

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6888

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF FEBRUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF MORNING STAR DRIVE, NORTH OF RUNNING BEAR DRIVE, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 20 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 7, DISTRICT 7) (2021-2614-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2614-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-2 (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-2 (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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 26, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2614-ZC

THAT CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, situated in Section 23, T8S, R12E, St. Tammany Parish, Louisiana, containing 20 acres as per resubdivision plat map recorded as Map File 5414B in the records of St. Tammany Parish, Louisiana, identified thereon as Parcel B and which is more particularly described as follows: Commencing at the Quarter Corner common to Sections 14 and 23, T8S, R12E, thence run S 00 degrees 20 minutes 07 seconds E a distance of 658 to a point, the Point of Beginning; thence run 5 00 degrees 20 minutes 07 seconds E a distance of 659.45 to a point; thence run N 89 degrees 36 minutes 30 seconds W a distance of 1319.64 to a point; thence run N 00 degrees 36 minutes 27 seconds W a distance of 659.50' to a point; thence run S 89 degrees 36 minutes 30 seconds E a distance of 1322.78' back to the Point of Beginning.

Case No.: 2021-2614-ZC

PETITIONER: Ray L. Edgecombe Jr.

OWNER: Ray L. Edgecombe Jr.

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and **RO** Rural Overlay

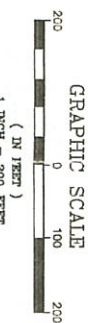
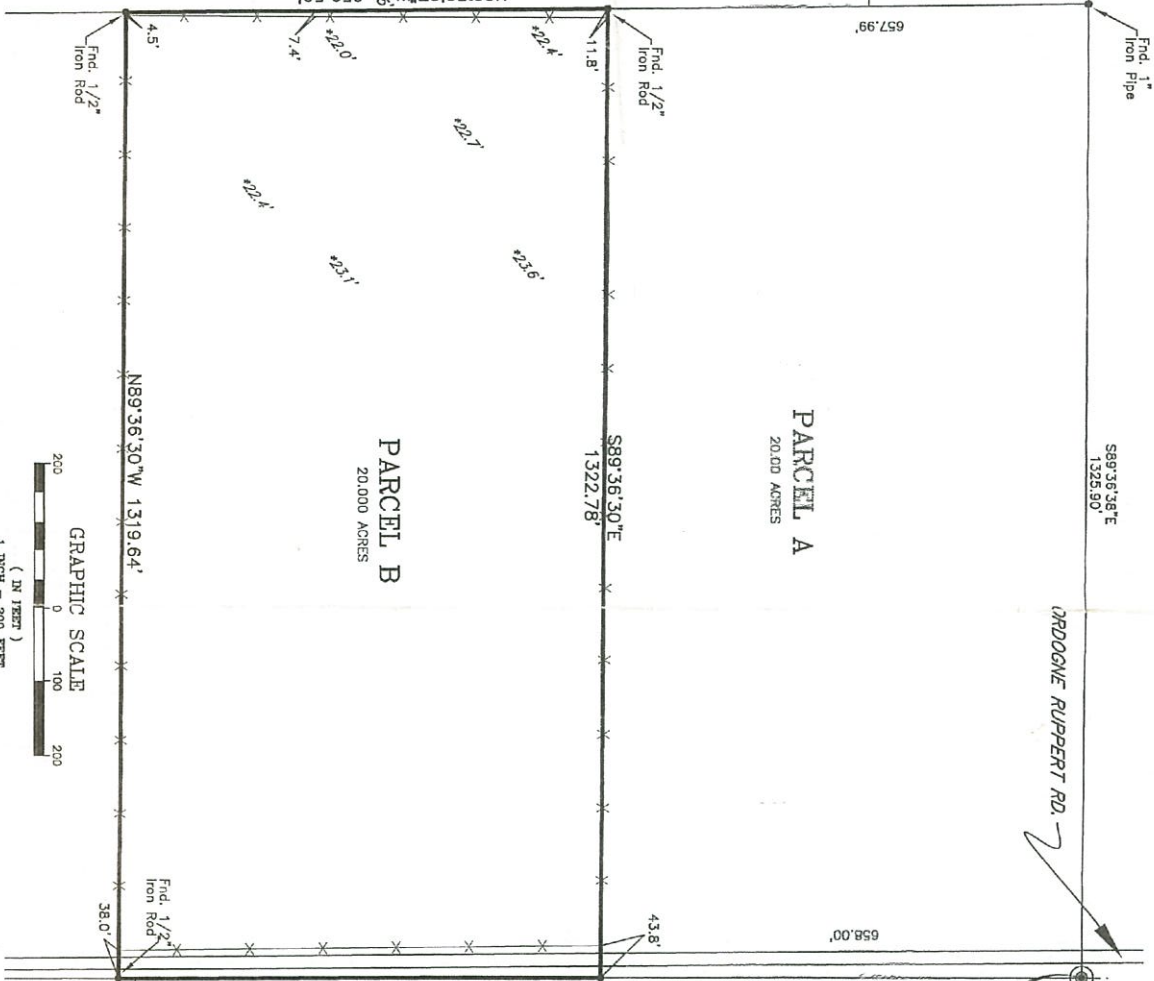
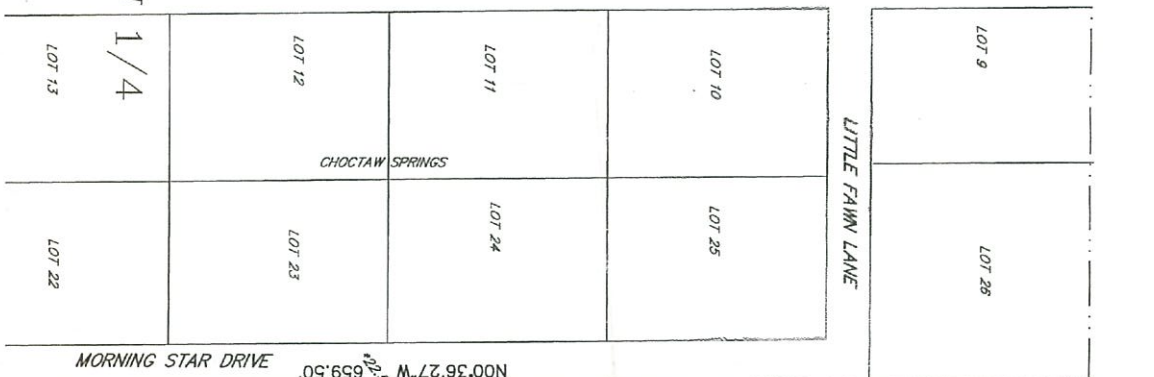
LOCATION: Parcel located on the east side of Morning Star Drive, north of Running Bear Drive; Lacombe

SIZE: 20 acres



2021-2614-ZC

CHOCTAW SPRINGS SUBDIVISION



SCALE: 1" = 200'

DATE: 01/02/2018

DRAWN BY: VLL CHECKED BY: JDL

DWG. NO.: 20170327

SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge and belief the boundaries and acreage shown are correct. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on the opinion of the policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found the property is in Flood Hazard Area. FIRM: 225205 0360 C DATE: 04/02/1991 ZONE: A & C B.F.E. = N/A *Verify prior to construction with local governing body

A SURVEY MAP OF PARCEL B SITUATED IN SECTION 23, T-8-S, R-12-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

Destination is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed 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.

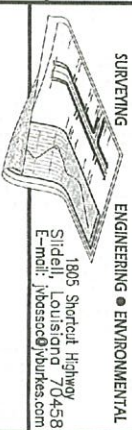
RAY EDGEcombe, JR.

P.O.B.

P.O.B. IS THE QUARTER CORNER COMMON TO SECTIONS 14 & 23, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

SECTION 14
SECTION 23

NE 1/4



J.V. Burkes & Associates, Inc.

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SEAN M. BURKES
LA REG. NO. 4785

A-2

14

ORDOGNE RUPPERT

LITTLE FAWN

T8 - R12E

A-2

A-2

RUNNING BEAR

23

SUNRISE LAKE

A-4

TRANQUILITY

PONTCHARTRAIN

A-2

RISING SUN

A-4 43
MIMOSA

WHITE DOVE

MORNING STAR



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2614-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Ray L. Edgecombe Jr.

OWNER: Ray L. Edgecombe Jr.

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the east side of Morning Star Drive, north of Running Bear Drive; Lacombe

SIZE: 20 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Residential District
South	Residential	A-2 Residential District
East	Residential	A-2 Residential District
West	Residential	A-2 Residential District

EXISTING LAND USE:

Existing development: Yes

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and RO Rural Overlay. The site is located on the east side of Morning Star Drive, north of Running Bear Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed as a Planned District that includes clustered single-family residential uses and conservation areas.

The petitioned property is developed with an existing single-family residential dwelling and cattle farm. The purpose of the requested Rural Overlay is to allow for agricultural uses, to encourage the maintenance of the rural countryside, and to preserve forests and other undeveloped lands away from areas of population growth. A change in zoning will allow the existing cattle farm to come into compliance with the correct zoning classification and will allow the owner of the property to obtain the correct licenses for the business.