

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5136

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 9 DAY OF JANUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF ROSE AVENUE, SOUTH OF ARTHUR ROAD, BEING 20200 ROSE AVENUE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL 0.521 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 3, DISTRICT 2). (ZC13-12-087)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-12-087, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF FEBRUARY, 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: January 2, 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

Exhibit "A"

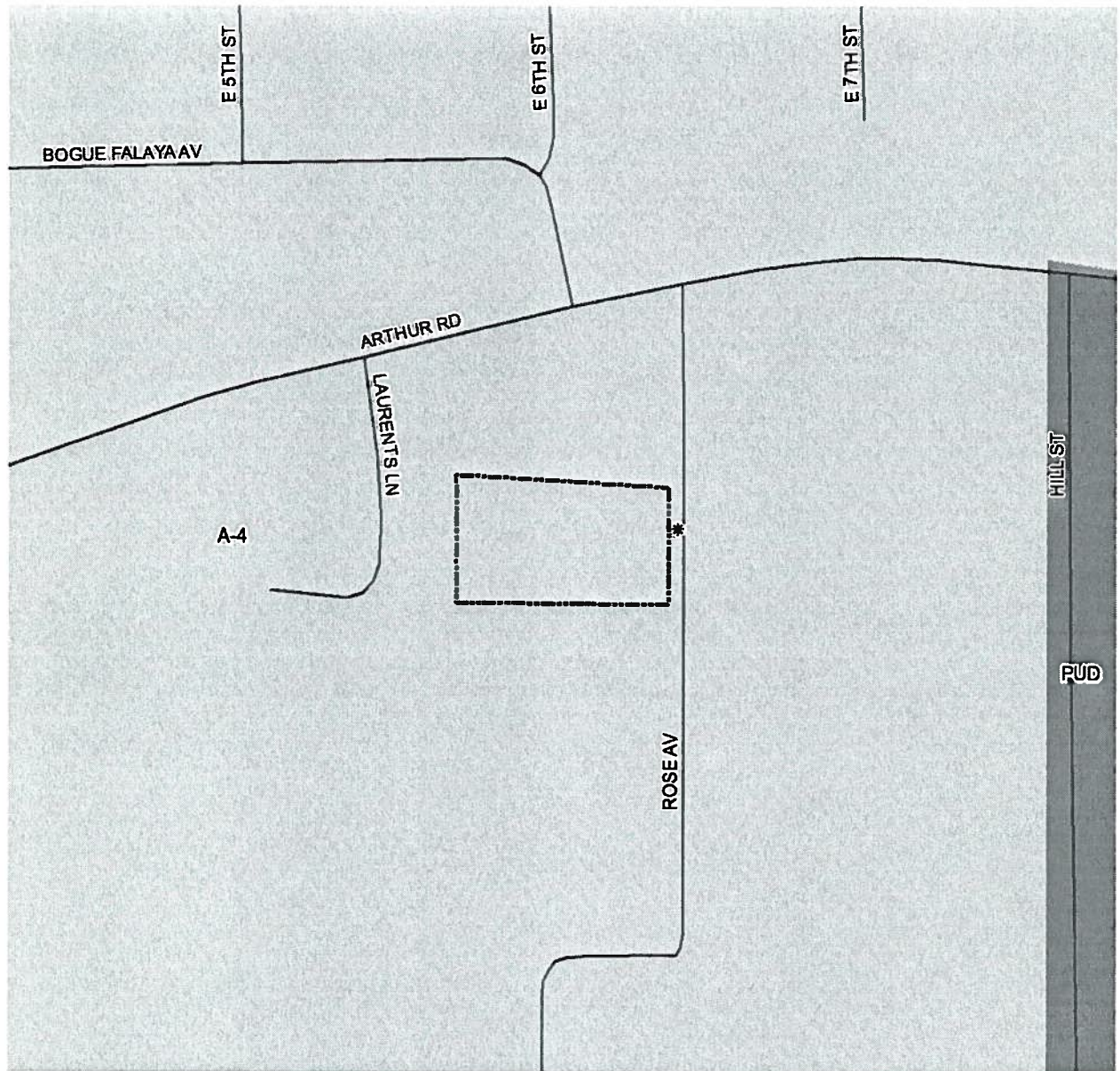
ZC13-12-087

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, being Parcel B on a plat of re-subdivision by John G. Cummings and Associates, John G. Cummings, Registered Land Surveyor, dated October 12, 2007, Job Number 07215, said property being more fully described as follows, to-wit:

