

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6203

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. THOMPSON

ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF BREWSTER ROAD AND GRAND OAKS BOULEVARD, BEING PARCEL B-4, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 1) (2019-1410-ZC) .

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1410-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-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) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 8 DAY OF AUGUST , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 26 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

**EXHIBIT "A"**

**2019-1410-ZC**

ONE CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, being Lot B-4 of that certain Minor Subdivision, entitled Grand Oaks Estates Minor Subdivision, as shown on that plat of survey by Kelly J. McHugh & Assoc., Inc dated 6/2/2014, filed as Map File No. 5280 C of the official Map Files of St. Tammany Parish Clerk of Court.

**Case No.:** 2019-1410-ZC

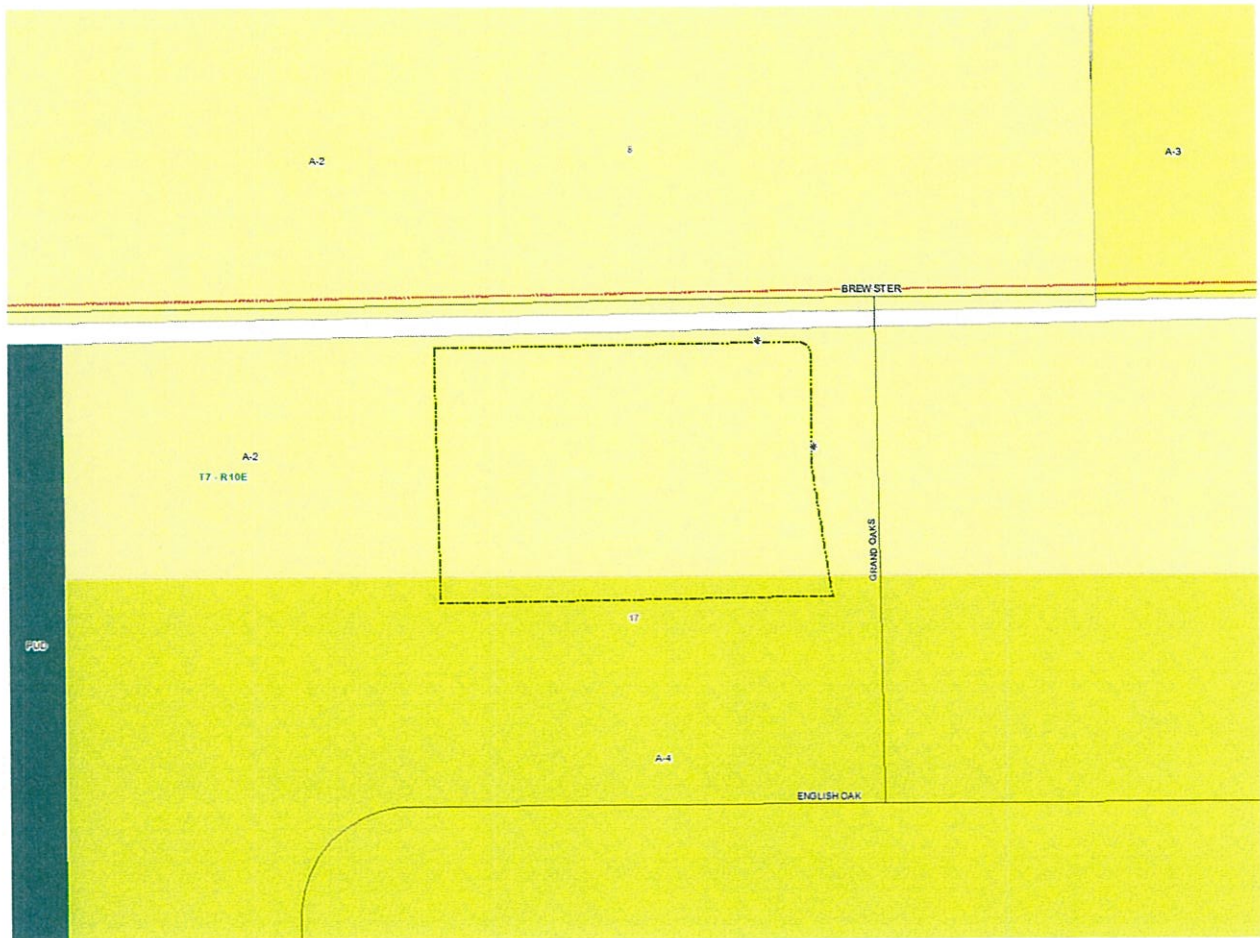
**PETITIONER:** Grand Homes LLC – John Ploue

**OWNER:** Grand Homes LLC – John Ploue

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District

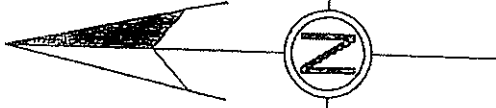
**LOCATION:** Parcel B-4 located on the southwest corner of Brewster Road and Grand Oaks Blvd., Madisonville  
Section 17, Township 7S, Range 10E; Ward 1, District 1

**SIZE:** 1 acre



2019-1410-2C

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S89°59'33"W  
(per Reference Survey)



