

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6865

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TOLEDANO

ON THE 6 DAY OF JANUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HARRY LEMONS ROAD, EAST OF LA HIGHWAY 59, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF .854 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 4, DISTRICT 5) (2021-2558-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2558-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-3 (Suburban District) to an A-4 (Single-Family Residential 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-4 (Single-Family Residential 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-3 (Suburban District) to an A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF FEBRUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

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MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 29 , 2021

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2558-ZC**

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated in St. Tammany Parish, Louisiana, and more fully described as follows, to-wit: Begin at the Southwest corner of the Northeast Quarter of Section 1, Township 8 South, Range 11 East, Greensburg District, LA., and run due North along the west boundary of the Northeast Quarter 763.6 feet to the POINT OF BEGINNING:

Thence continue due North along the West boundary of the Northeast Quarter 203.4 feet; thence East 208.7 feet; thence South 175.0 feet; thence North 83 degrees 07 minutes West 81.5 feet; thence South 73 degrees 14 minutes West 134.9 feet to the point of beginning; all within the Southwest Quarter of the Northeast Quarter of Section 1 Township South, Range 11 East, Greensburg District, St. Tammany Parish, LA.

Case No.: 2021-2558-ZC

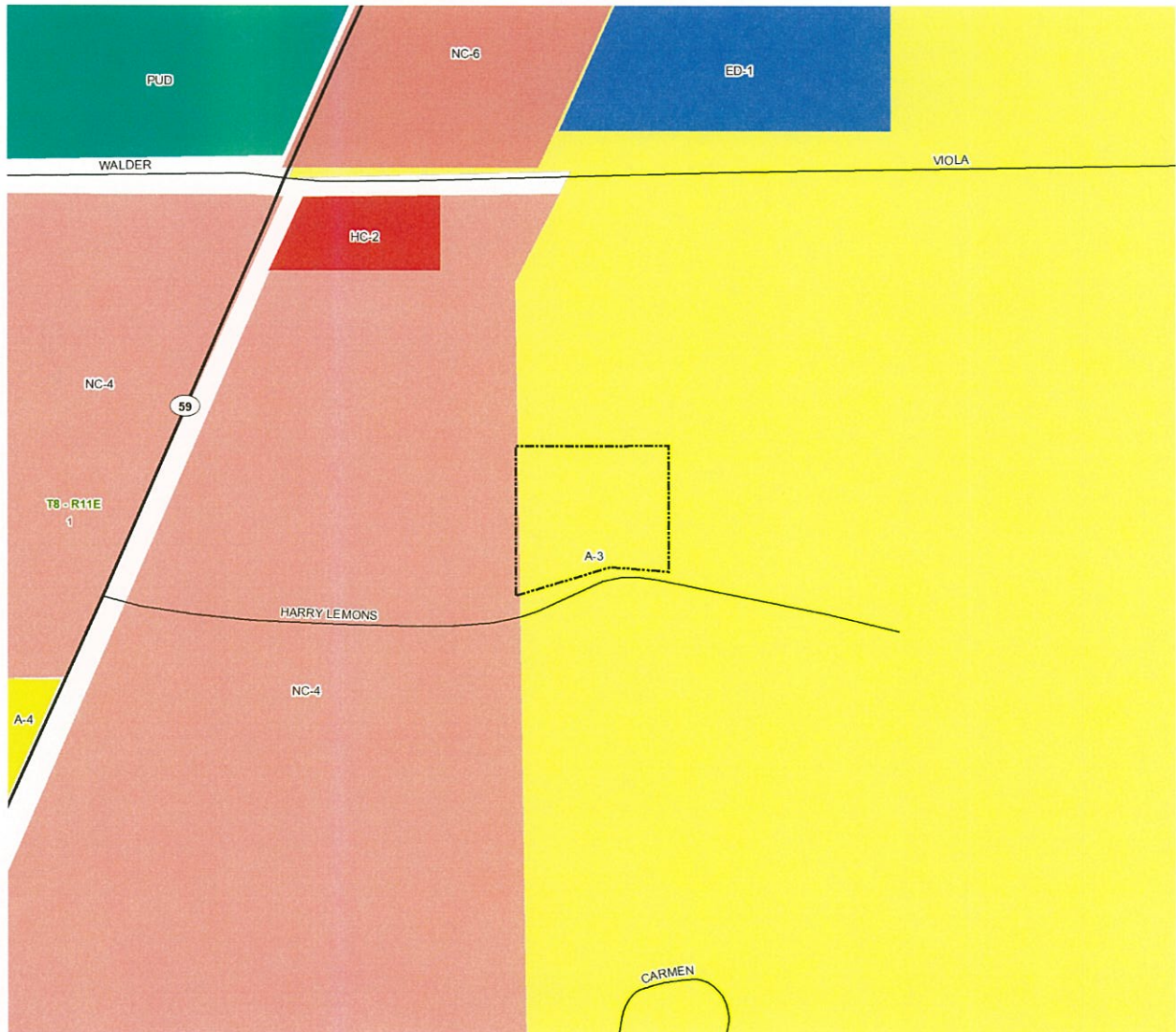
PETITIONER: Shepherd G Breaux

OWNER: Elizabeth L Clark Wall

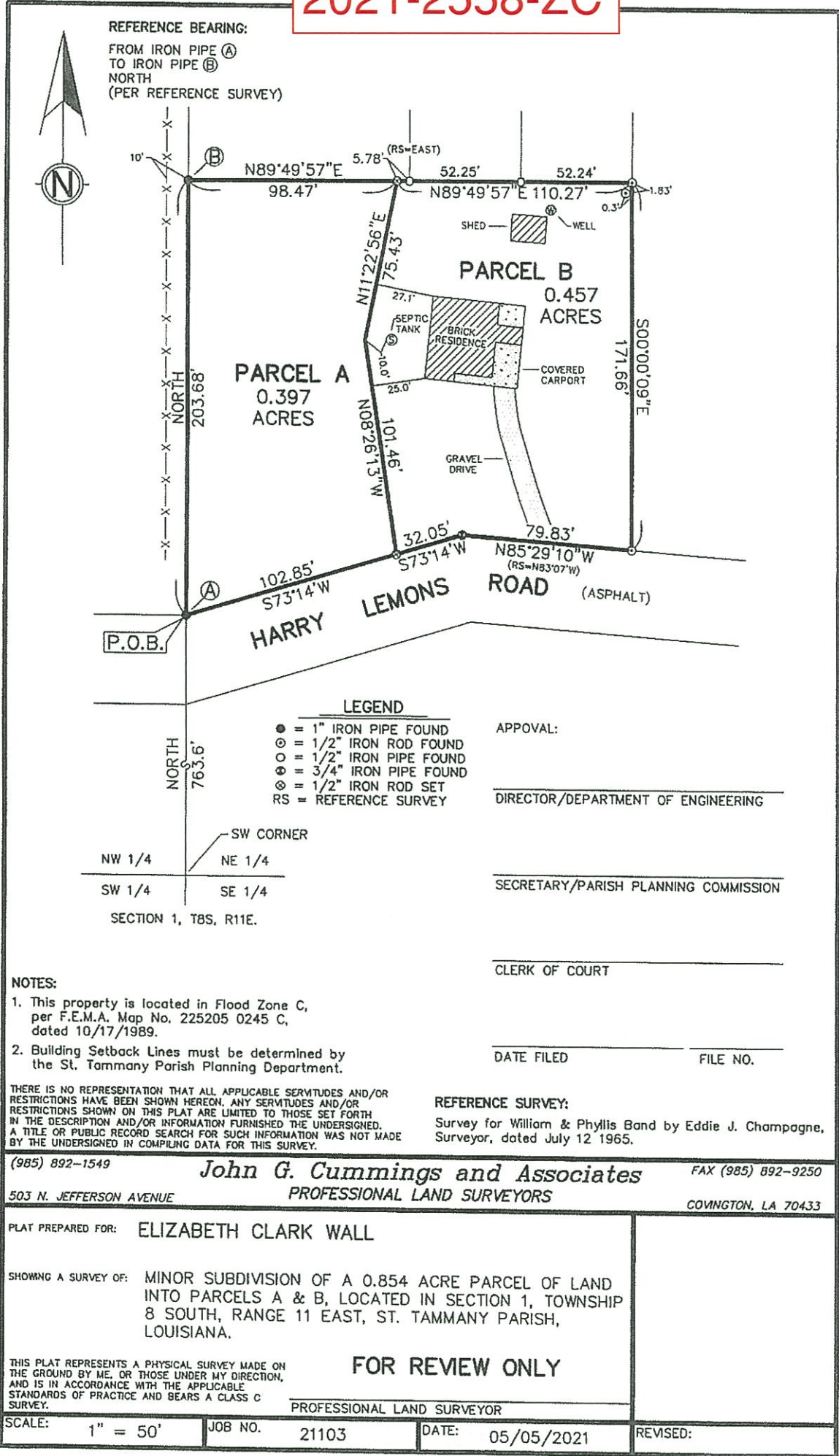
REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Harry Lemons Road, east of LA Highway 59, Mandeville, S1, T8S, R11E, Ward 4, District 5

