

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6961 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 5 DAY OF MAY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LAKE ROAD, SOUTH OF ELENORE DRIVE; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .11 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) (WARD 7, DISTRICT 7) (2022-2734-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2734-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-1 (Suburban District) and RO (Rural 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-1 (Suburban District) and RO (Rural 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-1 (Suburban District) to an A-1 (Suburban District) and RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

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

ATTEST:

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

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

Published Introduction: APRIL 27 , 2022

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

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

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

## EXHIBIT "A"

### **2022-2734-ZC**

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, situated in Section 12, Township 9 South, Range 12 East, Greensburg District of the Parish of St. Tammany State of Louisiana, more fully described as follows, to-wit:

From the Section corner common to Sections 1, 2, 11, and 12, Township 9 South, Range 12 East, Greensburg District go 1560 feet to a corner; thence go East 715 feet to an iron corner on the East line of the right of way of Barringer Drive (aka Lake Drive) and the Point of Beginning of the property herein described.

From the said Point of Beginning go South 68 degrees 55 minutes East to an iron corner on the West Bank of Bayou Lacombe; thence recommence at the Point of Beginning and go South 6 degrees 38 minutes West along the East line of right of way of Barringer Drive (aka Lake Drive) 50 feet to a corner; thence go South 68 degrees 55 minutes East to a point on the West Bank of Bayou Lacombe; thence meander the West Bank of Bayou Lacombe upstream to an iron corner heretofore set on said Bank. All as per plat of survey by Dan McCarty dated January 18, 1958, attached to Instrument Number 142831 of the official records of St. Tammany Parish.

**CASE NUMBER:** 2022-2734-ZC

**PETITIONER:** Oris D. and Laura B. Creighton

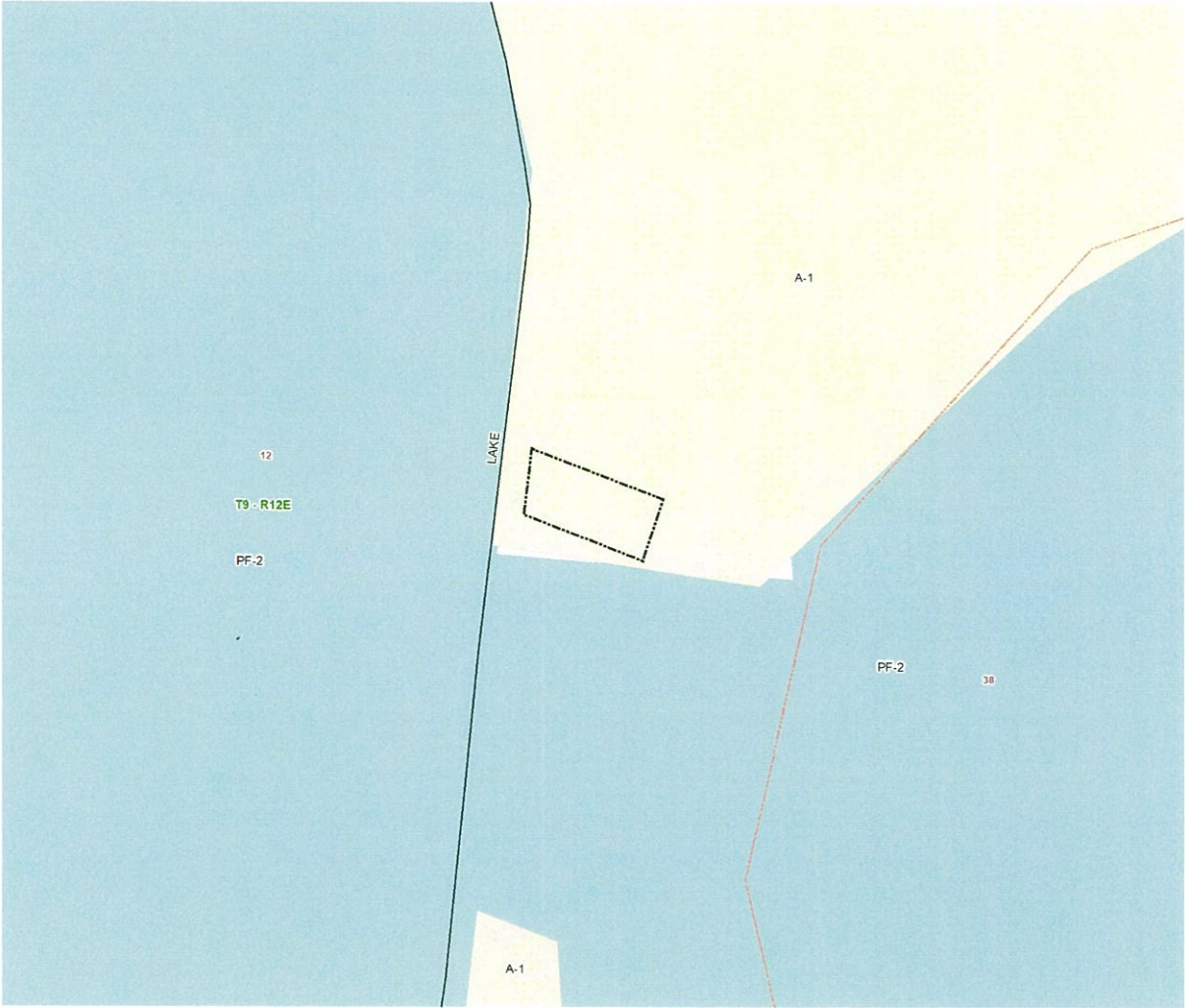
**OWNER:** Oris D. and Laura B. Creighton

