# ST. TAMMANY PARISH COUNCIL

### ORDINANCE

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|--|---|--|
| ORDINANCE CALENDAR NO: <u>6137</u>   | ORDINANCE COUNCIL SERIES NO:                        |  |
| COUNCIL SPONSOR: <u>LORINO /BRISTER</u>  | PROVIDED BY: PLANNING DEVELOPMENT                   |  |
| INTRODUCED BY:   | SECONDED BY:  |  |
| ON THE 7 DAY OF FEBRUARY, 2019   |   |  |
| AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LERU LANE, NORTH OF LA HIGHWAY 1081AND WHICH PROPERTY COMPRISES A TOTAL OF 1.65 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 6). (2018-1262-ZC)   |   |  |
| WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2018-1262-ZC</u> , 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-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) see Exhibit "A" for complete boundaries; and |   |  |
| WHEREAS, the St. Tammany Parish Council and  | has held its public hearing in accordance with law; |  |
| 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-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  |   |  |
| THE PARISH OF ST. TAMMANY HEREBY C   | ORDAINS, in regular session convened that:          |  |
| SECTION I: The zoning classification of the above described property is hereby changed from its present A-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & 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| REPEAL: All ordinances or parts of Ordinances  | in conflict herewith are hereby repealed.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:

## Exhibit "A"

## 2018-1262-ZC

Located in Section 26 Township 5 South Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 25, 26, 35 & 36 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run North 00 degrees 14 minutes 23 seconds East, 204.4 feet to the Point of Beginning.

From the Point of Beginning run South 88 degrees 29 minutes 33 seconds West, 18.88 feet to a point; thence North 00 degrees 05 minutes 41 seconds West, 244.90 feet to a point; thence South 88 degrees 43 minutes 15 seconds West, 346.31 feet to a point; thence South 00 degrees 17 minutes 51 seconds West, 260.10 feet to a point; thence North 89 degrees 50 minutes 18 seconds West, 130.82 feet to a point; thence North 00 degrees 09 minutes 26 seconds East, 318.80 feet to a point; thence South 89 degrees 56 minutes O1 seconds West, 85.76 feet to a point; thence North 00 degrees 00 minutes 35 seconds East, 8.73 feet to a point; thence North 89 degrees 59 minutes 00 seconds East, 583.83 feet to a point; thence South 00 degrees 14 minutes 23 seconds West, 304.54 feet back to the Point of Beginning.

This tract contains 1.65 Acres as per survey prepared by this firm dated September 20, 2018 Survey No. 18978.

Case No.: 2018-1262-ZC

PETITIONER: Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

OWNER: Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

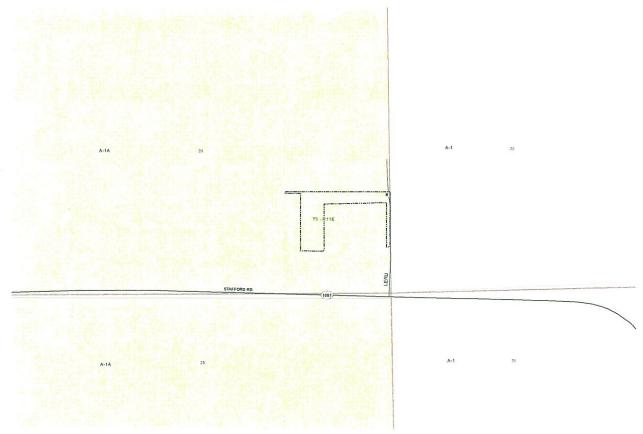
REQUESTED CHANGE: From A-1A Suburban District, MHO Manufactured Housing Overlay & RO Rural

Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay

LOCATION: Parcel located on the west side of Leru Lane, north of LA Highway 1081; S26, T5S, R11E; Ward 2,

