

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6137

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

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TANNER

SECONDED BY: MR. BELLISARIO

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, Case No. 2018-1262-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-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 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-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF MARCH, 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: JANUARY 30, 2019

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

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

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

**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 01 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

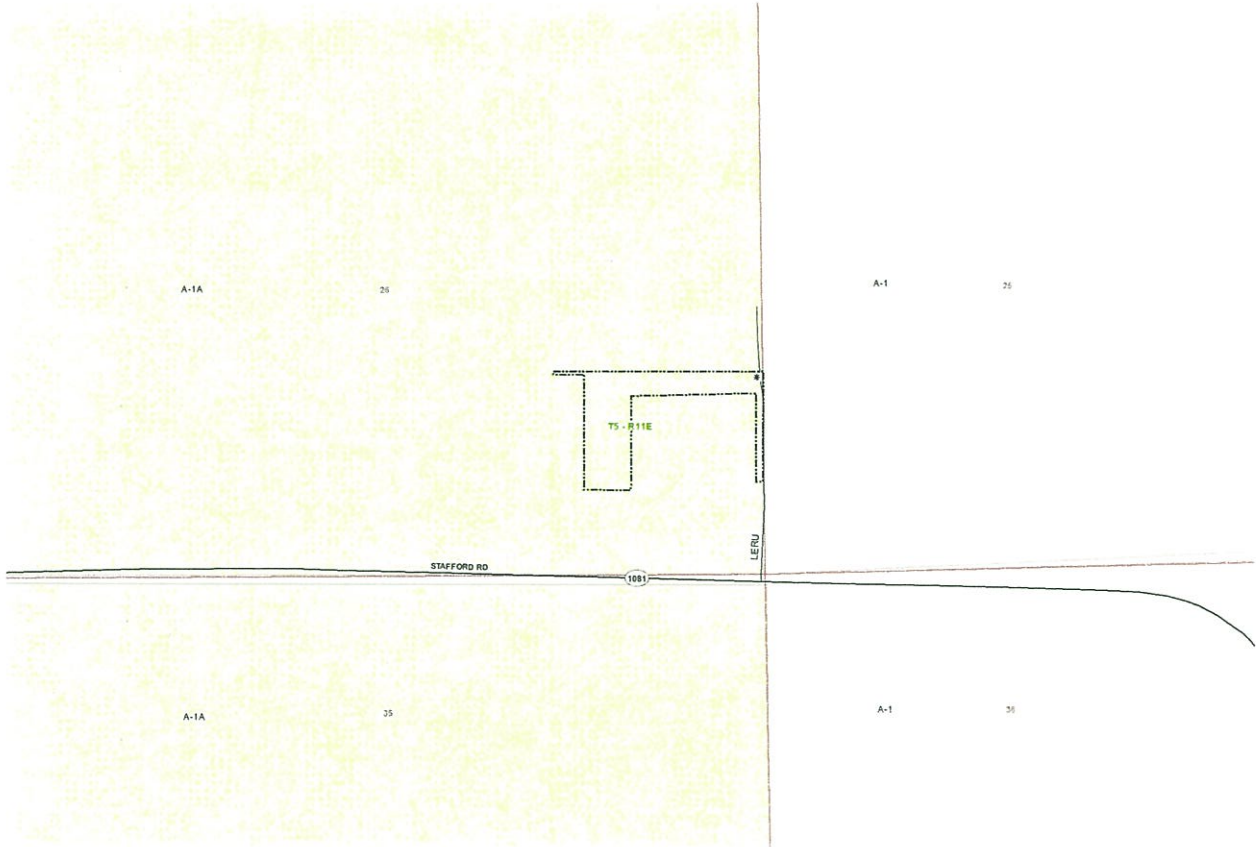
**PETITIONER:** Successions of Jeanette Toney & Ronnie Toney - Richie Gerding

