

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5048 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF AUGUST , 2013

(ZC13-07-049) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF EARL ABRAM ROAD, EAST OF US HIGHWAY 11 AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 14). (ZC13-07-049)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-07-049, 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-4 (Single-Family Residential District) to an A-4 (Single-Family Residential 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-4 (Single-Family Residential 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-4 (Single-Family Residential District) to an A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 25 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

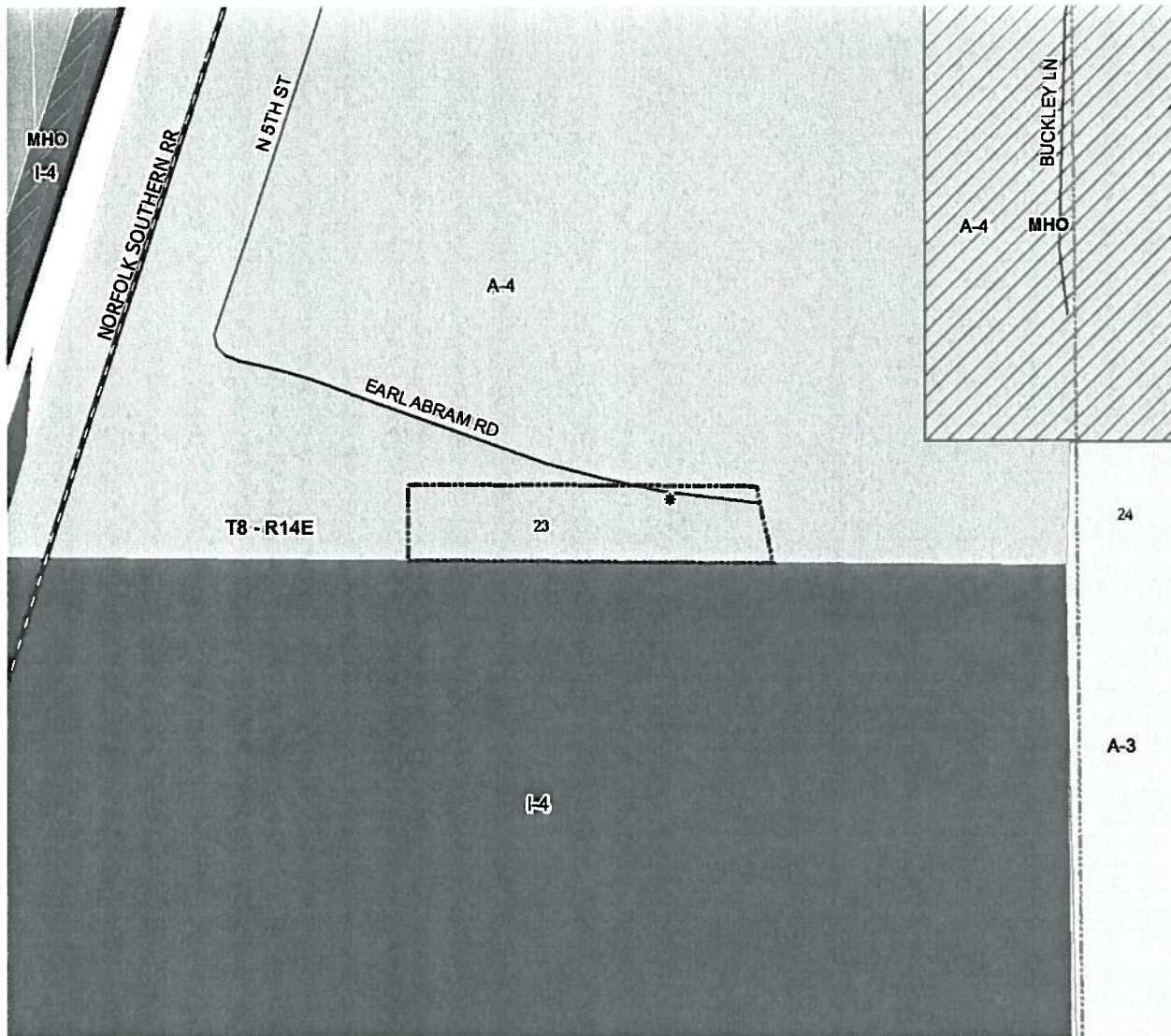
Exhibit "A"

