

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6837                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BINDER  
ON THE 2 DAY OF DECEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LOCHMERE DRIVE, NORTH OF SHARP ROAD; BEING 153 LOCHMERE DRIVE; MANDEVILLE WHICH PROPERTY COMPRISES A TOTAL OF 1.35 ACRES OF LAND MORE OR LESS, FROM ITS A-2 (SUBURBAN DISTRICT) AND A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 4, DISTRICT 5). (2021-2448-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2448-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) and A-3 (Suburban District) to an A-3 (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-3 (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-2 (Suburban District) and A-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JANUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: NOVEMBER 25 , 2021

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

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

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

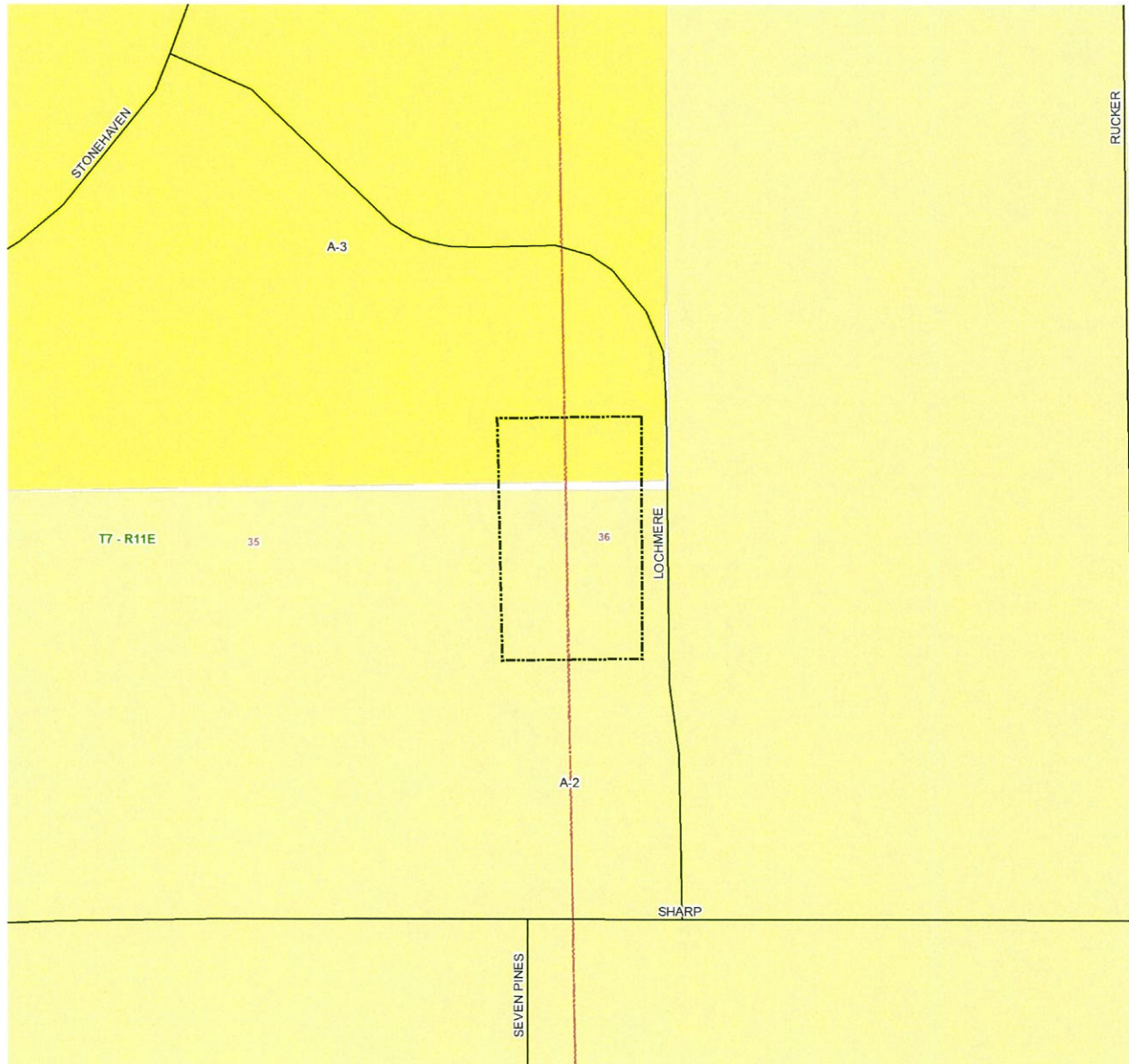
## EXHIBIT "A"

