

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6999 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER /COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF JUNE , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LABARRE STREET, EAST OF ALBERT STREET, AND WEST OF MONTEREY DRIVE; MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF .93 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 4, DISTRICT 10) (2022-2793-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2793-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-3 (Suburban District) to an A-4 (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-4 (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-3 (Suburban District) to an A-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 25 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT “A”

2022-2793-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Parish of St. Tammany, State of Louisiana, being a portion of ground in the Northwest corner of Square 243, Town of Mandeville, said square being bound by Albert Street, Labarre Street, Colbert Street, and Destin Street, said portion of ground measures as follows:

Said portion of ground forms the corner of Albert Street and Labarre Street and measures 150.0 feet front on Albert Street, a width in the rear of 153.1 feet, by a depth and front of Labarre Street on 260.2 feet and a depth on the opposite sideline of 266.45 feet. All in accordance with survey by Edward J. Murphy, Registered Land Surveyor, dated January 15, 1979, revised December 13, 1979

Case No.: 2022-2793-ZC

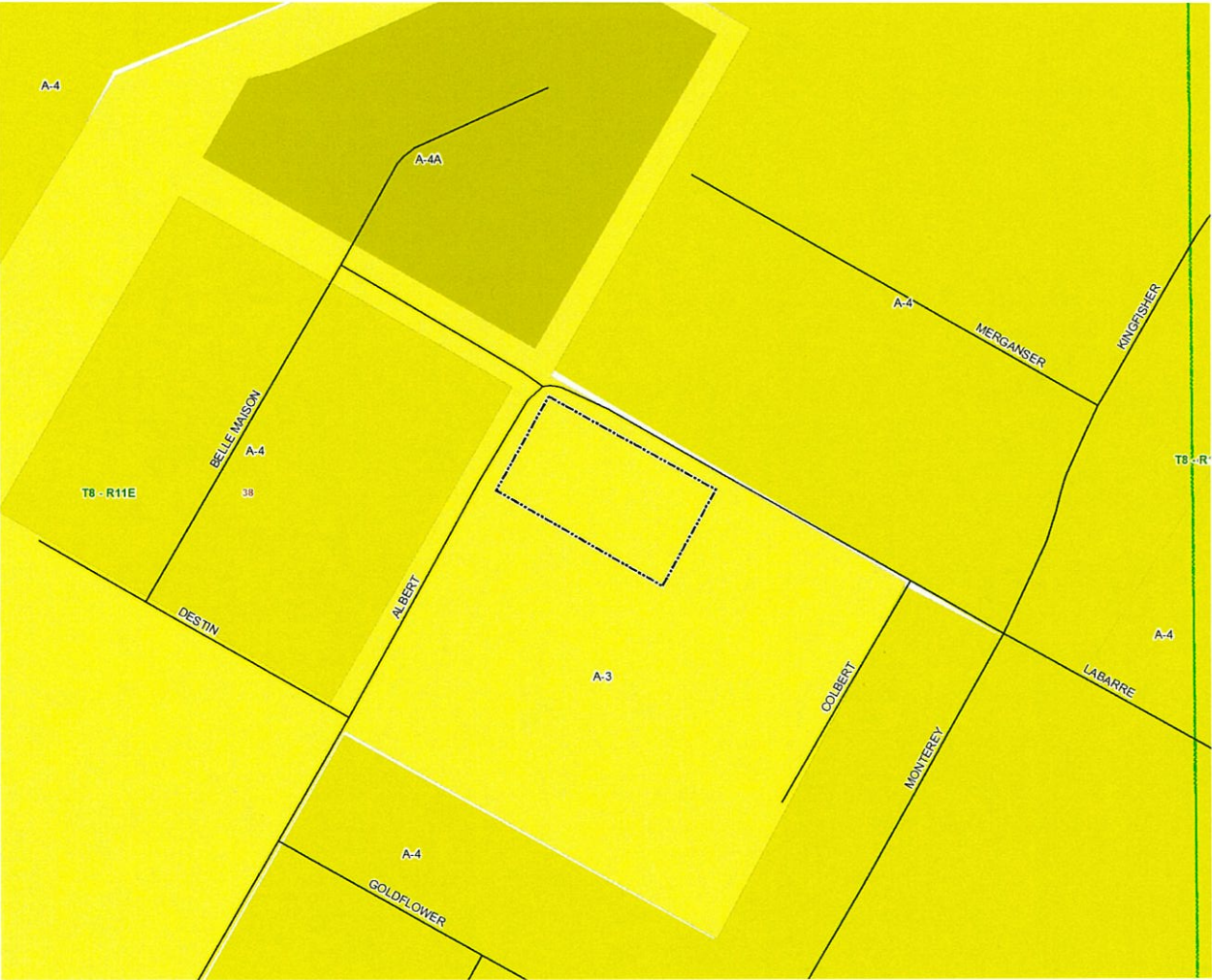
PETITIONER: Sherrie Ybarzabal

OWNER: 1280 Labarre, LLC – Sherrie Ybarzabal

REQUESTED CHANGE: A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive;
Mandeville; S38, T8S, R11E; Ward 4, District 10

