

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5135 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 NORTH SIDE OF OAK RANCH ROAD, WEST OF CAREY ROAD, BEING 37127 OAK RANCH ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL 4.2 ACRES 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). (ZC13-12-088)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-12-088, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

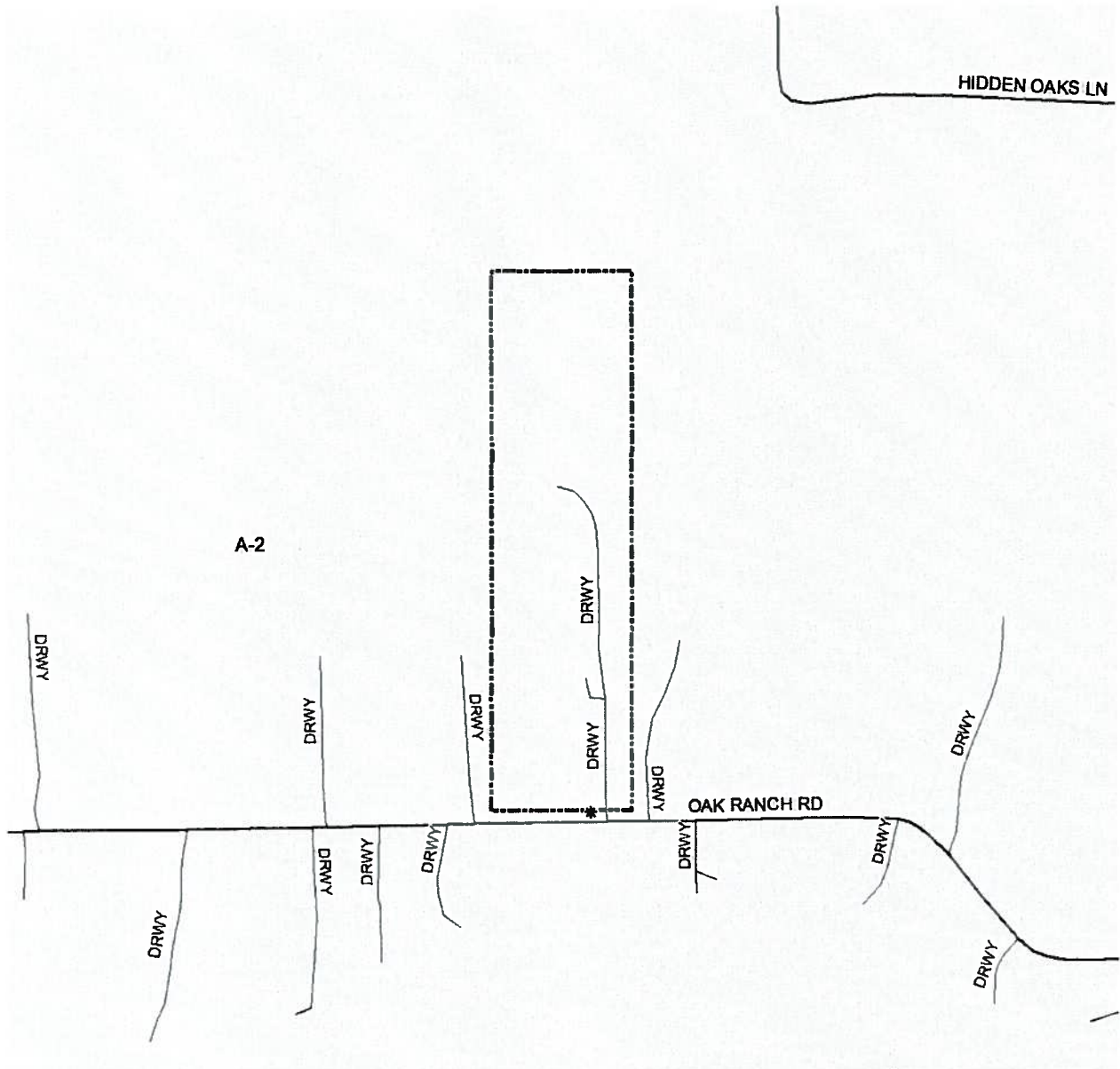
ZC13-12-088

ALL THAT CERTAIN LOT OR PARCEL 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 St. Tammany Parish, Louisiana, and more fully described as follows:

LOT 7, LIVE OAK RANCHES SUBDIVISION, located in Section 10, Township 8 South, Range 14 East, 8th Ward, St. Tammany Parish, Louisiana.

All in accordance with a plat of survey by Ivan M. Borgen, C. E., filed for record in Plat Book N. 1560 in the official records of the Office of the Clerk of Court, St. Tammany Parish, Louisiana.