ZC13-07-049

ONE ACRE OF LAND situated in the **Northeast Quarter of the Northeast Quarter of Section 23, T. 8 S., R. 14 E., St. Tammany Parish, Louisiana**, commencing at the southeast corner of said Northeast Quarter of said Northeast Quarter of said Section 23, thence go North 89 degrees 30 minutes West 401.0 feet to the place of beginning:

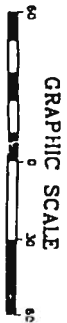
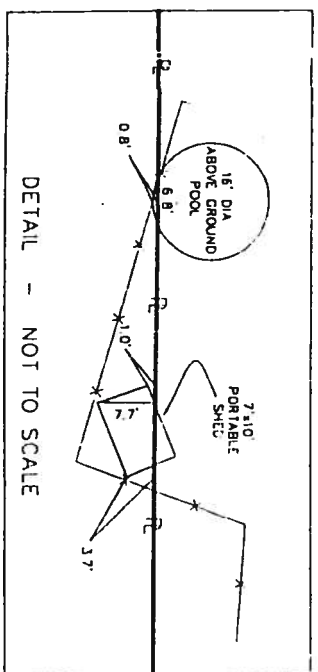
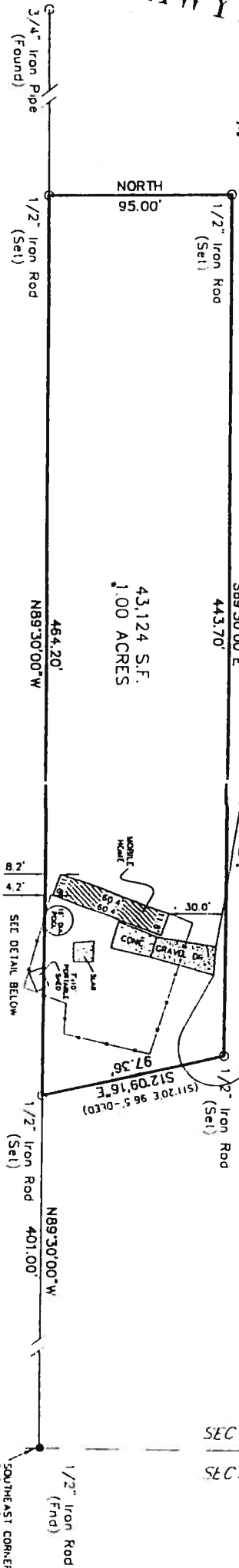
Thence go North 89 degrees 30 minutes West 464.2 feet;
thence go North 95.0 feet;
thence go South 89 degrees 30 minutes East 443.7 feet;
Thence go South 11 degrees 20 minutes East 96.5 feet to beginning.

CASE NO.: ZC13-07-049
PETITIONER: Cynthia Williams
OWNER: Cynthia Williams
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Earl Abram Road, east of US Highway 11; S23, T8S, R14E; Ward 8, District 14
SIZE: 1 acre



2013-07-049

U.S. HWY. 11 side



SCALE: 1" = 60'

DATE: 7/14/09

DRAWN BY: BC CHECKED BY: JDJ

DWG. NO: 20090723

SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily accurate. Encumbrances of record as shown on this map or of the policy will be added on this map, or the policy, has not been performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 235205 0300 C
DATE: 10/17/89
ZONE: C NA
B.F.E.: NA

*Verify prior to construction with local governing body.

SURVEY OF A 1.00 ACRE PARCEL LOCATED NEAR THE TOWN OF PEARL RIVER IN SECTION 23, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of this survey, it is not transferable to additional institutions or subsequent owners and only if part, has copies and of survey. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

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Mississippi Phone: 228-433-5830

SEAN M. BURKES
LA REG. NO. 4785

14 13
23 24 Spike in Road (Found)

SECTION 23
SECTION 24

SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23 T-8-S R-14-E

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 24, 2013

Case No.: ZC13-07-049

Posted: 6/13/2013

Meeting Date: July 2, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Cynthia Williams
OWNER: Cynthia Williams
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Earl Abram Road, east of US Highway 11; S23, T8S, R14E; Ward 8, District 14
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-4 Suburban District
South	Undeveloped	I-4 Industrial District
East	Undeveloped	A4 Suburban District
West	Undeveloped	A4 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Earl Abram Road, east of US Highway 11. The 2025 Future Land Use Plan calls for the area to be used for residential uses which include mobile homes. There is an existing mobile home on the site and several 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.