

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6757

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. CANULETTE

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL ON THE NORTH SIDE OF PINE STREET EXTENSION, WEST OF LOUISIANA HIGHWAY 41; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 1.973 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY (WARD 8, DISTRICT 11) (2021-2409-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2409-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban District); 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) and MHO (Manufactured Housing Overlay) see Exhibit "A" for complete boundaries.

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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF SEPTEMBER , 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 18, 2021 , 2021

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

## EXHIBIT "A"

### 2021-2409-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated in Section 11, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows. From a ½' iron rod found at the Section corner common to Sections 2, 3, 10 and 11, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and run along the section line common to Sections 2 and 11 Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana North 89 Degrees 33 Minutes 51 Seconds East a distance of 714.80 feet to a ½ iron rod set and the Point of Beginning.

From the Point of Beginning run North 89 Degrees 33 Minutes 51 Seconds East a distance of 240.36 feet to a 14" iron rod set; Thence run South 00 Degrees 26 Minutes 09 Seconds East a distance of 271.15 feet to a 14" iron rod set on the northerly right of way--line of Pine Street Extension; Thence run along said northerly right of way line of Pine Street Extension South 53 Degrees 52 Minutes 48 Seconds West a distance of 296.11 feet to a 14" iron rod set; Thence leaving said northerly right of way line of Pine Street Extension run North 00 Degrees 26 Minutes 30 Seconds West a distance of 443.82 feet and back to the Point of Beginning. Said parcel contains 1.973 acres of land more or less, lying and situated in Section 11, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish Louisiana

**Case No.:** 2021-2409-ZC

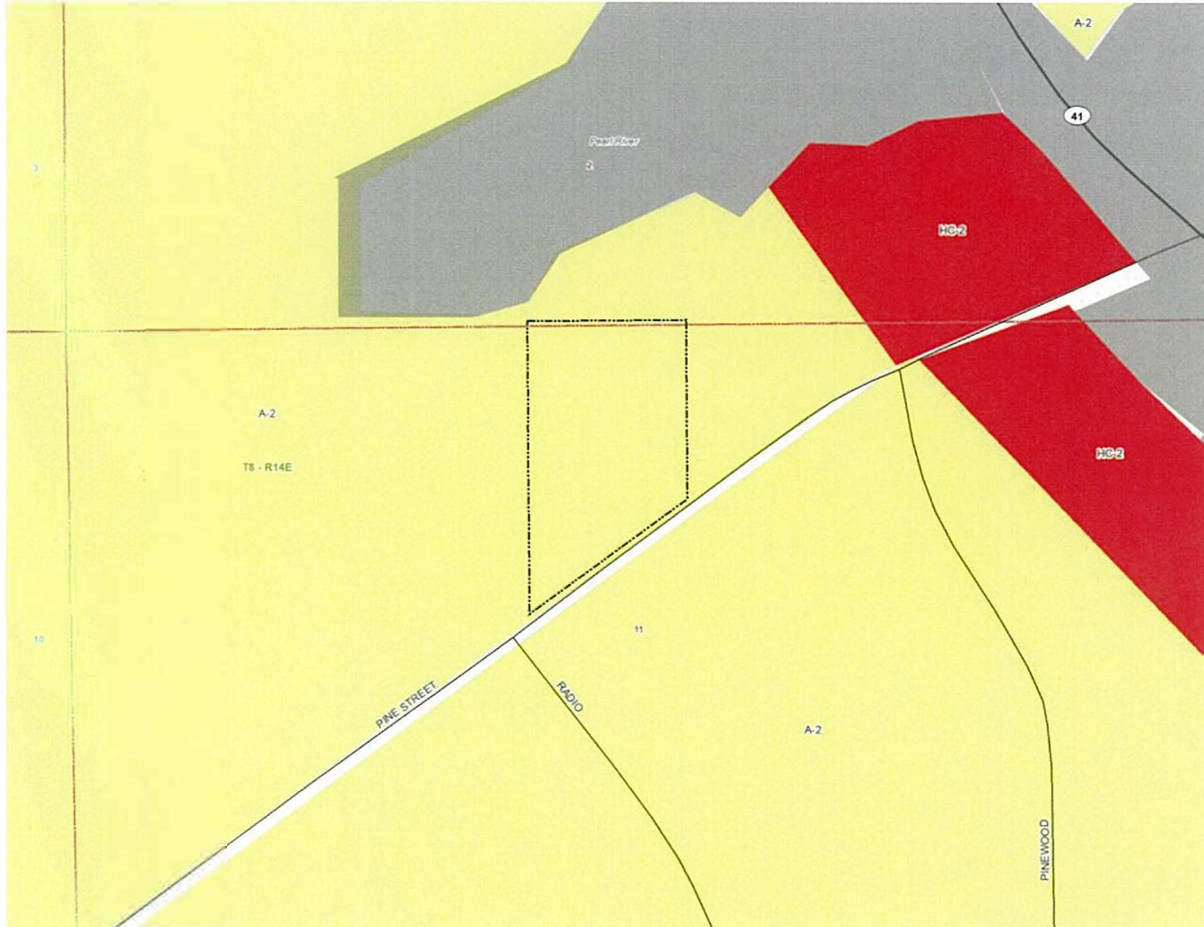
**PETITIONER:** Catahoula Land Services, LLC – Jeffrey Benedic

