

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6277

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

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BERRY TODD ROAD, EAST OF LA HIGHWAY 434, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.45 ACRES OF LAND MORE OR LESS FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 7, DISTRICT 7). (2019-1593-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1593-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-4 (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-4 (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-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF DECEMBER , 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: OCTOBER 30 , 2019

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

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

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

**EXHIBIT "A"**

**2019-1593-ZC**

Located as Parcel CI-A located in Section 19 Township 8 South Range 13 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 17, 18, 19 & 20 Township 8 South Range 13 East, St. Tammany Parish, Louisiana run North 89 degrees 45 minutes West, 1326.6 feet, thence South, 2650.73 feet; thence South 89 degrees 13 minutes West, 681.14 feet; thence South 10 degrees 41 minutes West, 440.23 feet; thence South 10 degrees 48 minutes West, 101.27 feet; thence South 10 degrees 30 minutes 00 seconds West, 538.77 feet; thence South 25 degrees 46 minutes 45 seconds East, 15.40 feet to the Point of Beginning.

From the Point of Beginning run South 88 degrees 10 minutes 29 seconds East, 248.26 feet to a point; thence South 25 degrees 46 minutes 45 seconds East, 475.72 feet to a point; thence South 87 degrees 47 minutes 01 seconds West, 240.01 feet to a point; thence North 25 degrees 46 minutes 45 seconds West, 494.81 feet back to the Point of Beginning.

This tract contains 2.45 Acres as per survey prepared by this firm and filed in Clerk of Court office Map File No. 5214C.

