

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6174

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

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. FITZGERALD

ON THE 2 DAY OF MAY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE SYDNEY DRIVE, NORTH OF M. P. PLANCHE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.03 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 3, DISTRICT 3). (2018-1330-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1330-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-4A (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-4A (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-2 (Suburban District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 6 DAY OF JUNE , 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: APRIL 24 , 2019

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

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

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

**EXHIBIT "A"**

**2018-1330-ZC**

A CERTAIN PARCEL OF LAND SITUATION IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. Tammany PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND RUN NORTH 00 DEGREES 38 MINUTES 06 SECONDS WEST A DISTANCE OF 1,364.78 FEET TO A POINT;

THENCE RUN SOUTH 88 DEGREES 19 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1580.70 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 29 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 910.09 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING CONTINUE NORTH 00 DEGREES 29 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 442.58 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 44 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO A POINT;

THENCE RUN SOUTH 00 DEGREES 29 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 441.78 FEET TO A POINT;

THENCE RUN SOUTH 89 DEGREES 30 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 200.00 FEET BACK TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 2.03 ACRES MORE OR LESS

**Case No.:** 2018-1330-ZC

**PETITIONER:** River Park Estates, LLC - Corie Herberger

**OWNER:** River Park Estates, LLC - Corie Herberger

**REQUESTED CHANGE:** From A-2 Suburban District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the west side of Sydney Drive, north of M. P. Planche Road; S18, T6S, R11E; Ward 3, District 3

**SIZE:** 2.03 acres





2018-1330-ZC

25

WILSON

NC-4

HC-2

A-2

T6 - R11E

18

M P PLANCHE

DEVOU PARK

A-3

A-1

A-4A

HIGHLAND HEIGHTS

CRESTVIEW HILLS

**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 3/25/2019  
Case No.: 2018-1330-ZC  
Posted: 3/15/19

Meeting Date: 4/2/2019  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** River Park Estates, LLC - Corie Herberger

**OWNER:** River Park Estates, LLC - Corie Herberger

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**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	Undeveloped	A-2 Suburban District
South	Park & Pond	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4A Single-Family Residential District. This site is located on the west side of Sydney Drive, north of M. P. Planche Road. The 2025 future land use plan calls for the area to be developed as a Planned District with Residential uses and conservation areas. The zoning change is being requested to allow for the creation of lots 11 to 16, which will be part of River Park Estates (see attached plat). Staff does not have any objection to the request, considering that the existing lots within River Park Estates meet the density of the A-4A Zoning District.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4A Single-Family Residential District designation be approved.