**OWNER:** Catahoula Land Services, LLC – Jeffrey Benedic

**REQUESTED CHANGE:** From A-2 Suburban District to A-2(Suburban District) and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River; S11, T8S, R14E; Ward 8, District 11

**SIZE:** 1.973 acres





2021-2409-ZC

HC-2

WATTS RD  
41

2

HC-2

A-2

T8 - R14E

HC-2

PIEWOOD

PINE STREET

11

A-2

RADIO

## ZONING STAFF REPORT

**Date:** June 28, 2021  
**Case No.:** 2021-2409-ZC  
**Posted:** June 17, 2021

**Meeting Date:** July 6, 2021  
**Determination:** Denied

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### GENERAL INFORMATION

**PETITIONER:** Catahoula Land Services, LLC – Jeffrey Benedic

**OWNER:** Catahoula Land Services, LLC – Jeffrey Benedic

**REQUESTED CHANGE:** From A-2 Suburban District to NC-2 Indoor Retail and Service District and MHO  
Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River;  
S11, T8S, R14E; Ward 8, District 11

**SIZE:** 1.973 acres

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### 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	Undeveloped and 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:** 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 A-2 Suburban District to NC-2 Indoor Retail and Service District and MHO Manufactured Housing Overlay. The site is located on the north side of Pine Street Extension, west of Louisiana Highway 41; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is currently developed with an existing single-family dwelling and accessory structure and is flanked on all sides by property that conforms to the A-2 Suburban District’s allowable uses. The purpose of the requested NC-2 Indoor Retail and Service District is to provide for the location of retail uses and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact. A change in zoning will allow small scale commercial uses and manufactured homes in an existing residential neighborhood.

Allowable uses within the NC-2 Indoor Retail and Service District are as follows: All permitted uses in the NC-1 Professional Office District, Antique shops, Art and school supply stores, Art galleries, Bakeries; Barbershops and beauty shops, Book or stationary stores, Utility collection offices, Custom dressmaking and sewing shops, Florists, Delicatessens, Drug stores, Dry cleaning pick-up/drop-off (no dry cleaning equipment), Garden supply centers and greenhouses, Gift shops, Hardware stores, Hobby shops, Ice cream shops, Interior decorating shops, Jewelry stores, Photography shops and studios, Restaurants without lounge, Shoe stores and repair shops, Sporting goods stores, Toy stores, and Wearing apparel shops.