**REQUESTED CHANGE:** A-1 Suburban District TO A-1 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located on the east side of Lake Road, south of Elenore Drive; Lacombe

S12, T9S, R12E; Ward 7, District 7

**SIZE:** .11 acres



2022-2734-ZC

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

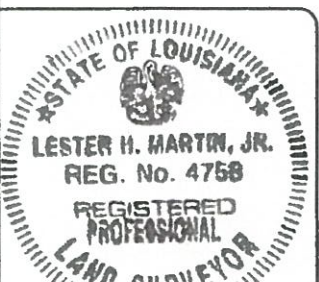
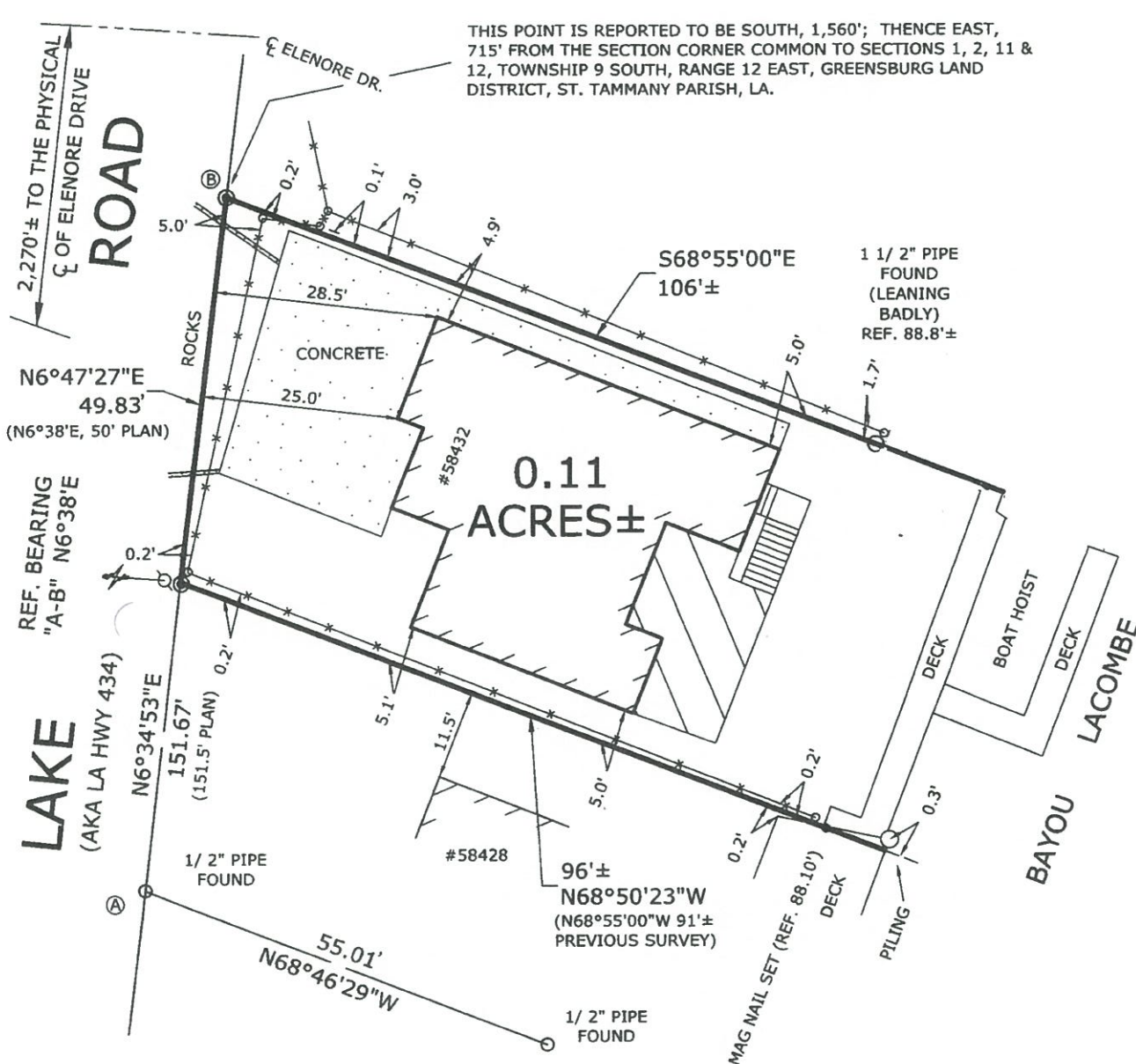
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

