

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6860

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/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 SOUTH SIDE OF CROWE LANDING ROAD, BEING 40303 CROWES LANDING ROAD; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 6.6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) (WARD 8, DISTRICT 9) (2021-2572-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2572-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-1A (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-1A (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-1 (Suburban District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF FEBRUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

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 _____

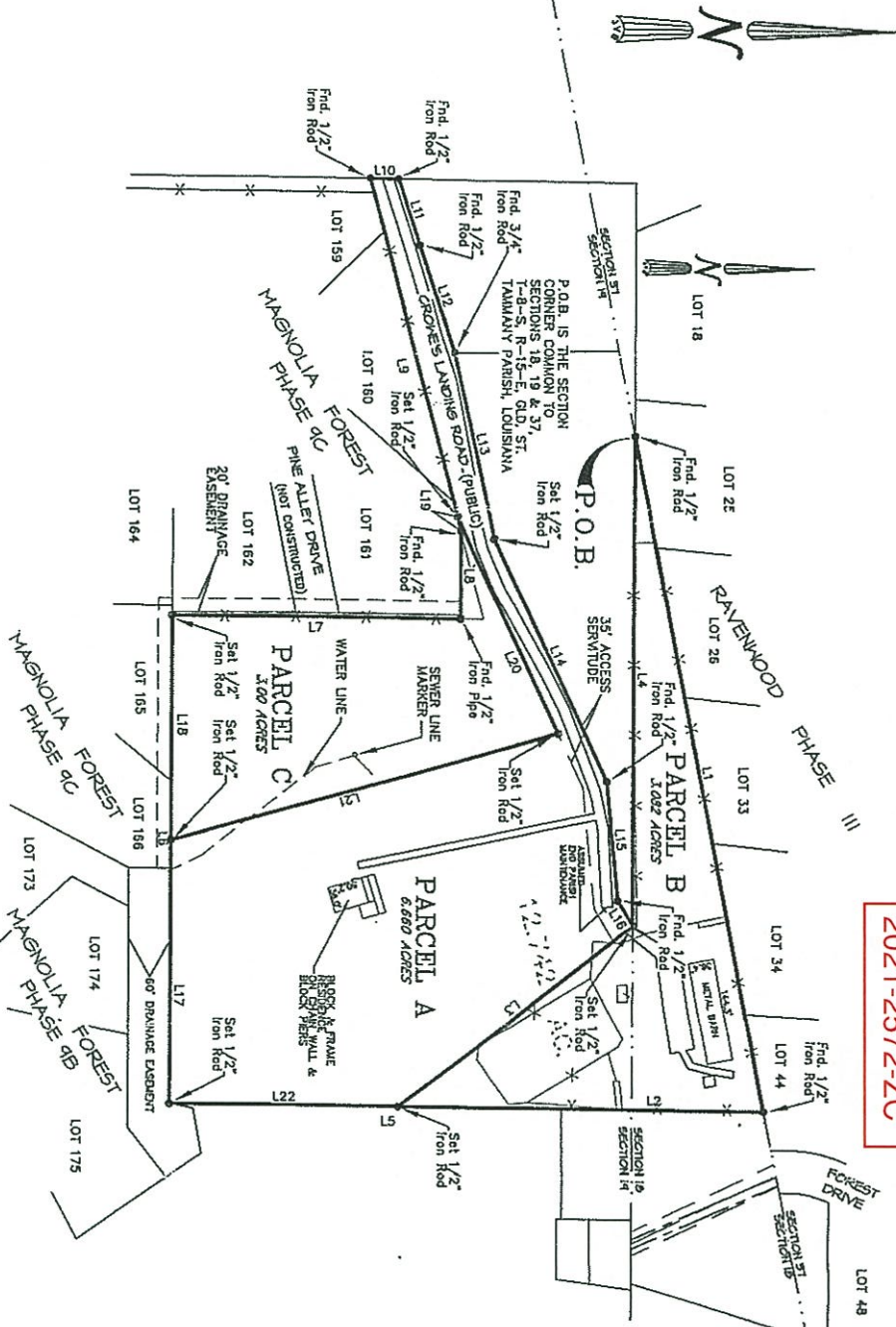
EXHIBIT "A"

2021-2572-ZC

A CERTAIN PARCEL OF LAND designated as PARCEL A on a survey dated November 14, 2016, by JV Burkes & Associates, Inc., Drawing No. 20160719, together with all the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes and advantages thereunto belonging or in anywise appertaining situated in Sections 18 & 19, T-8-S, R-15-E, GLD, St. Tammany Parish, Louisiana, and more fully described as follows:

PARCEL A, containing 6.660 Acres as per Survey Dwg. No: 20160719 dated November 14, 2016, by J. V. Burkes & Associates, Inc., attached hereto and made a part hereof.

