

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5011

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. TANNER

ON THE 6 DAY OF JUNE, 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF BUNNY LANE, SOUTH OF JOINER WYMER ROAD AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 1, DISTRICT 3). (ZC13-05-034)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-05-034, 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) & 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) & 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) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 11 DAY OF JULY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MAY 30, 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

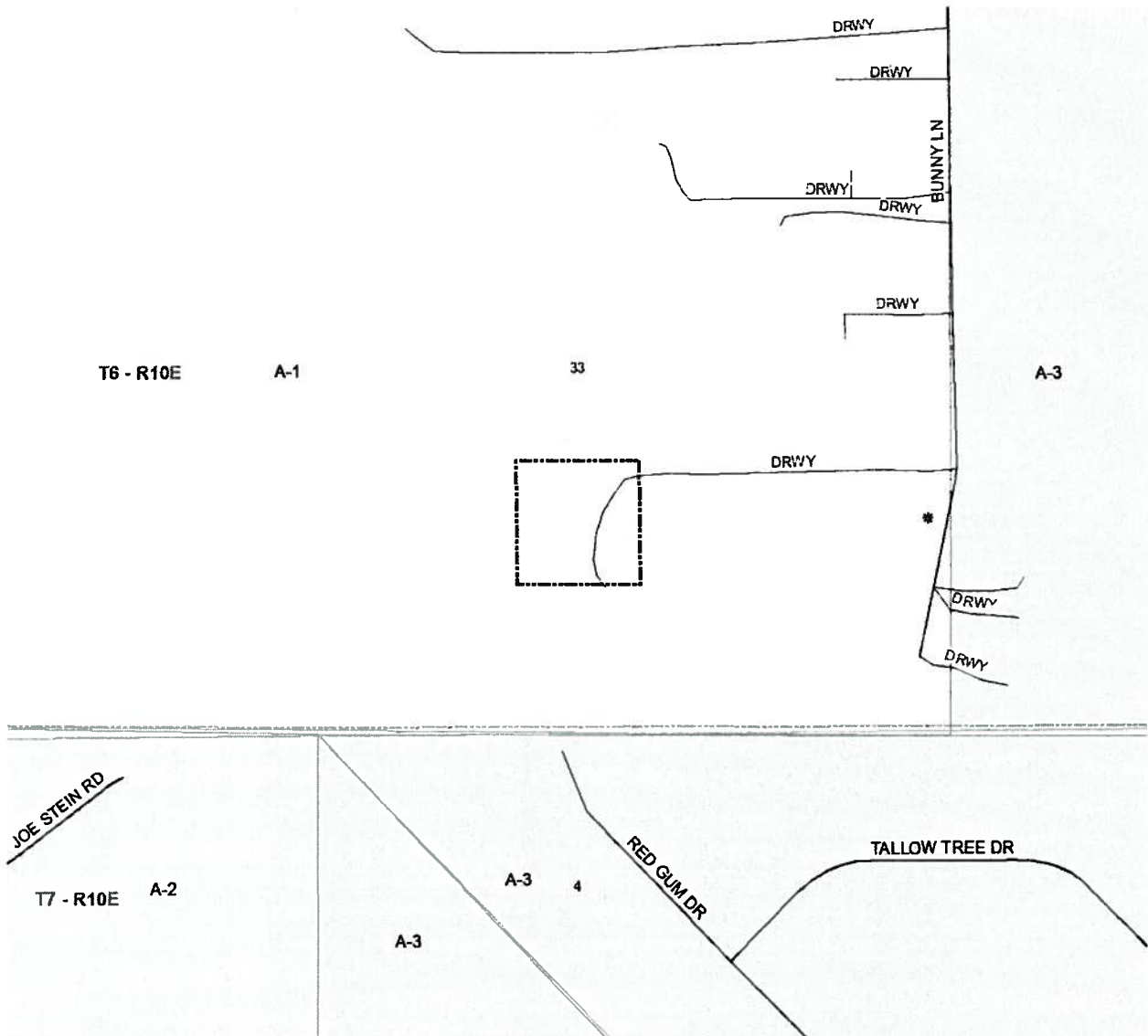
## EXHIBIT "A"

