

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5151 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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 SOUTH SIDE OF GOTTSCHALK ROAD, WEST OF LA HIGHWAY 1077, BEING 10526 GOTTSCHALK ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL 3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 1, DISTRICT 1). (ZC14-01-005)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-005, 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-1 (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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MARCH , 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 30 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

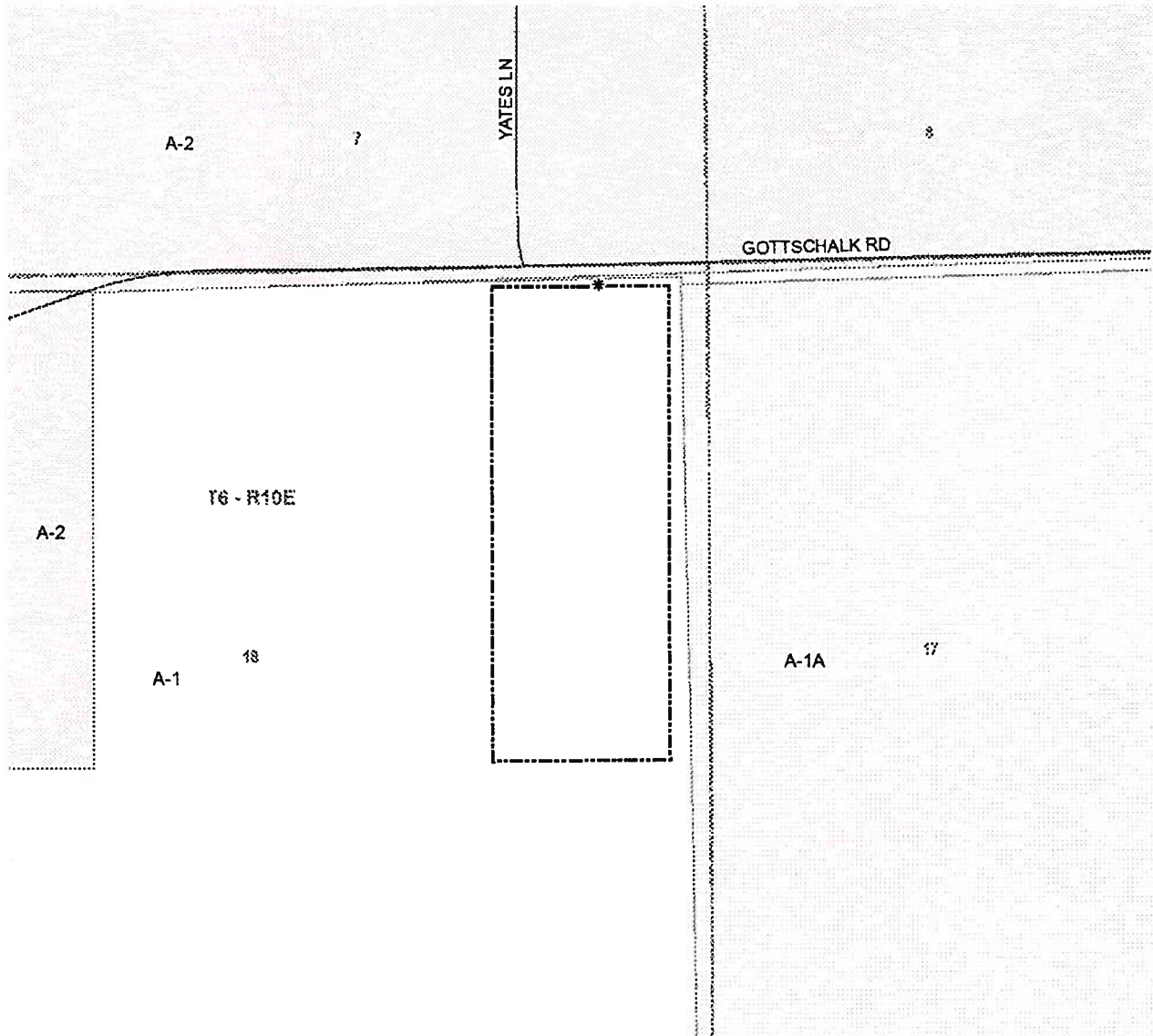
ZC14-01-005

THAT CERTAIN TRACT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Northeast Quarter of the Northeast Quarter of Section 18, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