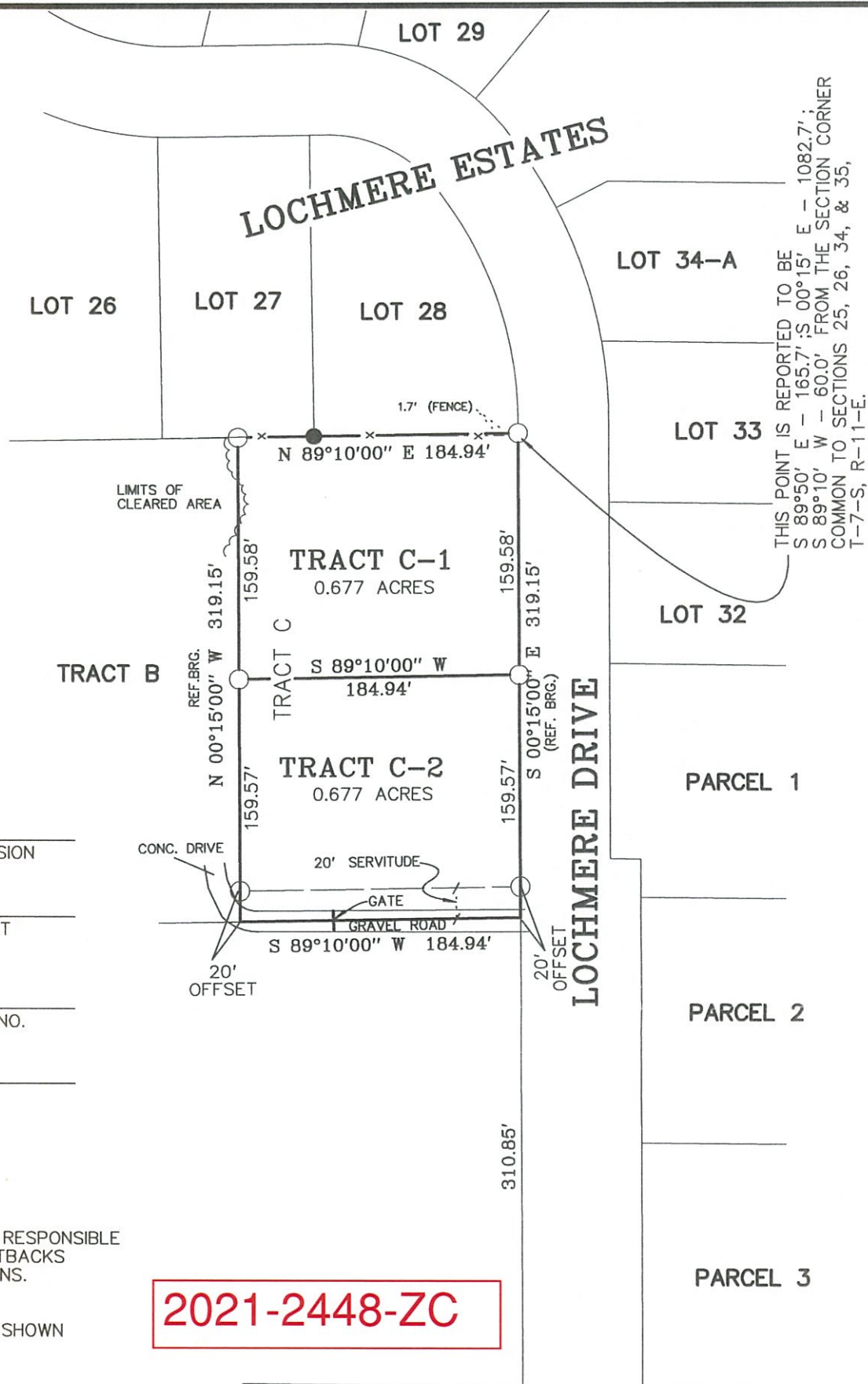
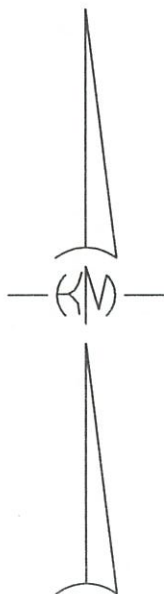
### 2021-2448-ZC