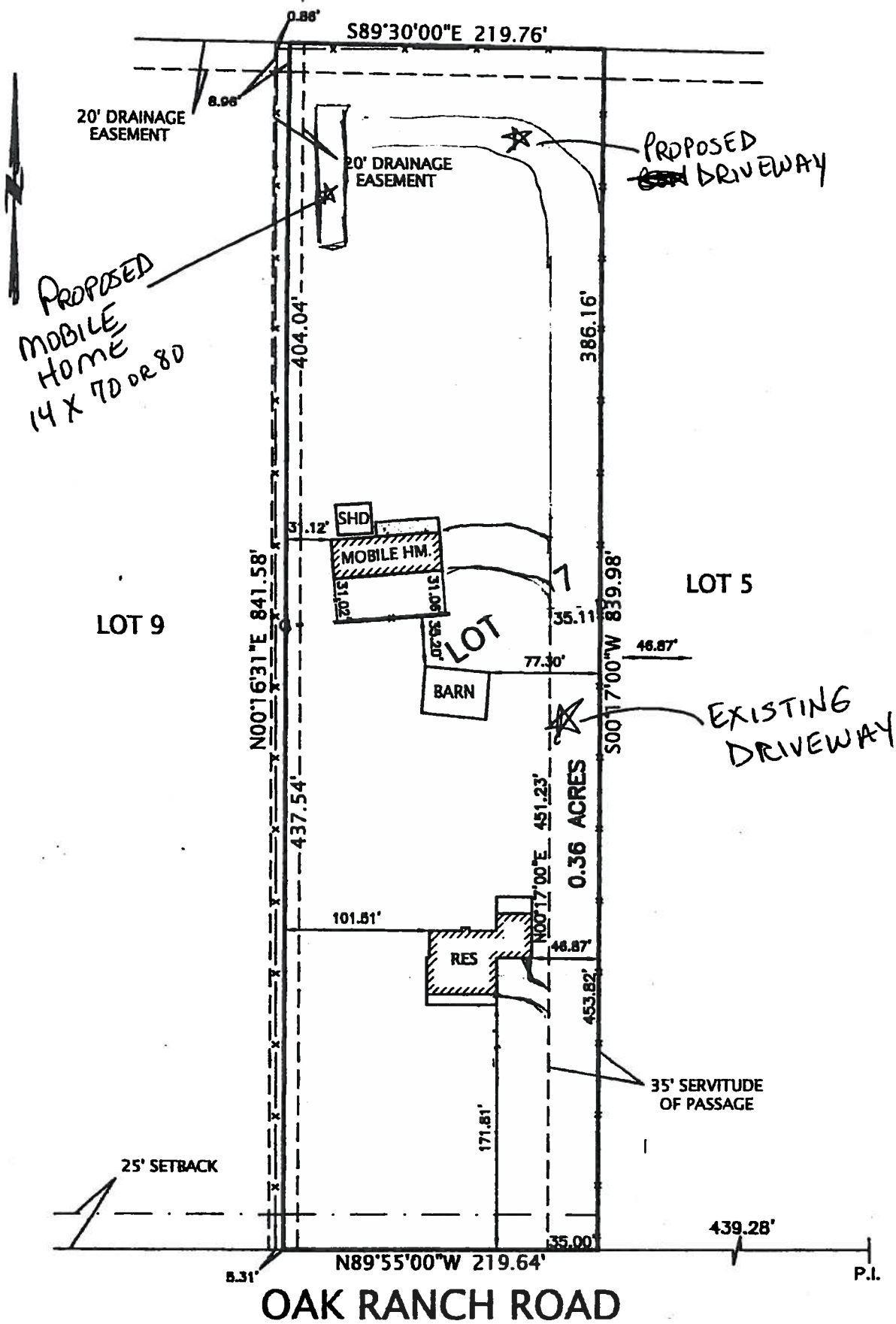
CASE NO.: ZC13-12-088
PETITIONER: Geraldine P. Bersuder
OWNER: Geraldine P. Bersuder
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Oak Ranch Road, west of Carey Road, being 37127 Oak Ranch Road, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 4.2 acres



LEGAL DESCRIPTION

ZC13-12-088

LOT 7, LIVE OAK RANCHES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP FILE NO. 379B, CLERK OF COURT, ST. TAMMANY PARISH, LOUISIANA.



PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE CITY/PARISH GOVERNING OFFICIALS.

BUILDING SETBACKS PER PLAT
 FRONT - 25'
 SIDES - 15'
 REAR - 20'

NO UNDERGROUND UTILITIES OR CONDUITS ARE LOCATED ON THIS SITE.

BEARINGS ARE BASED ON RECORD BEARINGS OF SUBDIVISION PLAN.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

CERTIFIED TO:		
MARK BERSUDER		
CLASS/TYPE	"C"	CPN:
BOUNDARY	16 DEC 09	FIRM DATE:
FORM BOARDS		FIRM ZONE:
SLAB TIE		BASE FLOOD:
AS BUILT		REVISED:
JOB NO.	13052	SCALE: 1"=100'

I hereby certify that this is a true and correct survey made on the ground and in accordance with the standards of a class C survey and the applicable standards of practice cited in LAC 48:131. Signature must be in ink and accompanied by the undersigned for this plat to be certified correct.

NED R. WILSON, PLS.
 LOUISIANA REGISTERED LAND SURVEYOR NO. 4336
 8827 HALLA DRIVE
 COVINGTON, LOUISIANA 70433
 TEL: (985) 626-5651 FAX: (985) 626-5626

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 25, 2013
Case No.: ZC13-12-088
Posted: 11/14/2013

Meeting Date: December 3, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Geraldine P. Bersuder
OWNER: Geraldine P. Bersuder
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Oak Ranch Road, west of Carey Road, being 37127 Oak Ranch Road, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 4.2 acres

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	Undeveloped	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?** Yes

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 north side of Oak Ranch Road, west of Carey Road, being 37127 Oak Ranch Road, Pearl River. The 2025 Future Land Use Plan calls for residential development in this area including mobile homes. There are several mobile homes in the vicinity including one on the subject property. Staff does not object to the request.

STAFF RECOMMENDATION:

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