ZC13-05-034

One certain track or parcel of ground together with any improvements situated thereon, situated within the property referenced on Cash Deed Instrument number 1540980 filed in the public records in St Tammany Parish on March 10, 2006 at 10:26:00 AM and prepared by Gary M Peltier, notary public (Bar Roll #01529) as per survey by Fred L. Tilley and Associates dated February 22, 1993, being Number 93-2, situated in the parish of St Tammany, State of Louisiana, being more particularly described and designated as being in Section 33, T6S, R10E as follows:

Commencing from the SE corner of Section 33 of said township and range; thence go South  $89^{\circ}55'10''$  West 1046.34 feet to an iron pipe; thence North  $89^{\circ}40'02''$  West 480.33 feet to an iron rod and continuing North  $89^{\circ}40'02''$  West 1140.88 feet (Title South  $89^{\circ}53'$  West 1152.5 feet) to an iron pipe; thence North  $01^{\circ}10'14''$  West 443.36 feet (Title North  $00^{\circ}25'$  West) to an iron rod; thence North  $89^{\circ}51'38''$  East 386.71 feet to the POB. From POB go South  $00^{\circ}34'13''$  East 208.71 feet to a point, thence North  $89^{\circ}51'38''$  East 208.71 feet to a point, thence North  $00^{\circ}25'$  West 208.71 feet to a point, thence South  $89^{\circ}51'38''$  West back to the POB, containing one acre.

**CASE NO.:** ZC13-05-034  
**PETITIONER:** Derrick L. & Roxzandra M. Gill  
**OWNER:** Derrick L. & Roxzandra M. Gill  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road; S33,T6S,R10E; Ward 1, District 3  
**SIZE:** 1 acre



30 UTILITY EASEMENT

S 89° 51' 38" W

60' ACCESS & DRAINAGE ESMT. 60' Actual

443.36'

ZC 13-05-034

N 89° 51' 38" E 386.71'

S 00° 34' 13" E 208.71'

1 Acre

N. 89° 51' 38" E. 1145.42'

S. 89° 51' 38" W. 1145.42'

N 00° 25' W 208.71'

HERBERT B. CALDWELL  
1.76 ACRES

N 89° 51' 38" E  
208.71'

3.8'  
2.5'  
T. 6 S.  
T. 7 S.

Actual - N. 89° 40' 02" W. 1140.88'  
Title = S. 89° 53' W. 1152.5'

S. 10° 58' 51" W. 390.90'  
N. 10° 58' 51" E. 385.68'  
60'  
61.05'  
77.24'  
452.70'

(Title) = S. 00° 25' E. 1346.0'