**ALL THAT CERTAIN TRACT OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, in Sections 35 and 36, Township 7 South, Range 11 East, designated as Tract Con the surveys of S. K. Landry recorded as Extra Map File Number 3792, of Edward Jones recorded as page 4 of Instrument Number 725148, and Varisco, Inc., recorded as Map File Number 284 IB, as follows to wit:

Commencing at Section corner common to Sections 25, 26, 35 & 36, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana proceed South 98 degrees 50 minutes East, 165.7 feet to an iron pipe; thence South 00 degrees 15 minutes East, 1,182.7 feet to a point; (Note said distance is incorrectly shown on the S. K. Landry survey as 1,082.7 feet) thence South 89 degrees 10 minutes West 60.0 feet to an iron and the POINT OF BEGINNING. *From* the POINT of BEGINNING proceed South 00 degrees 15 minutes East- 319.15 feet to a point; thence South 89 degrees, 10 minutes West 184.94 feet to a point; thence North 00 degrees 15 minutes West 319.15 feet to a point; thence South (incorrectly referred to as North in Vendors acquisition) 89 degrees 10 minutes East 184.94 feet to the POINT OF BEGINNING. Said parcel is shown to contain 1.35 acres.

**SIZE:** 1.35 acres





APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

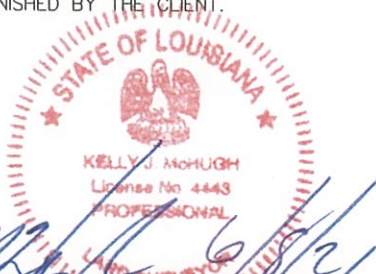
NO BUILDING SETBACKS ARE SHOWN

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0245 C; REV. 10-17-89

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.



KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

SHARP ROAD

REFERENCE:  
PLAT OF A SURVEY BY THIS FIRM DATED 04/23/15, JOB NO.  
15-069

RESUBDIVISION OF:  
TRACT "C" INTO TRACT C-1 & TRACT C-2  
SECTIONS 35 & 36, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

PATRICIA STODDARD AND  
JOHN B. STODDARD.

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 100'	DATE:	04-27-16
DRAWN:	MDM	JOB NO.:	15-069
REVISED:			



2021-2448-ZC

STONEHAVEN

A-1

A-3

T7 - R11E

35

36

LOCHMERE

A-2

SHARP

SEVEN PINES



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 5, 2021Meeting Date: October 19, 2021

Case No.: 2021-2448-ZCDetermination: Approved

Posted: October 8, 2021

GENERAL INFORMATION

PETITIONER: Patricia and John Stoddard

OWNER: Patrician and John Stoddard

REQUESTED CHANGE: From A-2 Suburban District and A-3 Suburban District TO A-3 Suburban District

LOCATION: Parcel located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive, Mandeville

SIZE: 1.35 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: ParishRoad Surface: 2 Lane AsphaltCondition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-3 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District and A-3 Suburban District

EXISTING LAND USE:

Existing development: NoMulti 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 and A-3 Suburban District TO A-3 Suburban District. The site is located on the west side of Lochmere Drive, north of Sharp Road; being 153 Lochmere Drive, 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 property is currently split zoned both A-2 Suburban District and A-3 Suburban District. The purpose of the existing A-2 Suburban District is to provide single-family residential dwellings that are primarily located on one-acre lot sizes. The purpose of the existing A-3 Suburban District is to provide single-family residential dwellings that are primarily located on half-acre lot sizes. The applicant is requesting to rezoning their entire property A-3 Suburban District to accommodate a future minor subdivision.

	Zoning	Max Density	Min Lot Width
Existing	A-2 Suburban District	One unit per acre	150 ft.
	A-3 Suburban District	One unit per half-acre	100 ft.
Proposed	A-3 Suburban District	One unit per half-acre	100 ft.