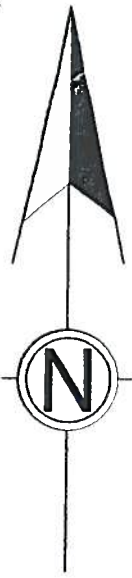
From the Second Mile Post from the Southeast Corner of Township 6 South, Range 11 East on the Township line between Township 6 South, Range 11 East, and Township 7 South, Range 11 East, run South 89 degrees 45 minutes East a distance of 704.31 feet to a point; thence go South 89 degrees 43 minutes East a distance of 882.69 feet to a point; thence go North 00 degrees 03 minutes 12 seconds West 966.00 feet to the southeast corner of the property herein described as the Point of Beginning.

From the Point of Beginning, run North 89 degrees 25 minutes 43 seconds West a distance of 200.0 feet to a ½ iron pipe found; thence go North 00 degrees 20 minutes 29 seconds West a distance of 118.0 feet to a ½ inch iron set; thence go South 86 degrees 35 minutes 49 seconds East distance of 202.12 feet to a ½ inch iron set; thence go South 00 degrees 34 minutes West a distance of 108.0 feet to the point of beginning.

**CASE NO.:** ZC13-12-087  
**PETITIONER:** Brandie & Gary Gallo  
**OWNER:** Addie & Gable Gallo  
**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 west side of Rose Avenue, south of Arthur Road, being 20200 Rose Avenue, Covington; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 0.521 acre



2013-12-087



REFERENCE BEARING:  
Wood Corner A to Iron Pipe B  
S89°45'E  
(per Reference Survey No. 2)

ARTHUR ROAD

N78°23'25"E  
208.28'

ZONE C  
ZONE B

PARCEL A  
0.633 ACRE

FLOOD ZONE  
TRANSITION LINE

LEGEND

- ⊠ = WOOD CORNER FOUND
- ⊞ = FENCE CORNER POST FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- = 1" IRON PIPE FOUND
- = MAG NAIL SET
- ⊛ = 1/2" IRON ROD SET

N00°20'29"W  
226.91'

108.91'

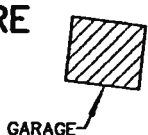
N86°35'49"W  
202.12'

PARCEL B  
0.521 ACRE

162.83'

270.83'

ROSE AVENUE



GARAGE

POB

118.0'

200.0'

108.0'

966.0'

N00°03'12"W

(A)

704.31'  
S89°45'E

T6S, R11E

(B)

882.69'  
S89°43'E

T7S, R11E

Second Mile Post from the  
SE Corner of T6S, R11E

APPROVAL:

NOTE: This property is located in Flood Zones B & C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.

A RESUBDIVISION OF 1.154 ACRES INTO PARCELS A & B, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

*Ron Kella*

SECRETARY PARISH/PLANNING COMMISSION

*J. D. M. Gallo*

PARISH ENGINEER

*W. M. ...*

CLERK OF COURT

12-17-2007

4592 W

DATE FILED

FILE NO.

(985) 892-1549

**John G. Cummings and Associates**

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

COVINGTON, LA 70433

PLAT PREPARED FOR: *Gary Gallo*

SHOWING A SURVEY OF: A RESUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 07215

DATE: 10-12-07

REVISED:

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** November 25, 2013  
**Case No.:** ZC13-12-087  
**Posted:** 11/15/2013

**Meeting Date:** December 3, 2013  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Brandie & Gary Gallo  
**OWNER:** Addie & Gable Gallo  
**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 west side of Rose Avenue, south of Arthur Road, being 20200 Rose Avenue, Covington; S42,T6S,R1 1E; Ward 3, District 2  
**SIZE:** 0.521 acre

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

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

#### 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	Residential	A-4 Suburban District
East	Residential	A-4 Suburban District
West	Residential	A-4 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-4 (single-Family Residential District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The parcel is located on the west side of Rose Avenue, south of Arthur Road, being 20200 Rose Avenue, Covington. The 2025 Future Land Use Plan calls for this area to be developed with residential uses including mobile homes. There are several mobile homes in the vicinity. Staff has no objection to the request.

##### STAFF RECOMMENDATION:

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