

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4925

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 WILKINSON ROAD, NORTH OF MCGEE ROAD AND WHICH PROPERTY COMPRISES A TOTAL 0.99 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY). (WARD 1, DISTRICT 3) (ZC12-11-114)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-114, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

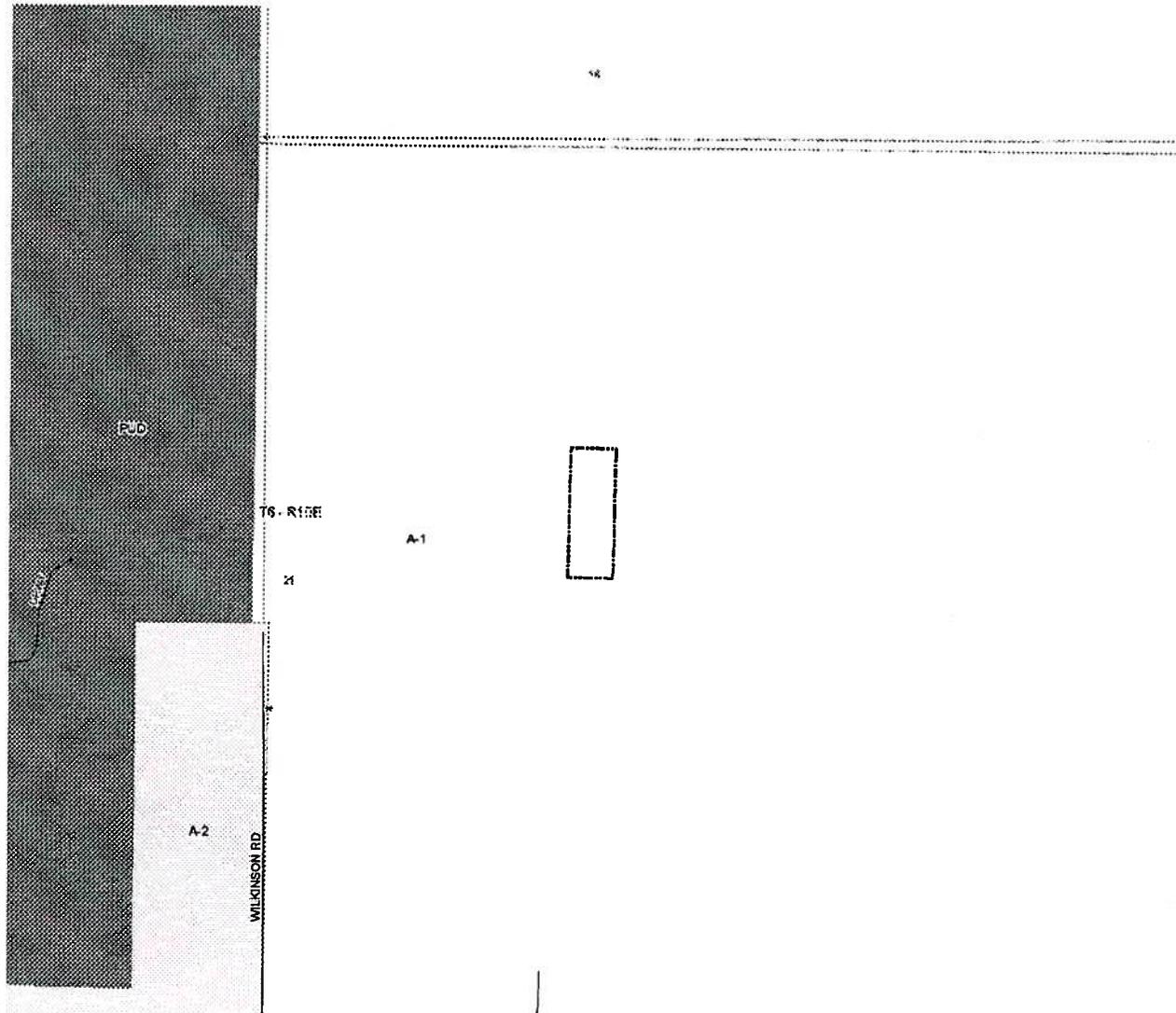
**ZC12-11-114**

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 1363.27 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 27 MINUTES 22 SECONDS WEST A DISTANCE OF 1341.83 FEET TO A POINT; THENCE RUN NORTH 70 DEGREES 10 MINUTES 51 SECONDS WEST A DISTANCE OF 370.23 FEET TO THE POINT OF BEGINNING.