**Case No.:** 2019-1593-ZC

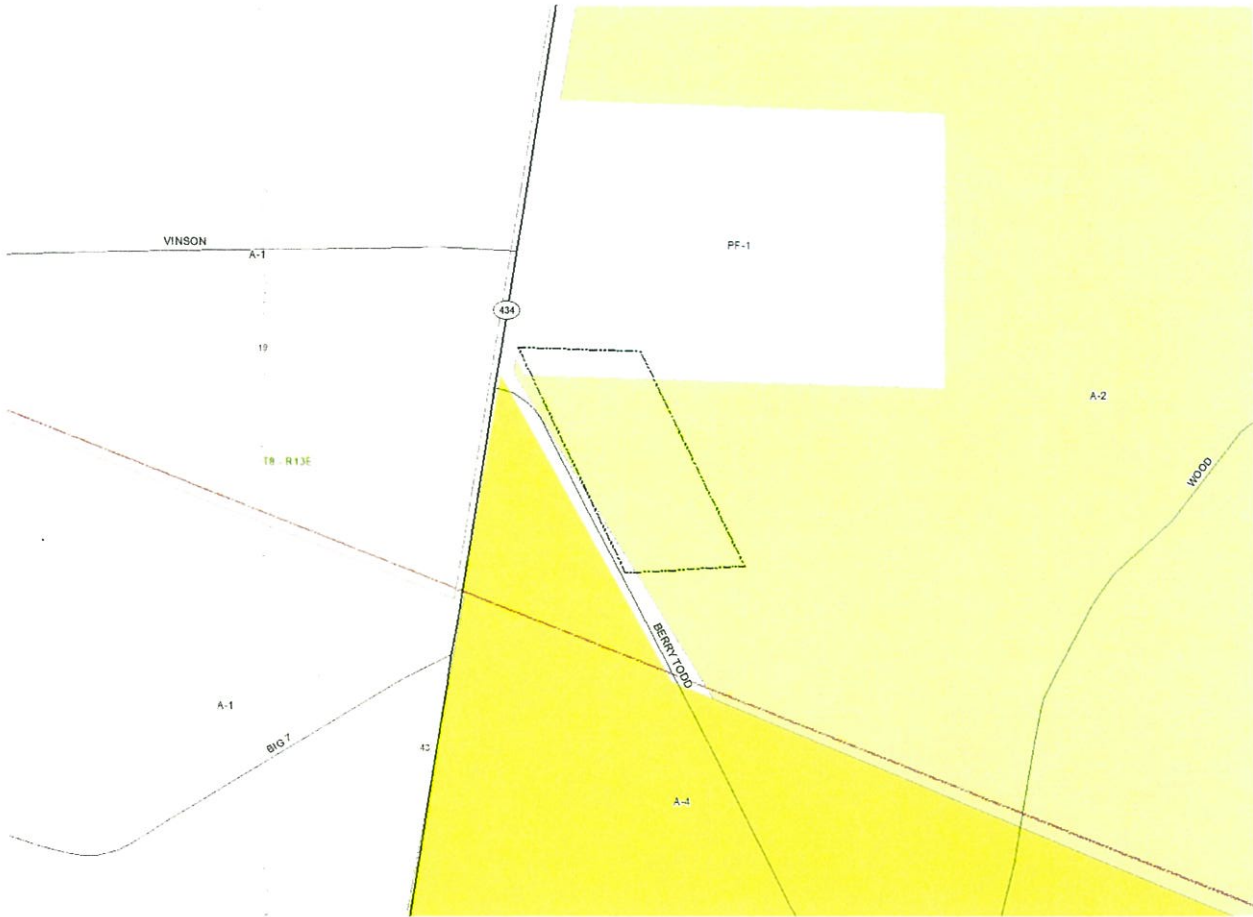
**PETITIONER:** Charlette Ann Carolo

**OWNER:** Charlette Ann Carolo

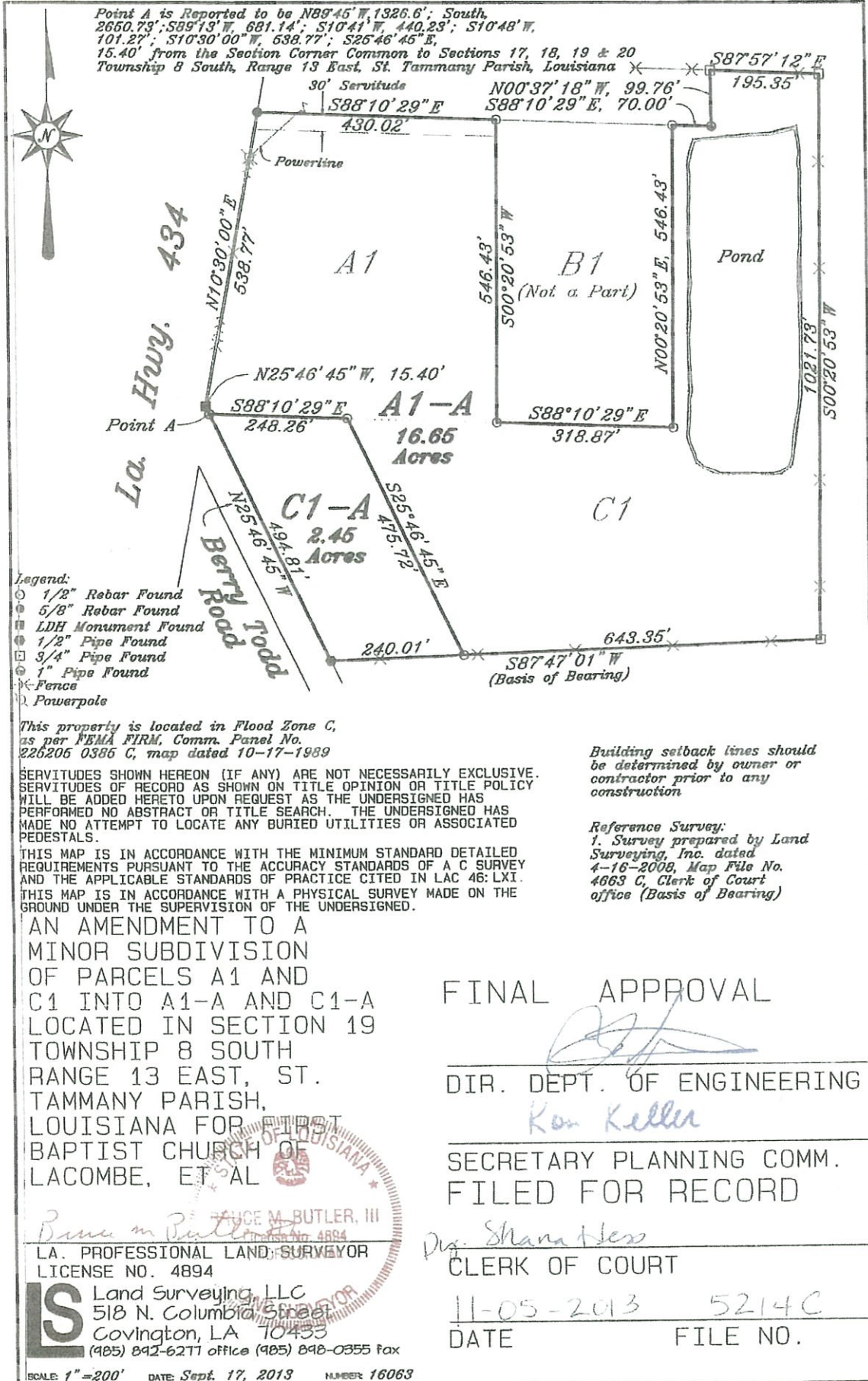
**REQUESTED CHANGE:** From A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located Parcel located on the east side of Berry Todd Road, east of LA Highway 434, Lacombe; S19, T8S, R13E; Ward 7, District 7