SIZE: .854 acres



2021-2558-ZC



PUD

59

NC-6

ED-1

WALDER

VIOLA

HC-2

NC-4

T8 - R11E

1

A-3

HARRY LEMONS

NC-4

HC-1

HC-1

A-4

WALLIS

ASHLEY

MCHUGH



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** November 1, 2021  
**Case No.:** 2021-2558-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Shepherd G Breaux

**OWNER:** Elizabeth L Clark Wall

**REQUESTED CHANGE:** From A-3 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the north side of Harry Lemons Road, east of LA Highway 59, Mandeville, S1, T8S, R11E, Ward 4, District 5

**SIZE:** .854 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	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Commercial	NC-4 Neighborhood Institutional 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-3 Suburban District to A-4 Single-Family Residential District. The site is located on the north side of Harry Lemons Road, east of LA Highway 59, Mandeville. 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 flanked by property that is zoned A-3 Suburban District to the north, east, and south and property that is zoned NC-4 Neighborhood Institutional District to the west along Harry Lemons Road.

The purpose of the existing A-3 Suburban District is to provide a single-family residential environment on half-acre lot sizes. The purpose of the requested A-4 Suburban District is to provide single-family residential dwellings on quarter-acre lot sizes. Although a change in zoning will increase the allowable density along the eastern portion of Harry Lemons Road, staff has determined that the requested A-4 zoning classification may act as an appropriate buffer between the existing commercial and residential uses.

	<b>Zoning</b>	<b>Max Density</b>	<b>Min Lot Width</b>
<b>Existing</b>	A-3 Suburban District	Two units per acre	100 ft.
<b>Proposed</b>	A-4 Suburban District	Four units per acre	90 ft.

The purpose of the request is to accommodate a future minor subdivision.