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

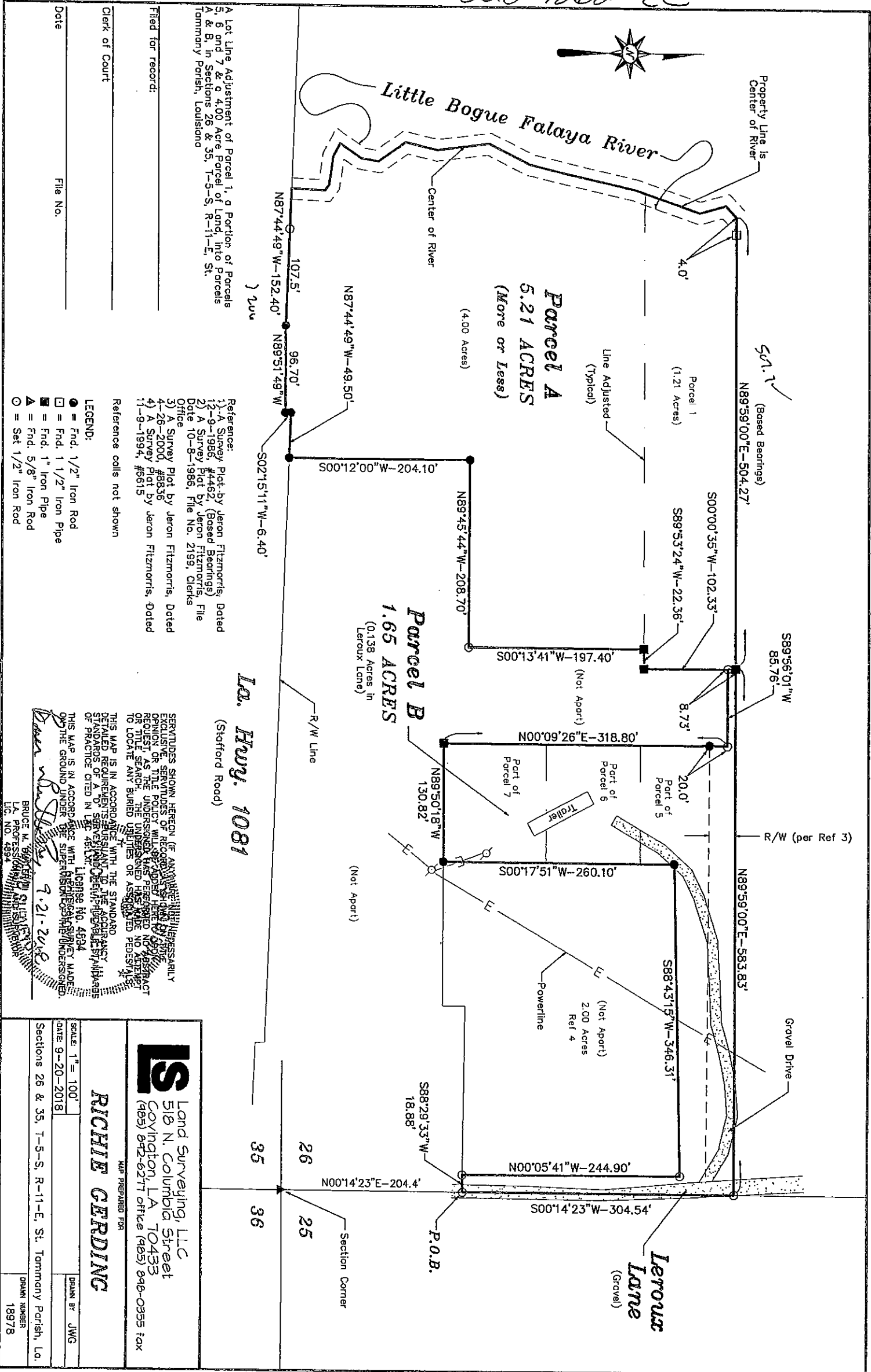
**REQUESTED CHANGE:** From A-1A Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay & RO Rural Overlay

**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



2018-1262-2C



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

Filed for record:

Clerk of Court

Date File No.

Reference:  
 1) A Survey Plat by Jeron Fitzmorris, Dated 12-9-1985, #4462 (Based Bearings)  
 2) A Survey Plat by Jeron Fitzmorris, File No. 2199, Dated 10-8-1985, File No. 2199, Clerks Office  
 3) A Survey Plat by Jeron Fitzmorris, Dated 4-26-2000, #8336  
 4) A Survey Plat by Jeron Fitzmorris, Dated 11-9-1994, #6615

Reference calls not shown

- LEGEND:
- = 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

La. Hwy. 1081  
 (Stafford Road)

Parcel B  
 1.65 ACRES  
 (0.138 Acres in Leroux Lane)

Parcel A  
 5.21 ACRES  
 (More or Less)

SEVERITIES SHOWN HEREON (IF ANY) ARE NECESSARILY EXCLUSIVE SEVERITIES OF RECORD AND ARE NOT TO BE CONSIDERED AS THE UNDERSEIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSEIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSIGNED PEDESTAL MARKERS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS OF THE ACCURACY OF PARCELS OF A SURVEY MADE BY A LICENSED SURVEYOR UNDER THE GROUND UNDER THE SUPERVISION AND UNDERSEIGNED.

BRUCE W. GARDNER  
 L.A. PROFESSIONAL SURVEYOR  
 LIC. NO. 4894

9-21-2018

MAP PREPARED FOR

**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 842-6217 office (985) 848-0355 fax

SCALE: 1" = 100'  
 DATE: 9-20-2018  
 SECTIONS 26 & 35, T-5-S, R-11-E, St. Tammany Parish, La.

DRANK BY: JWG  
 DRAWN NUMBER: 18978

2018-1262-ZC

A-1A

28

A-1

25

T5-R11E

LERU

STAFFORD RD

1081

35

36

0 375 Feet



**ADMINISTRATIVE 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>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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.