

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4918

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 6 DAY OF DECEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 450, NORTH OF STARWOOD RANCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL 1.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY). (WARD 2, DISTRICT 3) (ZC12-11-105)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-105, 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-1 (Suburban District) and 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-1 (Suburban District) and 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-1 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JANUARY , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 29 , 2012

Published Adoption: \_\_\_\_\_ , 2012

Delivered to Parish President: \_\_\_\_\_ , 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2012 at \_\_\_\_\_

**Exhibit "A"**

**ZC12-11-105**

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages, and all other things thereunto belonging or appertaining, situated in the Parish of St. Tammany, State of Louisiana in Section 17, Township 4 South, Range 10 East and according to a survey by Jeron R. Fitzmorris, Registered Surveyor dated March 26, 1984 a copy of which is hereto annexed. The said property is described as follows, to-wit:

From the Northeast corner of the Southeast quarter of the Northwest quarter of Section 17, Township 4 South, Range 10 East run South 03 degrees 51 minutes East 2683.5 feet; thence South 89 degrees 53 minutes West 1139.1 feet; thence North 636.66 feet; thence South 00 degrees 12 minutes East 258.4 feet to the point of beginning.

From the point of beginning run South 00 degrees 12 minutes East 180.0 feet; thence North 87 degrees 32 minutes West 362.0 feet; thence North 01 degree 03 minutes West 180.2 feet; thence South 87 degrees 32 minutes East 364.7 feet to the point of beginning. This tract contains 1.5 acres more or less.

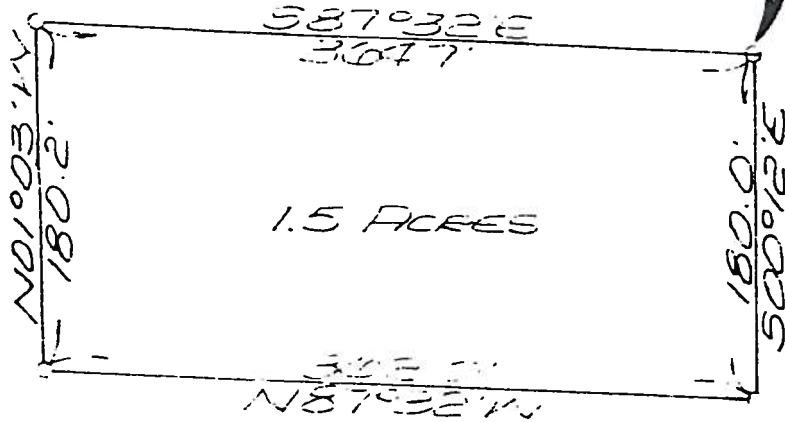
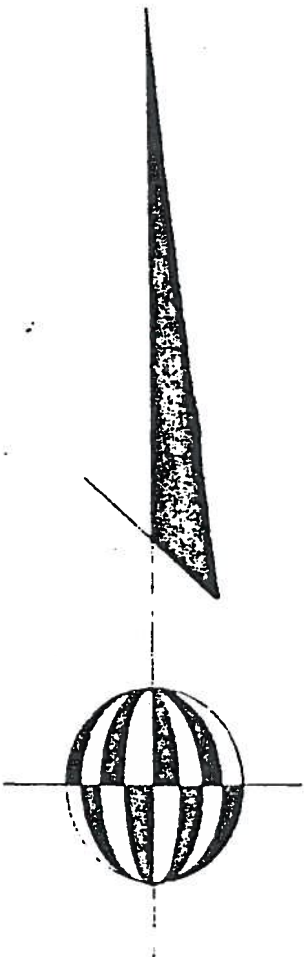
Being the same property acquired by vendors by deed dated April 25, 1984 and registered in COB 1163, folio 529 of the official records of the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

**CASE NO.:** ZC12-11-105  
**PETITIONER:** Howard Brumfield  
**OWNER:** Howard Brumfield  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of LA Highway 450, north of Starwood Ranch Road ; S17,T4S,R10E; Ward 2, District 3  
**SIZE:** 1.5 acres



2012-11-105

THIS POINT IS  $S03^{\circ}51'E, 2083.5'$   
 $S83^{\circ}53'W, 1130.1'$ , NORTH  $030'00''$   
 $S00^{\circ}12'E, 252.4'$  FROM THE  
NORTHEAST CORNER OF THE  
SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF  
SECTION 17 T4S, R10E, ST  
TAMMANY PARISH, LOUISIANA



TIMOTHY CYPRIAN

Section 17 Township 4 South,  
Range 10 East, St. Tammany Parish, Louisiana

LAND SURVEYING Inc.

*[Handwritten signature]*

SCALE 1" = 100'

MARCH 26, 1984

3422

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** October 29, 2012  
**Case No.:** ZC12-11-105  
**Posted:** 10/11/2012

**Meeting Date:** November 7, 2012  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Howard Brumfield  
**OWNER:** Howard Brumfield  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State                      **Road Surface:** 2 Lane, Asphalt                      **Condition:** Fair

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

#### EXISTING LAND USE:

**Existing development?** No                      **Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of LA Highway 450, north of Starwood Ranch Road. The 2025 Future Land Use Plan calls for residential and agricultural uses on this parcel. The request meets the objectives of the future land use plan. Staff has no objection to the request.

#### STAFF RECOMMENDATION:

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