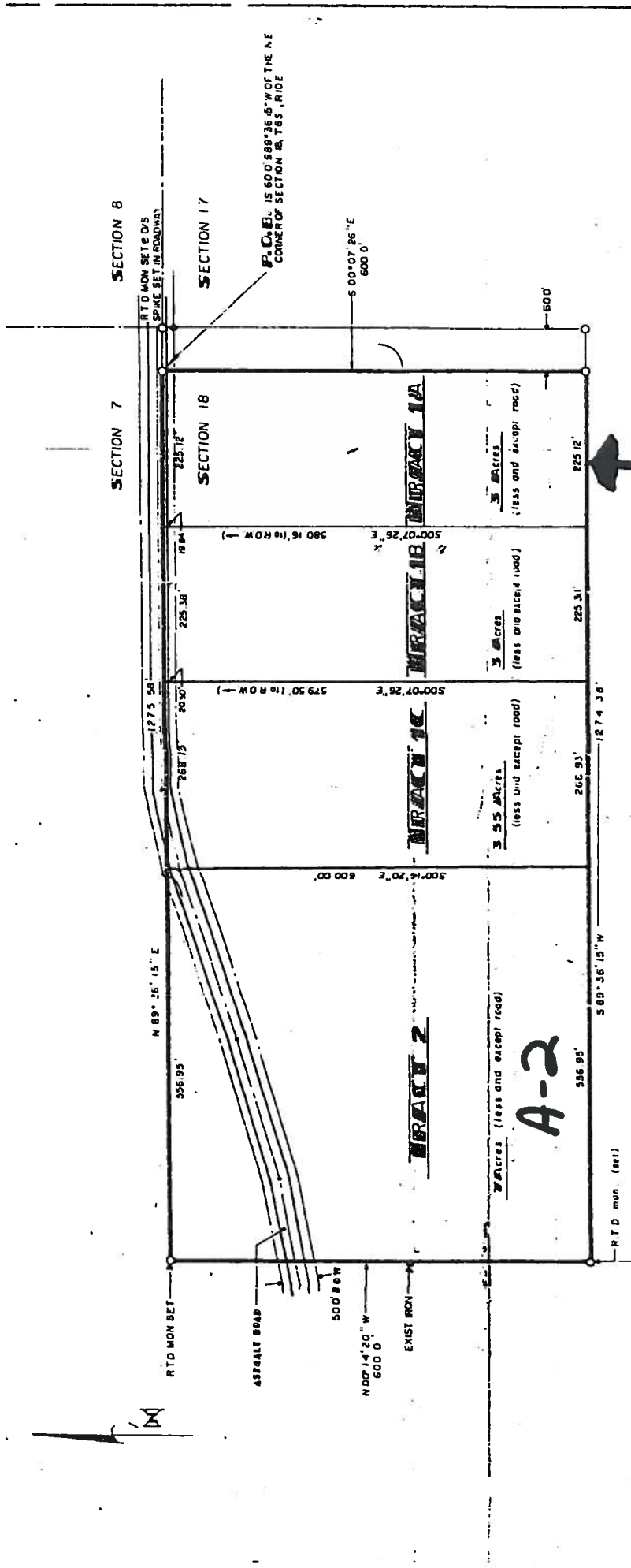
Commencing at the Northeast corner of Section 18, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, proceed South 89 degrees 36 minutes 15 seconds West 60.00 feet to a point and corner which marks the point of beginning.

From the point of beginning, proceed South 00 degrees 07 minutes 26 seconds East 600.00 feet to a point and corner; thence proceed South 89 degrees 36 minutes West 225.12 feet to a corner; thence proceed North 00 degrees 07 minutes 26 seconds West 580.16 feet to a point; thence proceed North 89 degrees 36 minutes 15 seconds East 225.12 feet to a corner and the point of beginning, containing 3 acres, more or less and designated as Tract 1A on the survey by Robert G. Barrilleaux, C.E., dated March 21, 1986, drawing number S-0304, a copy of which is annexed hereto and made a part hereof.

CASE NO.: ZC14-01-005
PETITIONER: Jackie Thomas
OWNER: Jackie & Terri Thomas
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Gottschalk Road, west of LA Highway 1077, being 10526 Gottschalk Road, Covington; S18,T6S,R10E; Ward 1, District 1
SIZE: 3 acres



ZC14-01-005



INDETERMINATE Tracts 1A, 1B, 1C sold to one individual.

↑ site

A-2

1/4 of 1/4 of 1/4

1/4 of 1/4 of 1/4

Robert G. Barrilleaux, a Registered Surveyor, hereby certify that I have surveyed the property shown on this map, that the map is true and correct, that there are no encroachments by buildings on adjacent property, and that there are no rights of ways, easements, or joint driveways over or across said property visible on the surface other than those shown.

REGISTERED

RTD Reimbursement Timber Department monument



MAP FILE # 2263 B
 INSTRUMENT # 1220401
 ORIGINALLY FILED DATE 11-2-06
 MAP FILED DATE 3-14-08
 St. Tammany Parish Clerk of Court
 Deputy Clerk Spalding R. Bradley

ROBERT G. BARRILLEAUX, C.S., L.S. SECTION 18, TSS, R10E ST. TAMMANY PARISH, LOUISIANA	
SCALE 1" = 100' DATE 3-21-08	PROJECT DRAWING NO.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 30, 2013
Case No.: ZC14-01-005
Posted: 12/12/13

Meeting Date: January 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jackie Thomas
OWNER: Jackie & Terri Thomas
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Gottschalk Road, west of LA Highway 1077, being 10526 Gottschalk Road, Covington; S18,T6S,R10E; Ward 1, District 1
SIZE: 3 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	Residential	A-2 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1A (Suburban District)
West	Residential	A-1 (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-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Gottschalk Road, west of LA Highway 1077, being 10526 Gottschalk Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. The site is surrounded by a mix of different zoning categories: A-1 on the south & west sides, A-1A to the east and A-2 to the north. There is also a 7 acre parcel of land, located approximately 500 feet west of the site, zoned to A-2 (ZC11-06-052). Staff does not have any objections to rezoning request to MHO Manufactured Home Overlay. However, the request to rezone the site to A-2 is a concern, considering that it could potentially allow the creation of 3 parcels of land, and cause a significant increase of the density in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be denied and the request for a MHO (Manufactured Housing Overlay) designation be approved.