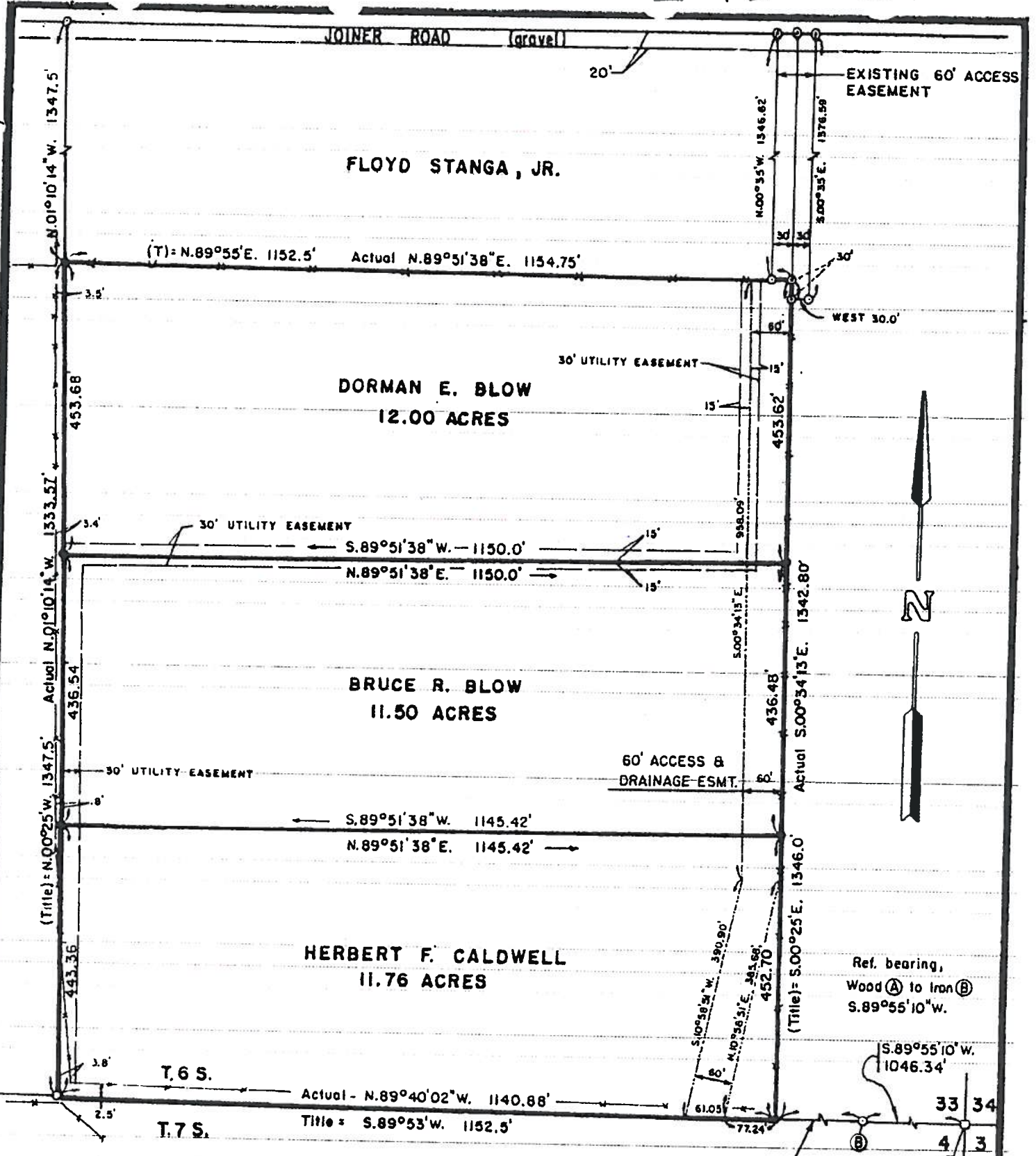
LEGEND

WOOD STOB FOUND

NOTE: Existing ditches and interior fences are not shown hereon.

N. 89° 40' E  
480.33'

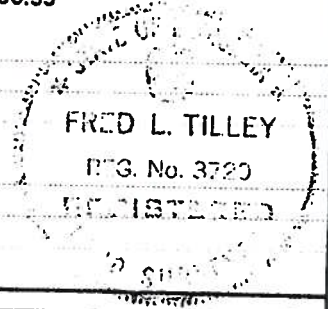
2013-05-034



- LEGEND**
- WOOD STOB FOUND
  - IRON PIPE FOUND
  - ⊙ IRON ROD FOUND
  - IRON ROD PLACED

**NOTE:** Existing ditches and interior fences are not shown hereon.

- REFERENCE SURVEYS:**
1. Survey of Stanga & Peters property by C. R. Schultz, dated 4-26-52.
  2. Survey for Gilbert J. Boudreaux, Jr. by W. R. Engineering, Inc., dated Dec. 21, 1979.



**Fred L. Tilley and Associates**

MAP PREPARED FOR: HERBERT F. CALDWELL, BRUCE R. BLOW & DORMAN E. BLOW  
 SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH,  
 RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED  
 CERTIFIED CORRECT: *Fred L. Tilley*  
 REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: FEBRUARY 22, 1993

NUMBER: 93-2

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** April 29, 2013  
**Case No.:** ZC13-05-034  
**Posted:** 4/10/2013

**Meeting Date:** May 7, 2013  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Derrick L. & Roxzandra M. Gill  
**OWNER:** Derrick L. & Roxzandra M. Gill  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road; S33,T6S,R10E; Ward 1, District 3  
**SIZE:** 1 acre

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### 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-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	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 from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The 2025 Future Land Use Plan recommends that the area be developed with residential uses including manufactured homes. There are several manufactured homes in the vicinity. Staff does not object to the request for rezoning.

#### STAFF RECOMMENDATION:

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