SIZE: .93 acres

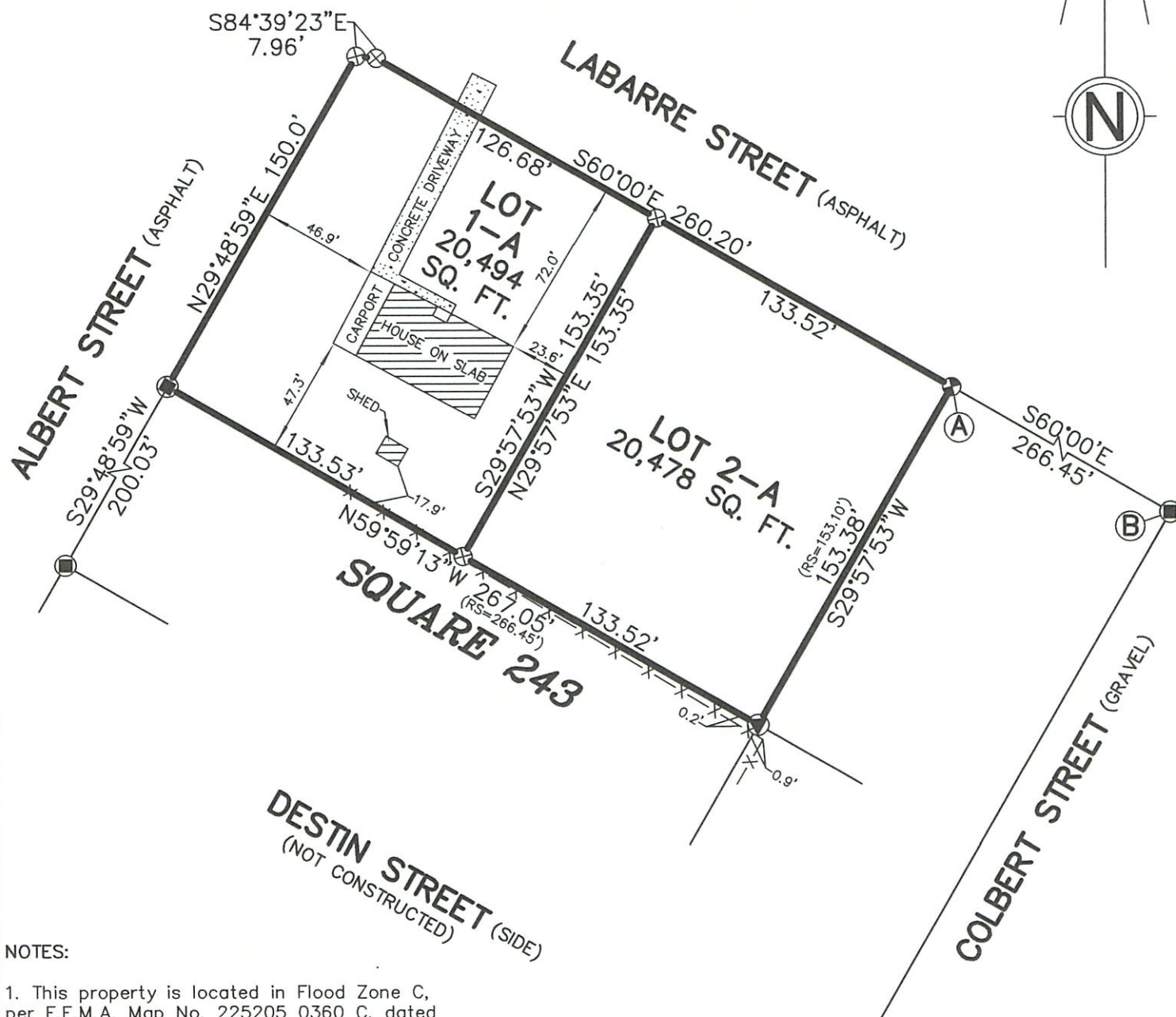


LEGEND

- = 3/4" IRON PIPE FOUND
● = 1/2" IRON PIPE FOUND
● = 1/2" IRON ROD FOUND
⊕ = 1/2" IRON ROD SET
-X- = FENCE
RS = REFERENCE SURVEY NO. 1

2022-2793-ZC

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
S60°00'E
(per Reference Survey No. 2)



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Survey for Mr. & Mrs. Richard Hardenstein by Fred L. Tilley, Surveyor, dated October 19, 1981.
2. Survey for Joseph Lemoine by Kelly J. McHugh, Surveyor, dated June 18, 2018, filed St. Tammany Parish Clerk of Court Map File No. 5784C.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: 1280 Labarre, LLC

SHOWING A SURVEY OF: A RESUBDIVISION OF A PORTION OF SQUARE 243 INTO LOT 1-A & 1-B, SQUARE 243, TOWN OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 22054

DATE: 3/10/2022

REVISED:



2022-2793-ZC

MONTMARTRE

HAZEL

Tanager

55

VIREO

A-4

A-4

A-4A

LABARRE

MERCANSER

A-4

T8 - R11E

38

BELLE MAISON

2022-2793-ZC

A-3

COLBERT

KINGFISHER

A-4

ALBERT

MONTEREY

GOLDFLOWER

A-4

CARMEL

GREENFIELD

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: April 26, 2022	Meeting Date: May 3, 2022
Case No.: 2022-2793-ZC	Determination: Approved
Posted: April 21, 2022	

GENERAL INFORMATION

PETITIONER: Sherrie Ybarzabal
OWNER: 1280 Labarre, LLC – Sherrie Ybarzabal
REQUESTED CHANGE: A-3 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville; S38, T8S, R11E; Ward 4, District 10
SIZE: .93 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-3 Single-Family Residential District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban 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-3 Suburban District to A-4 Single-Family Residential District. The site is located on the south side of Labarre Street, east of Albert Street, and west of Monterey Drive; Mandeville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The purpose of the requested A-4 zoning designation is to provide single-family residential dwellings in a setting of moderate density. The subject property is currently developed with a single-family dwelling and is flanked by property that conforms to the A-3 Suburban District zoning classification to the east and south. Similarly, the petitioned site is adjacent to property that conforms to the A-4 Single-Family Residential District to the north and the west. A change in zoning will allow the applicant to add an additional single-family residence to the subject property.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
A-3 Suburban District	2 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area. Community central water treatment, well and storage facilities. Household agriculture.	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
	.93 acres x 2 = 1 unit allowed		
A-4 Single-Family Residential District	4 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area; Community central water treatment, well and storage facilities; Household agriculture.	To provide single-family residential dwellings in a setting of moderate urban density.
	.93 acres x 4 = 3 units allowed		