

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5169 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. CANULETTE

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF CAREY ROAD, SOUTH OF STICKER ROAD, NORTH OF PURCELLA ROAD, BEING 64358 CAREY ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 9). (ZC14-01-008)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-008, 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-2 (Suburban District) & MHO (Manufactured Housing 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).

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-2 (Suburban District) & MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF APRIL , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: March 20 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

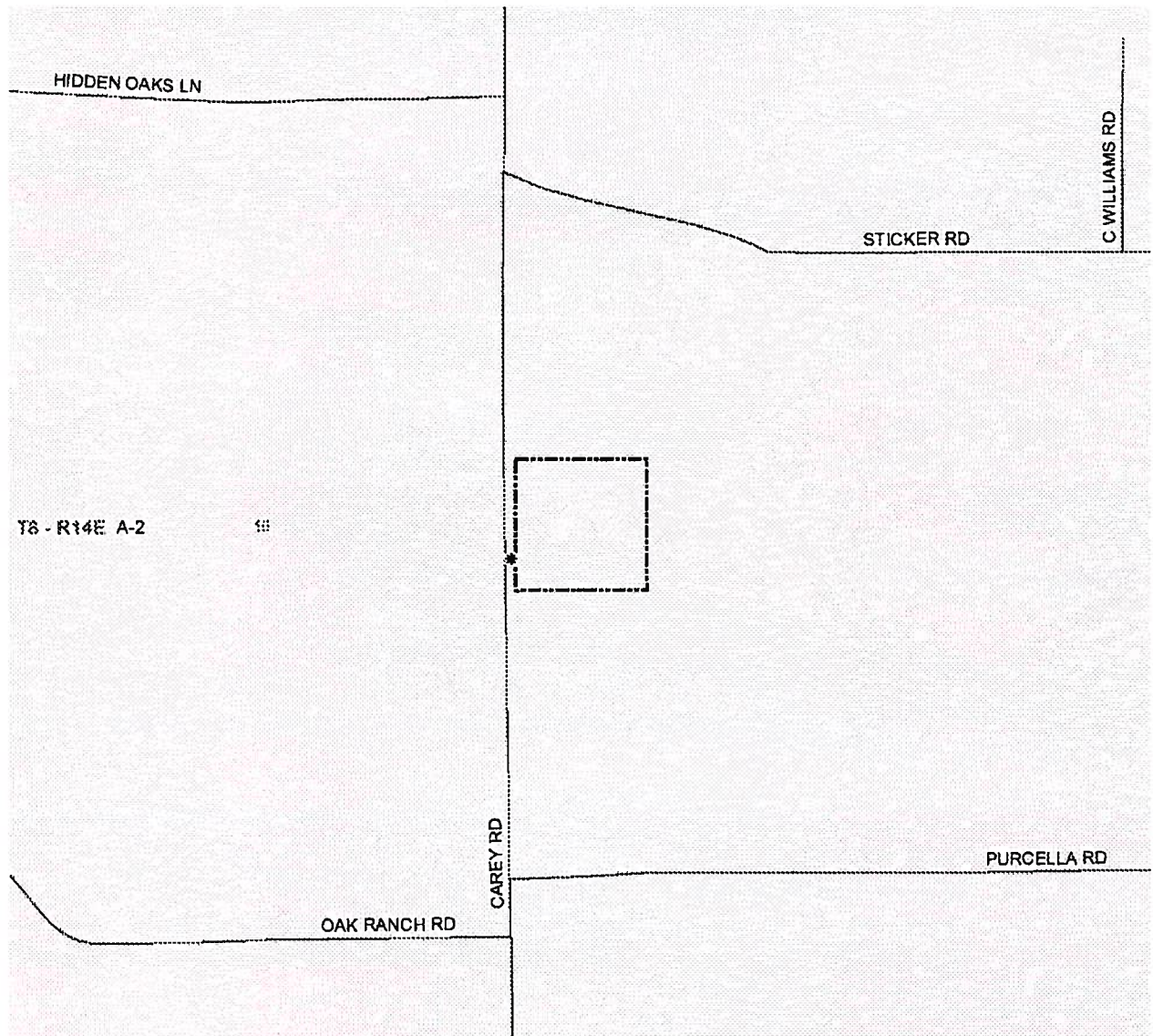
ZC14-01-008

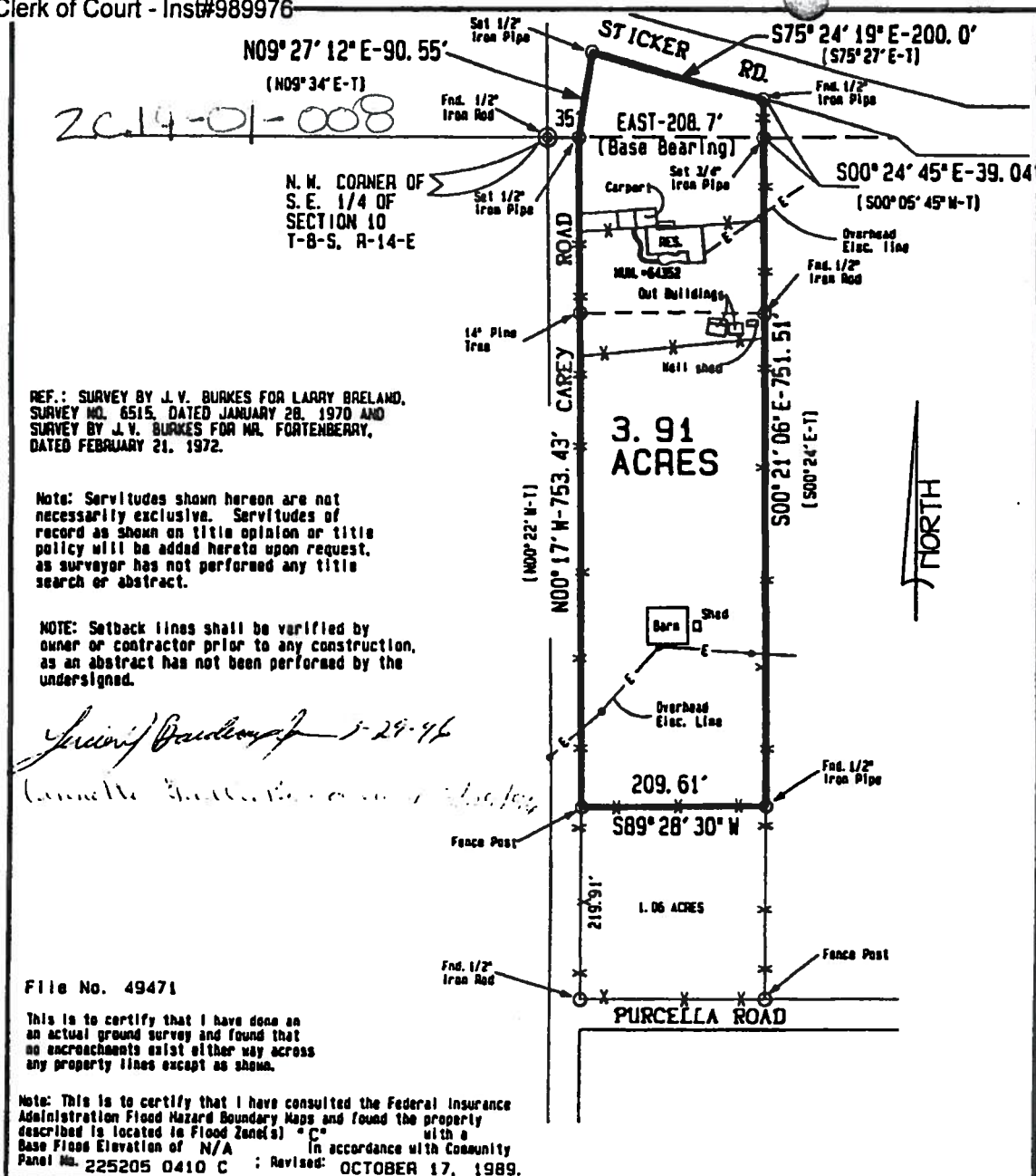
A certain parcel of land, lying and situated in Section 10, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the Northwest corner of the Southeast Quarter of Section 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana run East a distance of 35.00 feet to a point on the westerly right of way line of Carey Road; Thence run along the westerly right of way line of Carey Road South 00 Degrees 17 Minutes 00 Seconds East a distance of 337.28 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** and leaving said westerly right of way line of Carey Road run North 89 Degrees 30 Minutes 18 Seconds East a distance of 209.10 feet to a point; Thence run South 00 Degrees 21 Minutes 06 Seconds East a distance of 208.10 feet to a point; Thence run South 89 Degrees 30 Minutes 19 Seconds West a distance of 209.35 feet to a point on the westerly right of way line of Carey Road; Thence run along said westerly right of way line of Carey Road North 00 Degrees 17 Minutes 00 Seconds West a distance of 208.10 feet and back to the **Point of Beginning**.*

CASE NO.: ZC14-01-008
