

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6183

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF JUNE , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BREWSTER ROAD, WEST OF GRAND OAKS BOULEVARD, BEING LOT B-5, MADISONVILLE 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). (2019-1411-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1411-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 11 DAY OF JULY , 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: MAY 29 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1411-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 Section 17, Township 7 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Louisiana, and being more particularly described as Parcel B-5, as set forth on the Minor Subdivision Plat, prepared by Kelly J. McHugh & Associates, Inc., dated June 2, 2014, and filed as Map File No. 5280C with the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

Case No.: 2019-1411-ZC

PETITIONER: Scariano Properties LLC - Craig Scariano

OWNER: Scariano Properties LLC - Craig Scariano

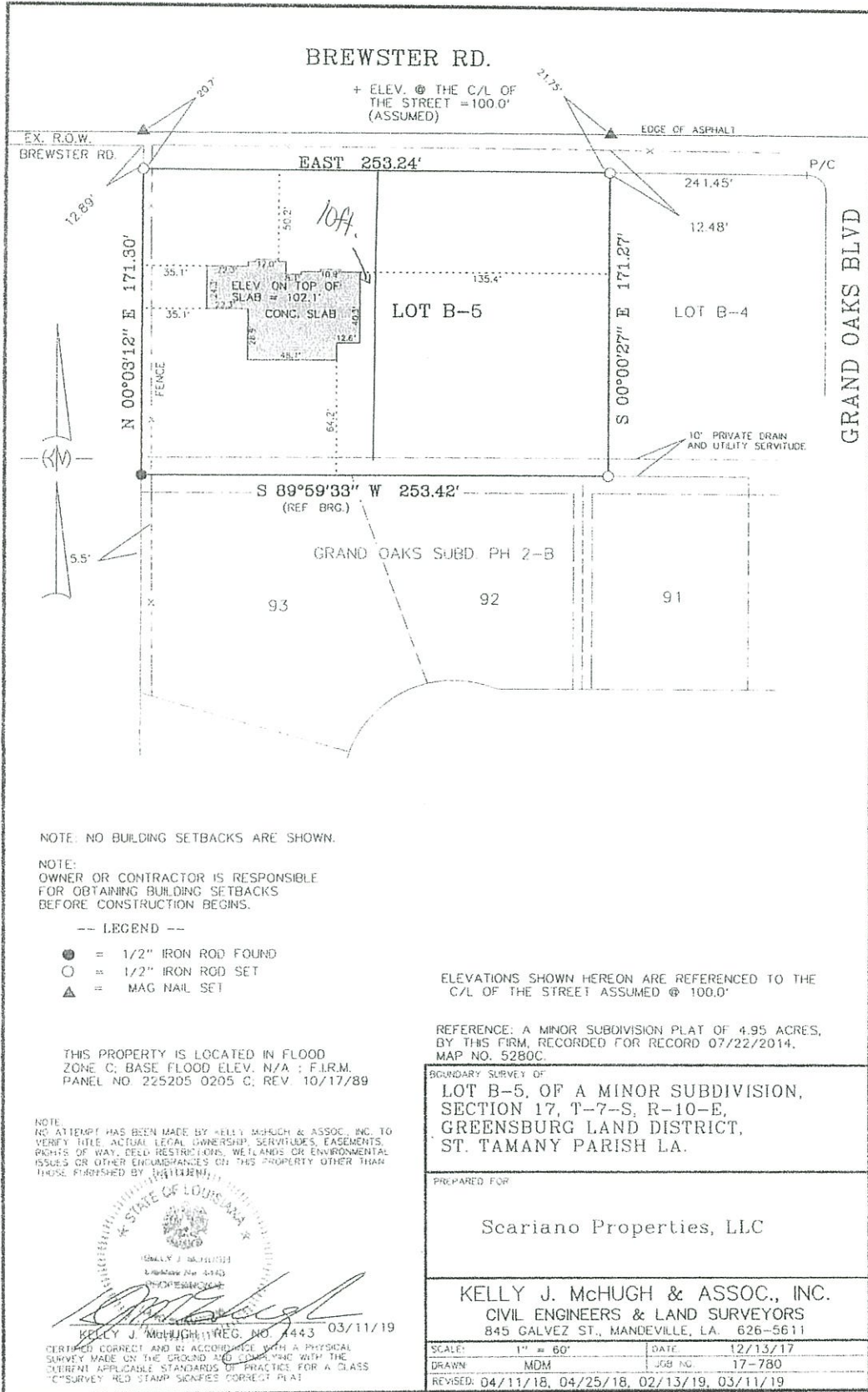
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville ; S17, T7S, R10E; Ward 1, District 1

SIZE: 1 acre



2019-1411-2C



2019-1411-2C

2019-1411-ZC

A-2 8

A-2

A-3

BREWSTER

T7 - R10E

A-2

GRAND OAKS

ENGLISH OAK

PUD

17

MACK

SILVER OAK

A-4

RAIFORD OAKS

LAUREL OAKS

OLD PLACE

0 230 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1411-ZC
Posted: 4/17/2019

Meeting Date: 5/7/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Scariano Properties LLC - Craig Scariano

OWNER: Scariano Properties LLC - Craig Scariano

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

LOCATION: Parcel located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville ; S17, T7S, R10E; 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 | A-2 Suburban District |
| East | Undeveloped | A-2 Suburban District |
| South | Residential (Grand Oaks Sub.) | A-4 Single-Family Residential District |
| West | Residential (Raiford Oaks Sub.) | PUD Planned Unit Development Overlay |

EXISTING LAND USE:

Existing development: No

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 applicant is requesting to change the zoning of the property from A-2 Suburban District to A-3 Suburban District. The site is located on the south side of Brewster Road, west of Grand Oaks Blvd, being lot B-5, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses. 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 an A-3 Suburban District designation be approved.