**SIZE:** 2.45 acres



2019-1593-ZC



2019-1593-ZC

434

FUNCK

A-2

A-1

VINSON

19

A

A1

B1A

B

B1

PF-1

C

C1

C1A

BERRY TODD

T8S - R13E

BIG 7

A-1

1

2

3

4

5

6

7

8

9

10

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

1A

2A

3A

4A

5A

6A

7A

8A

11B

11A

10B

10A

9A

9B

B

A

11B

11A

10B

10A

9A

9B

8A

8B

7A

7B

B

A

11B

11A

10B

10A

9A

9B

8A

8B

7A

7B

B

A

11B

11A

10B

10A

9A

9B

8A

8B

7A

7B

PHILLIP

ELIZABETH

HADDAD

WOOD

ISAAC

LYNN

35

36

37

38

39

A-2

11A

11C

11B

PHILLIP

ELIZABETH

HADDAD

WOOD

ISAAC

LYNN

35

36

37

38

39

A-2

11A

11C

11B

PHILLIP

ELIZABETH

HADDAD

WOOD

ISAAC

LYNN

35

36

37

38

39

A-2

11A

11C

11B

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 9/27/2019  
**Case No.:** 2019-1593-ZC  
**Posted:** 9/23/2019

**Meeting Date:** 10/9/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Charlette Ann Carolo

**OWNER:** Charlette Ann Carolo

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

**LOCATION:** Parcel located on the east side of Berry Todd Road, east of LA Highway 434, Lacombe; S19, T8S, R13E; Ward 7, District 7

**SIZE:** 2.45 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Civic	PF-1 Public Facilities
South	Residential, Commercial, and Undeveloped	A-4 Single-Family District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-1 Suburban District

**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 petitioner is requesting to change the zoning from A-2 Suburban District to A-4 Single-Family Residential District. The site is located on the east side of Berry Todd Road, east of LA Highway 434, Lacombe. The 2025 future land use plan designates the site to be developed with residential uses of varying site design and density. Staff does not see any compelling reason to recommend approval of the request considering the site is flanked by existing A-2 Suburban Residential zoning designations to the east and south of the petitioned property.

**STAFF RECOMMENDATION:**

Staff recommends that the request for the A-4 Single-Family Residential District designation be denied.