PETITIONER: Lucien Boudreaux
OWNER: Lucien & Annette Boudreaux
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Carey Road, south of Sticker Road, north of Purcella Road, being 64358 Carey Road, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 1 acre





REF.: SURVEY BY J.V. BURKES FOR LARRY BRELAND, SURVEY NO. 6515, DATED JANUARY 28, 1970 AND SURVEY BY J.V. BURKES FOR MR. FORTENBERRY, DATED FEBRUARY 21, 1972.

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Lucien Boudreaux 5-29-96
Annette Boudreaux

File No. 49471

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

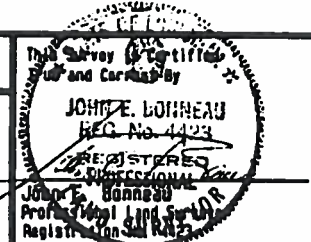
Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0410 C ; Revised: OCTOBER 17, 1989.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

SURVEY MAP OF
A 3.91 ACRE TRACT OF LAND SITUATED
 in
SECTION 10, T-8-S, R-14-E,
St. Tammany Parish, Louisiana
 for
LUCIEN & ANNETTE BOUDREAUX, STANDARD
MORTGAGE, and LAWYERS TITLE INSURANCE
CORPORATION

Survey No. 96269 Drawn by: RMK Scale: 1" = 150'
 Date: MARCH 14, 1996 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042
 FAX NO. (504) 626-0057



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 30, 2013
Case No.: ZC14-01-008
Posted: 12/12/2013

Meeting Date: January 7, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Lucien Boudreaux
OWNER: Lucien & Annette Boudreaux
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Carey Road, south of Sticker Road, north of Purcella Road, being 64358 Carey Road, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	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-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Carey Road, south of Sticker Road, north of Purcella Road, being 64358 Carey Road, Pearl River. The 2025 Future Land Use Plan calls for residential development in this area including manufactured homes. There are several manufactured homes in the vicinity. Staff does not object to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.