2021-2572-ZC



LINE	LENGTH	BEARING
L1	975.97	N78°59'22"E
L2	523.23	S00°11'33"W
L3	424.98	N17°56'34"W
L4	695.00	N89°51'39"E
L5	842.57	N00°11'37"E
L6	694.80	S89°46'49"E
L7	409.89	S00°11'38"W
L8	123.00	S88°46'38"E
L9	915.20	N75°10'02"E
L10	40.80	S00°24'04"W
L11	100.72	N72°39'54"E
L12	156.76	N71°05'57"E
L13	270.00	N77°36'36"E
L14	380.00	N64°51'56"E
L15	170.00	N84°35'56"E
L16	40.61	S58°04'34"W
L17	374.34	S88°46'49"E
L18	320.46	S89°46'49"E
L19	20.50	S75°10'02"W
L20	339.43	N64°51'56"E
L21	572.36	S165°32'43"E
L22	324.34	S00°11'37"W

APPROVED:

CHAIRMAN OF PLANNING COMMISSION _____ DATE _____

SECRETARY OF PLANNING COMMISSION _____ DATE _____

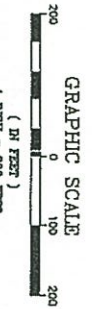
DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 555,042 SQ. FT. OR 12.742 ACRES

REFERENCE SURVEYS:
 1) A SURVEY BY THIS FIRM DATED 3/13/03.
 SURVEY NO. 1030590.



SCALE: 1" = 200'

DATE: 11/14/16

DRAWN BY: JDL

CHECKED BY: RMK

DWG. NO: 20160719

SHEET 1 OF 1

I certify that this map 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. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on the opinion or title policy will be added hereon upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 229205 0430 D
 DATE: 4/21/99
 ZONE: C, B & A4
 B.F.E. = 14'

* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF A 12.742 AC. TRACT INTO PARCEL A, PARCEL B & PARCEL C, SITUATED IN SECTIONS 18 & 19, T-8-S, R-15-E, GLD, ST. TAMMANY PARISH, LOUISIANA

Description is made to original purchase of the survey. It is not intended to constitute a subdivision or subsequent sale of land. The survey was conducted in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class D survey. Bearings are based on record bearings unless noted otherwise.