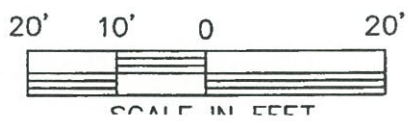
REFERENCE BEARING:  
BEARINGS BASED ON THE REFERENCE SURVEYS LISTED.

REFERENCE:  
SURVEY OF A 0.11 ACRE PARCEL IN SECTION 12, T9S, R12E, ST. TAMMANY PARISH, LA BY J.V. BURKES & ASSOCIATES, INC. DATED 10-04-2011.  
SURVEY OF VARIOUS PARCELS IN THE SWQ OF THE NWQ OF SECTION 12, T9S, R12E, ST. TAMMANY PARISH, LA BY RANDALL W. WROWN & ASSOCIATES, INC DATED 07-11-1996 REV 09-30-1996 FILED IN THE ST. TAMMANY PARISH CLERK OF COURT AS EM 2394 INSTRUMENT #1021142.

PER FIRM: UNINCORPORATED ST. TAMMANY PARISH, 225205, 0390 C, DATED APRIL 2, 1991, THIS PROPERTY IS IN ZONE V15, EL. 13 NGVD29.



- = POWER POLE
- = OVERHEAD LINE
- \*— = CHAIN LINK FENCE
- = 1/2" REBAR FOUND INSIDE A 1 1/2" PIPE





2022-2734-ZC

A-1

2022-2734-ZC

T9 - R12E

12

LAKE

PF-2

PF-2

38

A-1



**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** March 29, 2022  
**Case No.:** 2022-2734-ZC  
**Posted:** March 15, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Oris D. and Laura B. Creighton  
**OWNER:** Oris D. and Laura B. Creighton  
**REQUESTED CHANGE:** A-1 Suburban District TO A-1 Suburban District and RO Rural Overlay  
**LOCATION:** Parcel located on the east side of Lake Road, south of Elenore Drive; Lacombe S12, T9S, R12E; Ward 7, District 7  
**SIZE:** .11 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Lake Road -**                      **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	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Swamp/Marsh and Bayou Lacombe	A-1 Suburban District
West	Swamp/March	PF-2 Public Facilities 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-1 Suburban District and RO Rural Overlay. The site located on the east side of Lake Road, south of Elenore Drive; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is currently developed with one existing single-family residence. The site is surrounded by existing residential uses which are zoned A-1 Suburban District and undeveloped marshland. The purpose of the A-1 Suburban District zoning classification is to allow for single-family uses at a density of one residential unit per every five acres. The purpose of the Rural Overlay is primarily to allow for agricultural uses. Several of the uses listed under the RO Rural Overlay require the submission and approval of an Administrative Permit application to provide for a staff review of required minimum standards. This includes Short Term Rentals, recently added to the list of Administrative Permits under the RO Rural Overlay, as per Council Ordinance Number 21-4593.

A change in zoning from A-1 Suburban District and RO Rural Overlay to the .11-acre site will allow all permitted uses listed by-right in the Rural Overlay as well as allow the applicant to submit an administrative permit application for a Short-Term Rental permit.