

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5901 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 2 DAY OF NOVEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF RED MILL DRIVE, EAST OF US HIGHWAY 190 EAST, BEING LOT 15B, BELLE ACRES SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 38,726.6 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 8, DISTRICT 13). (2017-776-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-776-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF DECEMBER, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: OCTOBER 25, 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

**EXHIBIT "A"**

**2017-776-ZC**

Lot #15 situated in Belle Acres Subdivision, situated in Section 21-T9S-R15E,  
St. Tammany Parish, Louisiana, 38,726.6 square feet, .889 acres.

Case No.: 2017-776-ZC

PETITIONER: Phillip Dupont

OWNER: Phillip Dupont

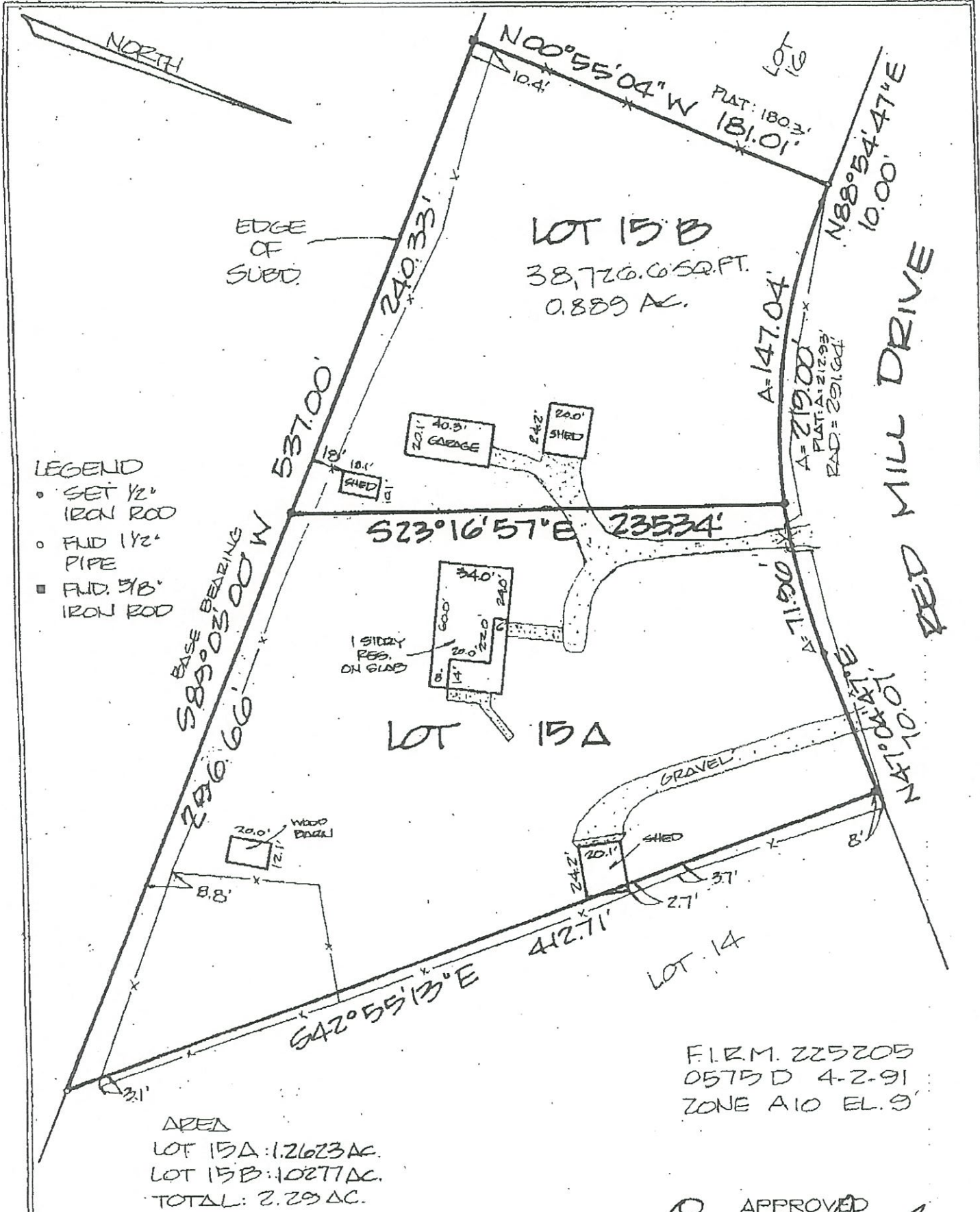
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of Red Mill Drive, east of US Highway 190 East, being lot 15B, Belle Acres Subdivision; S21, T9S, R15E; Ward 8, District 13

SIZE: 38,726.6 sq. ft.



2017-776-20



F.I.R.M. 225205  
 0575 D 4-2-91  
 ZONE A10 EL. 9'

APPROVED  
*Emilio Delgado*  
 CHAIRMAN, PLAN. COMM.  
*J. Kell*  
 SEC. PLAN. COMM.  
*Jean Mulder*  
 PARISH ENGINEER  
*Amela C. Stecker*  
 CLERK OF COURT.  
 DATE: 7-19-2001 FILE NO. 1980

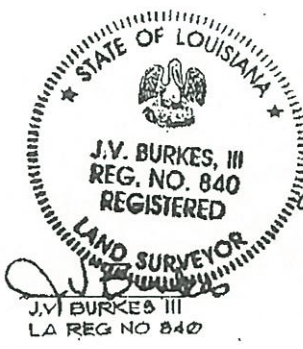


EXHIBIT "A"

J.V. BURKES | ASSOC., INC.  
 2990 GAUSE BLVD. EAST - SUITE B  
 SLIDELL, LA 70461 504-649-0075

SCALE: 1"=60 BY: CAD  
 DATE: 5-24-2001 NO. 1011241

2017-776-ZC

Blue ridge

21

Red mill

T9-R15E

A-2

A-3

28

190

A-1A



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 9/25/2017  
**Case No.:** 2017-776-ZC  
**Posted:** 09/18/17

**Meeting Date:** 10/3/2017  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Phillip Dupont

**OWNER:** Phillip Dupont

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

**LOCATION:** Parcel located on the south side of Red Mill Drive, east of US Highway 190 East, being lot 15B, Belle Acres Subdivision; S21, T9S, R15E; Ward 8, District 13

**SIZE:** 38,726.6 sq. ft.

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

**EXISTING LAND USE:**

**Existing development:** Yes

**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 petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the south side of Red Mill Drive, east of US Highway 190 East, being lot 15B, Belle Acres Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by A-2 Suburban Zoning District.

Note that the objective of the zoning change request is to for the adjustment of the lot line between lot 15A & lot 15B, allowing for the existing garage & shed to be located on lot 15A instead of 15B.

**STAFF RECOMMENDATION:**

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