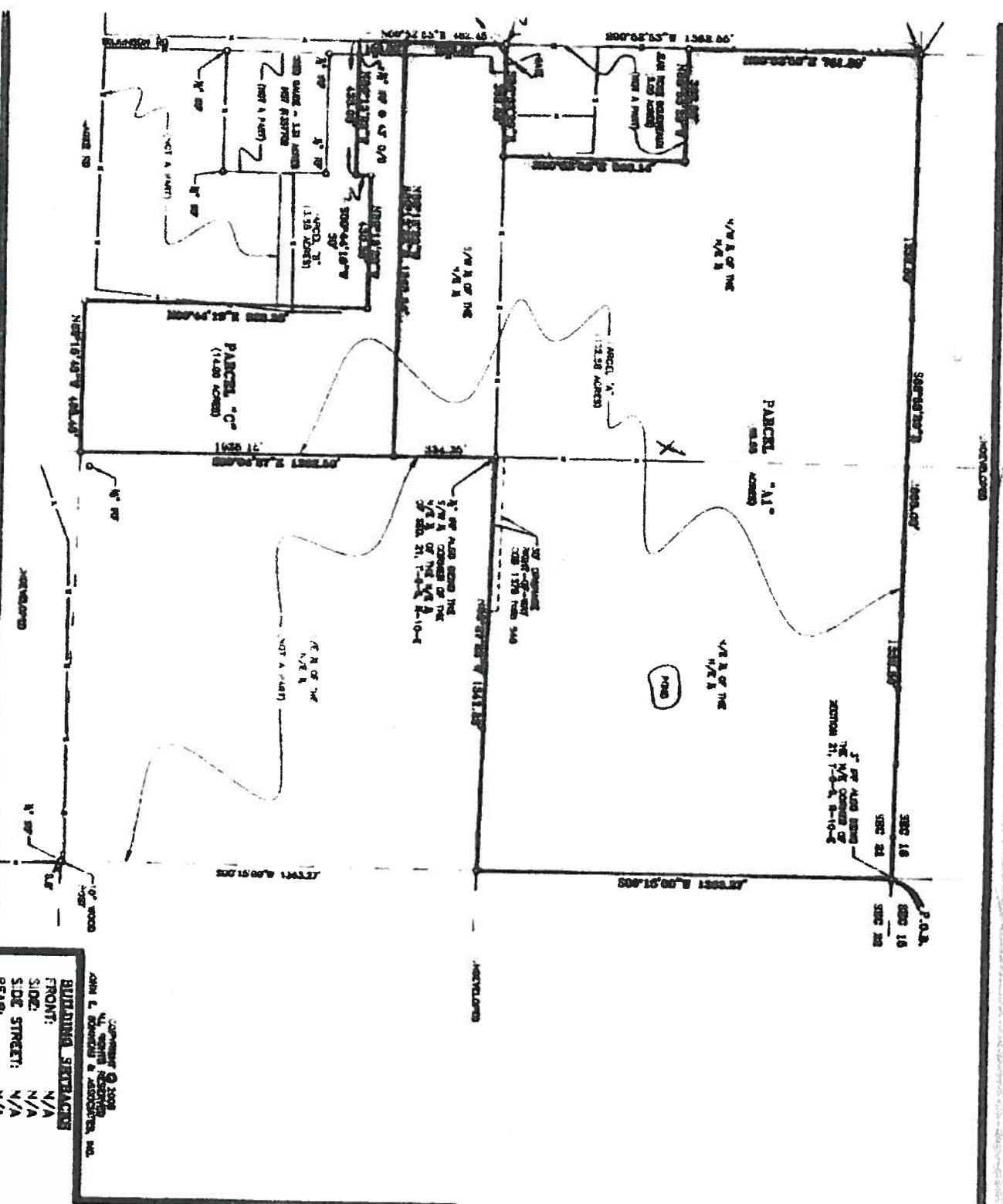
FROM THE POINT OF BEGINNING, RUN NORTH 88 DEGREES 53 MINUTES 29 SECONDS WEST A DISTANCE OF 122.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 06 MINUTES 31 SECONDS EAST A DISTANCE OF 353.40 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 122.00 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 06 MINUTES 31 SECONDS WEST A DISTANCE OF 353.40 FEET BACK TO THE POINT OF BEGINNING.

S.AID PARCEL CONTAINS 0.99 ACRES MORE OR LESS.

**CASE NO.:** ZC12-11-114  
**PETITIONER:** Tiffany Morris  
**OWNER:** Tiffany & Robert Morris  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of Wilkinson Road, north of McGee Road; S21,T6S,R10E; Ward 1, District 3  
**SIZE:** 0.99 acre



2012-11-114



**APPROVALS**

SECRETARY - ST. TAMMART PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

CARE FILE NO. \_\_\_\_\_

REFERENCE SURVEY A Plat by this firm dated 12/15/2004.

BASED FOR REARINGS The Reference Survey.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

BUILDING SETBACKS	
FRONT:	N/A
SIDE:	N/A
SIDE STREET:	N/A
REAR:	N/A

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS B SURVEY.

**DISCLAIMER NOTE:** This is to certify that I have contacted the Federal Emergency Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A4" with a Base Flood Elevation of 38' in accordance with Community Flood Hazard Boundary Maps, effective OCTOBER 17, 1999.

Survey No. 20041037 E  
 Date: DECEMBER 20, 2004  
 Drawn by: SPH  
 Revised: 5/3/08(RJL/SM/MS/VA)

LAP OF  
 S "A1 & "C"

Scale: 1" = 400'  
 NOTE: Setback lines shall be verified by owner and/or contractor unless otherwise noted.  
 This Survey is Certified True and Correct by \_\_\_\_\_

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** October 29, 2012  
**Case No.:** ZC12-11-114  
**Posted:** 10/11/2012

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

### GENERAL INFORMATION

**PETITIONER:** Tiffany Morris  
**OWNER:** Tiffany & Robert Morris  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of Wilkinson Road, north of McGee Road; S21,T6S,R10E; Ward 1, District 3  
**SIZE:** 0.99 acre

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Gravel

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	Undeveloped	A-1 Suburban District

#### EXISTING LAND USE:

Existing development? Yes

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 to MHO (Manufactured Housing Overlay). The site is located on the east side of Wilkinson Road, north of McGee Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. There are several mobile homes in the vicinity. Staff does not object to the request for a manufacture housing overlay.

#### STAFF RECOMMENDATION:

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