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL

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

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

SEAN M. BURKES
 REG. NO. 7955
 REGISTERED
 LAND SURVEYOR
 STATE OF LOUISIANA
 LA REG. NO. 4785

Case No: 2021-2572-ZC

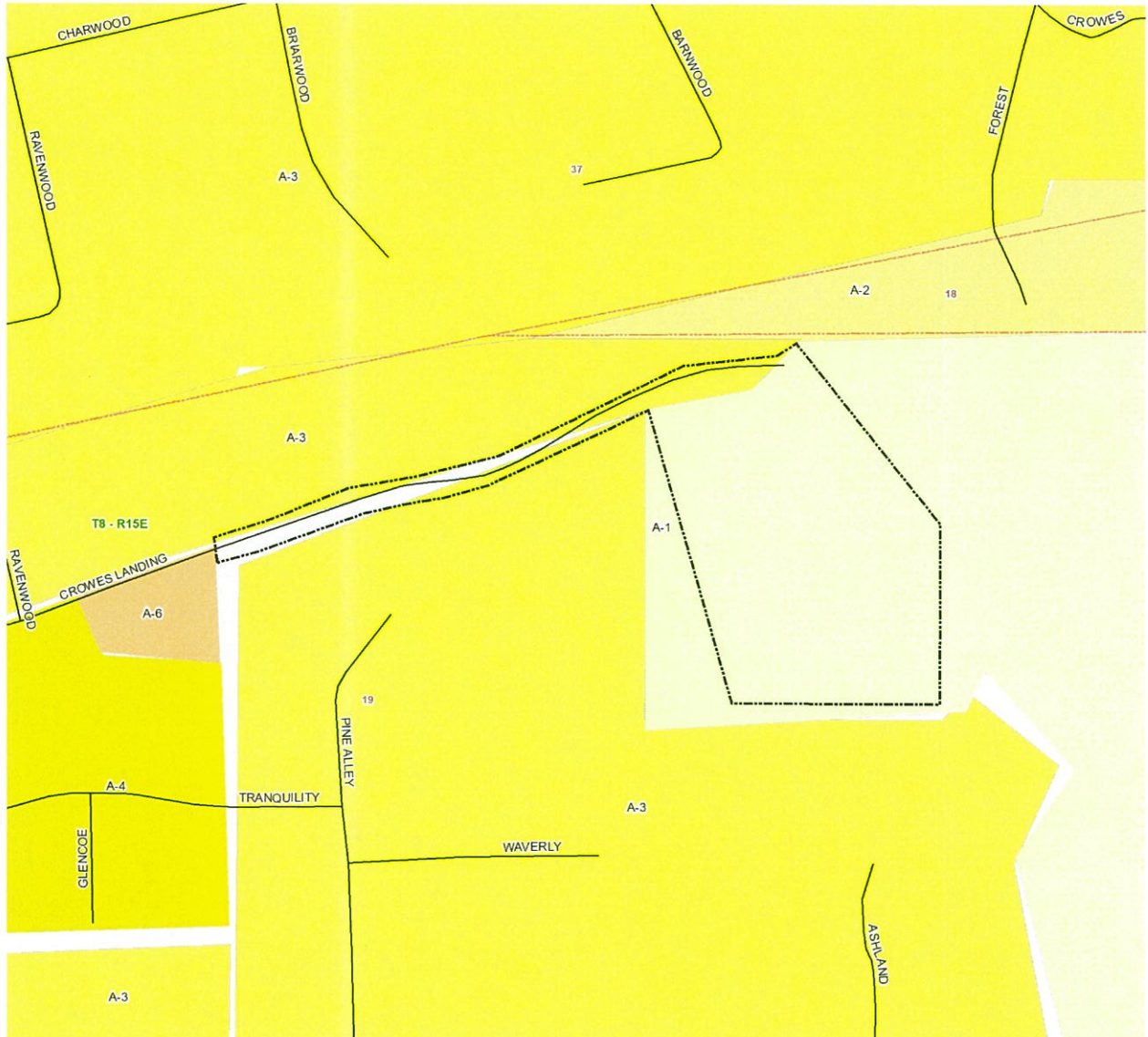
PETITIONER: Gerald Gillen

OWNER: Gerald and Schelly Gillen

REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District

LOCATION: Parcel located on the south side of Crowes Landing Road, being 40303 Crowes Landing Road;
Pearl River, S18 & S19, T8S, R15E, Ward 8, District 9

SIZE: 6.6 acres





A-2

37

CHARWOOD

BRIARWOOD

BARNWOOD

CROWES

FOREST

A-3

RAVENWOOD

A-2

18

A-3

T8 - R15E

A-1

CROWES LANDING

A-6

A-4

TRANQUILITY

WAVERLY

GLENCOE

19

A-3

PINE ALLEY

ASHLAND

WOODLAWN

A-3

EVERGREEN

A-4

FOREST RIDGE

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2572-ZC
Posted: November 18, 2021

Meeting Date: December 7, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Gerald Gillen
OWNER: Gerald and Schelly Gillen
REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District
LOCATION: Parcel located on the south side of Crowes Landing Road, being 40303 Crowes Landing Road; Pearl River, S18 & S19, T8S, R15E, Ward 8, District 9
SIZE: 6.6 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Civic	A-2 Suburban District and A-3 Suburban District
South	Residential	A-3 Suburban District A-1 Suburban District
East	Industrial	A-1 Suburban District
West	Residential	A-3 Suburban District and A-6 Multiple-Family Residential 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-1 Suburban District to A-1A Suburban District. The site is located on the south side of Crowes Landing Road, being 40303 Crowes Landing Road, 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 flanked by property that is zoned to accommodate residential uses of various types and densities including the A-2 Suburban District and A-3 Suburban District.

The purpose of the existing A-1 Suburban District is to provide one single-family residential dwelling per every five-acres. The purpose of the requested A-1A Suburban District is to provide one single-family residential dwelling per every three-acres. Although a change in zoning will increase the allowable density at the end of Crowes Landing Road, the subject site is surrounded by several zoning classifications which allow a higher density than what is being requested.

	Zoning	Max Density	Min. Lot Width
Existing	A-1 Suburban District	1 dwelling per every 5 acres	300 ft.
Proposed	A-1A Suburban District	1 dwelling per every 3 acres	200 ft.
Surrounding	A-2 Suburban District	1 dwelling per every acre	150 ft.
Surrounding	A-3 Suburban District	1 dwelling per every half acre	100 ft.