District 6

SIZE: 1.65 acres



2018-1262-2 Filed A Lot Line Adjustment of Parcel 1, a Portion of Parcels 5, 6 and 7 & a 4.00 Acre Parcel of Land, into Parcels A & B, in Sections 26 & 35, T-5-S, R-11-E, St. Tammany Parish, Louisiana Clerk of Court ġ record: Little Bogue Falaya River Property Line is Center of River 딅 Center of River N87'44'49"W-152.40' ĕ 202 5.21 ACRES N87'44'49"W-49.50 (More or Less) Parcel A (4.00 Acres) N89°51'49"W 501.2 96.70 Line Adjusted (Typical) (1.21 Acres) Parcel 1 • = Fnd. 1/2" Iron Rod
• = Fnd. 1 1/2" Iron Pipe
• = Fnd. 1" Iron Pipe
• = Fnd. 5/8" Iron Rod
• = Set 1/2" Iron Rod (Based Bearings) N89\*59'00"E—504.27' Office
3) A Survey Plot by Jeron Fitzmorris, Dated
4—26—2000, #8836
4) A Survey Plat by Jeron Fitzmorris, Dated
11—9—1994, #6615 1)-A Survey Plat-by Jeron Fitzmorris, Dated 12-9-1986, #4462, (Based Bearings) 2) A Survey Plat by Jeron Fitzmorris, File Date 10-8-1986, File No. 2199, Clerks LEGEND: Reference calls not shown -S02"15"11"W-6.40" S00'12'00"W-204.10 S00'00'35"W-102.33"-N89°45′44″W-208.70′ S89"53"24"W-22.36" 1.65 ACRES Parcel B (0.138 Acres in Leroux Lane) S89\*56\*01"W 85.76\*¬ S00'13'41' "W-197-40 (Not ZQ. SERVITUDES SHOWN HEREON (IF ANNIMEDIAL HUBBESSARILY EXCLUSIVE, SERVITUDES OF RECORDANCE HAR HOUSENING. PROCEEDINGS OF THE POLICY WILL BE ADDED HERE HOUSENING. HAS PERCORDED NO RESEARCH OF THE HUBBESSARED HAS PERCORDED NO RESEARCH OF THE UNDERSTORED HAS PERCORDED NO RESEARCH TO LOCATE ANY BURIED UPLITES OR ASSOCIATED PEDESTALIS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS BURIES HAVE AND THE ACCURANCE HUBBEST AND THE ACCURANCE HUBBEST AND THE ACCURANCE HUBBEST AND THE CHOCKE HERE ACCURANCE HUBBEST MADE THE CHOCKE HUBBEST MADE OF THE Apart) 8.73 -R/W Line (Stafford Road) Hwy. N00'09'26"E Part of Parcel 7 Part of Parcel 6 N89\*50\*18\*\*\ 130.82\* 20.0' Part of Parcel 5 £80% R/W (per Ref 3) THE STREET S00°17'51"W-260.10 (Not Apart) V89°59'00"E-583.83 S88°43'15"W-346.31 -Powerline 2.00 Acres (Not Apart) Ref 4 Gravel Drive SCALE: 1"= 100" DATE: 9-20-2018 Sections 26 & 35, T-5-S, S88"29"33"W RICHIE Land Surveying, LLC 518 N. Columbia Street Covington, LA 70433 (985) 692-6277 office (985) 898-0355 fax 188.88 ς) Ω ට ගු N00'05'41"W-244.90' R-11-E, St. N00'14'23"E-204.4" GERDING S0014'23"W-304.54 S Co S) -P.O.B. Section Corner Tammany Parish, Leroux Lane (Gravel) err3/RichieGerdingStaff DRAMN BY 18978 JWG



#### ADMINISTRTIVE COMMENT

#### **ZONING STAFF REPORT**

Date: 12/18/2018 Case No.: 2018-1262-ZC

Posted:12/14/18

Meeting Date: 1/2/2019 Determination: Approved

#### GENERAL INFORMATION

PETITIONER: Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

OWNER: Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

REQUESTED CHANGE: From A-1A Suburban District, MHO Manufactured Housing Overlay & RO Rural

Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay

LOCATION: Parcel located on the west side of Leru Lane, north of LA Highway 1081; S26, T5S, R11E; Ward 2,

District 6

SIZE: 1.65 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> | Surrounding Use | Surrounding Zone       |
|------------------|-----------------|------------------------|
| North            | Residential     | A-1A Suburban District |
| South            | Residential     | A-1A Suburban District |
| East             | Residential     | A-1 Suburban District  |
| West             | Undeveloped     | A-1A Suburban District |

## **EXISTING LAND USE:**

Existing development: Yes

Multi occupancy development: No

#### **COMPREHENSIVE PLAN:**

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses - widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

# **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1A Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the west side of Leru Lane, north of LA Highway 1081. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by parcels of land zoned A-1A Suburban District on the north, south and west sides and zoned A-1 Suburban District on the east side.

Note that the zoning change is being requested in order to allow for the creation of a 5.21 acre parcel of land and a 1.65 acre parcel of land, as shown on the attached survey.

# STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied.