

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6890

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. DEAN

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 NORTH AND WEST SIDES OF DEFOREST DRIVE, EAST OF MARDI STREET; BEING LOT 101A, THREE RIVERS HEIGHTS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF .41 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4 A (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 1, DISTRICT 1) (2021-2638-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2638-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-4 (Single-Family Residential District) to an A-4A (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-4A (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-4 (Single-Family Residential District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2021-2638-ZC

LOT 101A, THREE RIVERS HEIGHTS SUBDIVISION, as per resubdivision
recorded at Map File 1373 on October 31, 1995.

Case No.: 2021-2638-ZC

PETITIONER: Christine Aparicio

OWNER: Aparicio Enterprise, LLC - Christine Aparicio

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

LOCATION: Parcel located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision

SIZE: .41 acres



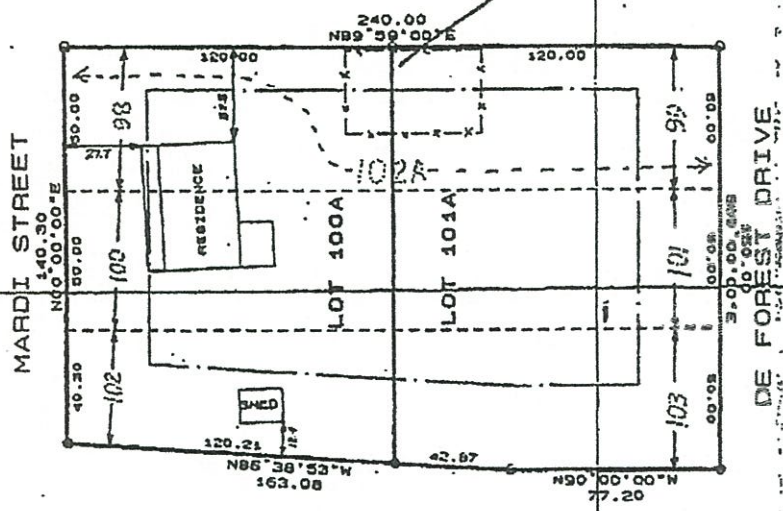
2021-2638-ZC

CHAAEL

LEGAL DESCRIPTION :

A resubdivision of LOT 102A. (formerly Lots 99, 99 100, 101, 102, and 103), THREE RIVERS HEIGHTS SUBDIVISION, according to the plat thereof as recorded in Map File No. 938A, Clerk of Court, St. Tammany Parish, Louisiana, into LOTS 100A and 101A, THREE RIVER HEIGHTS SUBDIVISION, located in Section 10, Township 7 South, Range 31 East.

No measurement



Chairman, ST. TAMMANY PARISH PLANNING COMMISSION
Secretary, ST. TAMMANY PARISH PLANNING COMMISSION
ST. TAMMANY PARISH ENGINEER, DEPT. OF PUBLIC WORKS
10-31-95 DATE FILED: 1373 MAP FILE NO.
Gandy L. Christ - Deputy Clerk
ST. TAMMANY PARISH CLERK OF COURT

ARNOLD F. SHUTE
OWNER OF LOT 102A
LAUREL GRAF and JEFFERY ALAN JOHNSON
OWNER OF LOTS 99, 100 and 101

WILSON POPE, PLS.
LOUISIANA REGISTERED LAND SURVEYORS
1990 SURGI DRIVE
MANDVILLE, LOUISIANA 70448
TEL: (504) 626-5651 FAX: (504) 626-5626

