUTHORITY ASSUMES NO RESPONSIBILITY FOR THE RELOCATION OF SEWER CONNECTIONS, FIRE HYDRANTS, UTILITY POLES OR CATCH BASINS AS A RESULT OF THIS SUBDIVISION.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2453-ZC
Posted: July 22, 2021

Meeting Date: August 3, 2021
Determination: Approved as Amended to 6.835 acres

GENERAL INFORMATION

PETITIONER: Cheryl Cedotal

OWNER: Cheryl Cedotal and William Joseph Fuzette Jr.

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Press Sharp Road, north of LA Highway 40, Bush, S43, T4S, R12E, Ward 2, District 6

SIZE: 21.65 acres/Amended to 6.835 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface:

Condition:

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-1 Suburban District A-1A Suburban District
South	Residential and Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

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 A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Press Sharp Road, north of LA Highway 40, Bush. The 2025 Future Land Use Plan designates the site to be developed as planned district that could be mixture of both commercial and residential buildings as well as a conservation area to protect the natural environment.

The subject property is surrounded by stick-built homes and undeveloped land. There is one 7.99-acre parcel of land located to the North and West of the site with MHO Manufactured Home Overlay.