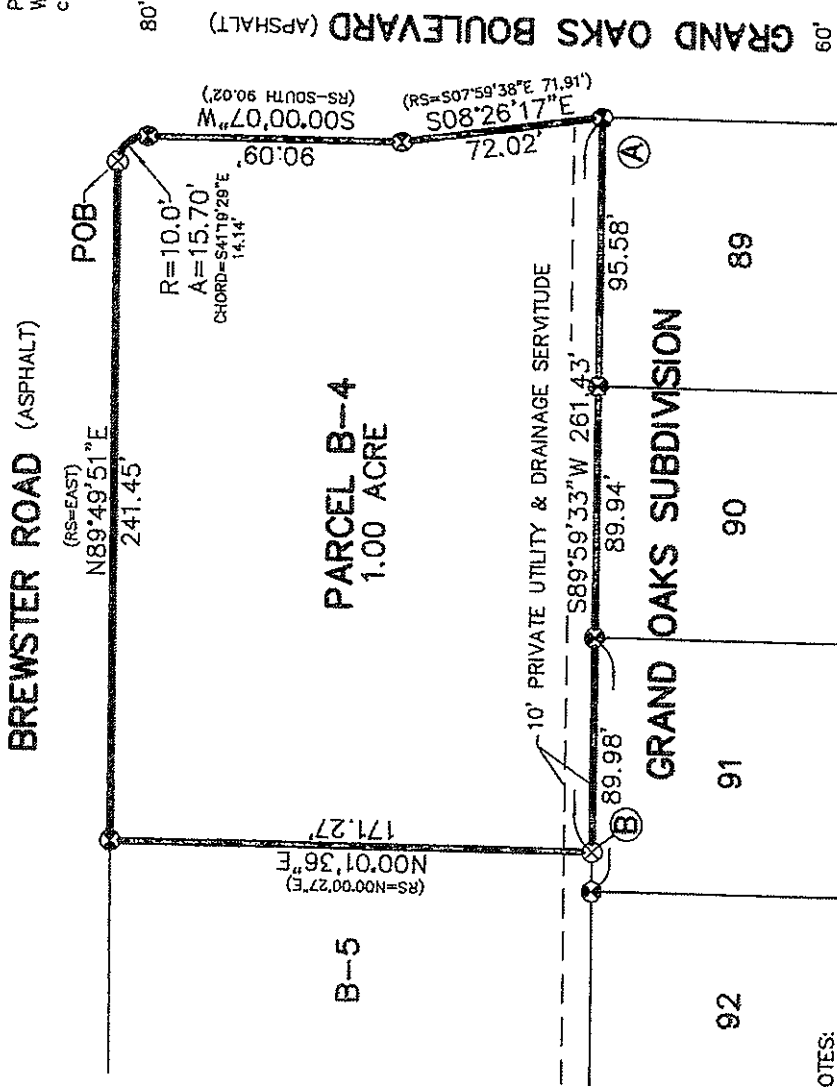
LEGEND

- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

REFERENCE SURVEY:

Survey for Trinity Developers by Kelly J. McHugh, Surveyor, dated June 2, 2014, filed St. Tammany Parish Clerk of Court Map File No. 5280C.

POB is reported to be S00°54'59"E 30.01' & West 837.26' from the 1/4 Section Corner common to Sections 8 & 17, T7S, R10E.



PLAT PREPARED FOR:

**Grand Homes, LLC**

SCALE: 1" = 60'

DATE: 8-29-2017

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

PARCEL B-4, LOCATED IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

JOB NO.

17243

(985) 892-1549  
503 N. JEFFERSON AVE.  
COVINGTON, LA 70433

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

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.

2019-1410-2C



2019-1410-ZC

A-2 8

A-2

A-3

BREWSTER

T7-R10E

A-2

GRAND OAKS

ENGLISH OAK

SILVER OAK

PUD

17

A-4

MACK

RAIFORD OAKS

LAUREL OAKS

OLD PLACE

2019-1410-ZC

0 230 Feet





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 5/29/2019  
**Case No.:** 2019-1410-ZC  
**Posted:** 5/17/2019

**Meeting Date:** 6/4/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Grand Homes LLC - John Ploue

**OWNER:** Grand Homes LLC - John Ploue

**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District

**LOCATION:** Parcel B-4 located on the southwest corner of Brewster Road and Grand Oaks Blvd., Madisonville Section 17, Township 7S, Range 10E; Ward 1, District 1

**SIZE:** 1 acre

**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 and Undeveloped	A-2 Suburban District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District & PUD Planned Unit Development

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential Infill** - New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the southwest corner of Brewster Rd. and Grand Oaks Blvd, being lot B-4. The 2025 future land use plan calls for the area to be developed with residential uses that are compatible with the surrounding area. Staff does not have any objection to the request, considering that the abutting residential subdivisions to the south & west have similar or higher density than the A-3 Suburban District Zoning Designation.

Note that the objective of the request is to allow for the creation of two single-family residential parcels.

**STAFF RECOMMENDATION:**

The staff recommends that the request for the A-3 Suburban District designation be approved.