1995

2021-2628-ZC

BARBARA

A-4

4

T9 - R14E

ROSELAWN

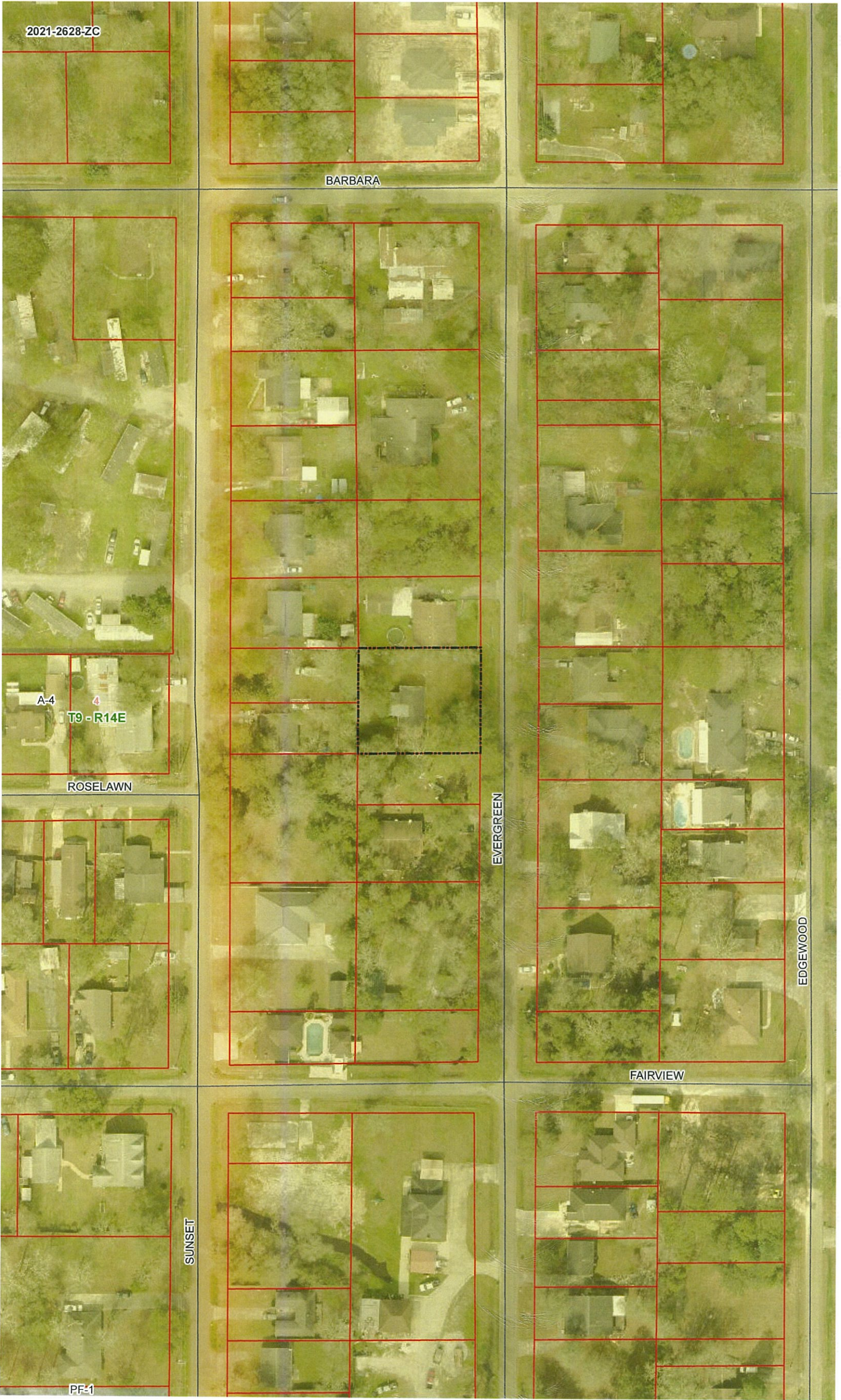
EVERGREEN

EDGEWOOD

FAIRVIEW

SUNSET

PF-1



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2638-ZC
Posted: December 16, 2021

Meeting Date: January 4, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Christine Aparicio
OWNER: Aparicio Enterprise, LLC - Christine Aparicio
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4A Single-Family Residential District
LOCATION: Parcel located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision
SIZE: .41 acres

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	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-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-4 Single-Family Residential District to A-4A Single-Family Residential District. The site is located on the north and west sides of Deforest Drive, east of Mardi Street; being Lot 101A, Three Rivers Heights Subdivision. The 2025 Future Land Use plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently developed with an existing single-family residence and is flanked by residential dwellings on property that is zoned A-4 Single-Family Residential District. A change in zoning will allow for a higher density that is currently permitted within the existing neighborhood.

The reason for the request is to accommodate a future proposed resubdivision.

	Max Density	Min. Lot Width	Front Yard	Side Yard	Rear Yard
Current Zoning: A-4 Single Family Residential District	10,890 sq. ft. (4 units per acre) 1 unit	90 ft.	30 ft.	10 ft.	25 ft.
Proposed Zoning: A-4A Single-Family Residential District	7,260 sq. ft. (6 units per acre) 2 units	60 ft.	30 ft.	7.5 ft.	25 ft.