

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5010

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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, BEING 72244 BUNNY LANE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL 1.254 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 1, DISTRICT 3). (ZC13-05-033)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-05-033, 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-3 (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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC13-05-033

ALL THAT CERTAIN LOT OR PARCEL OF LAND, being situated in Section 33, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

Commencing at the Southeast corner of Section 33, Township 6 South, Range 10 East, proceed South 89 degrees 55 minutes 10 seconds West 1046.34 feet to a point;

Thence North 89 degrees 40 minutes 02 seconds West a distance of 480.33 feet to a point;

Thence North 00 degrees 34 minutes 13 seconds West a distance of 889.18 feet to a point;

Thence South 89 degrees 51 minutes 38 seconds West a distance of 867.68 feet to a point;

Thence North 01 degrees 08 minutes 01 seconds West a distance of 252.76 feet to a point;

Thence North 89 degrees 51 minutes 59 seconds East a distance of 298.86 feet to the Point of Beginning.

From the Point of Beginning, proceed North 0 degrees 17 minutes 23 seconds East a distance of 20.05 feet to a point;

Thence North 86 degrees 19 minutes 52 seconds East a distance of 508.04 feet to a point;

Thence South 00 degrees 29 minutes 21 seconds East a distance of 154.14 feet to a point;

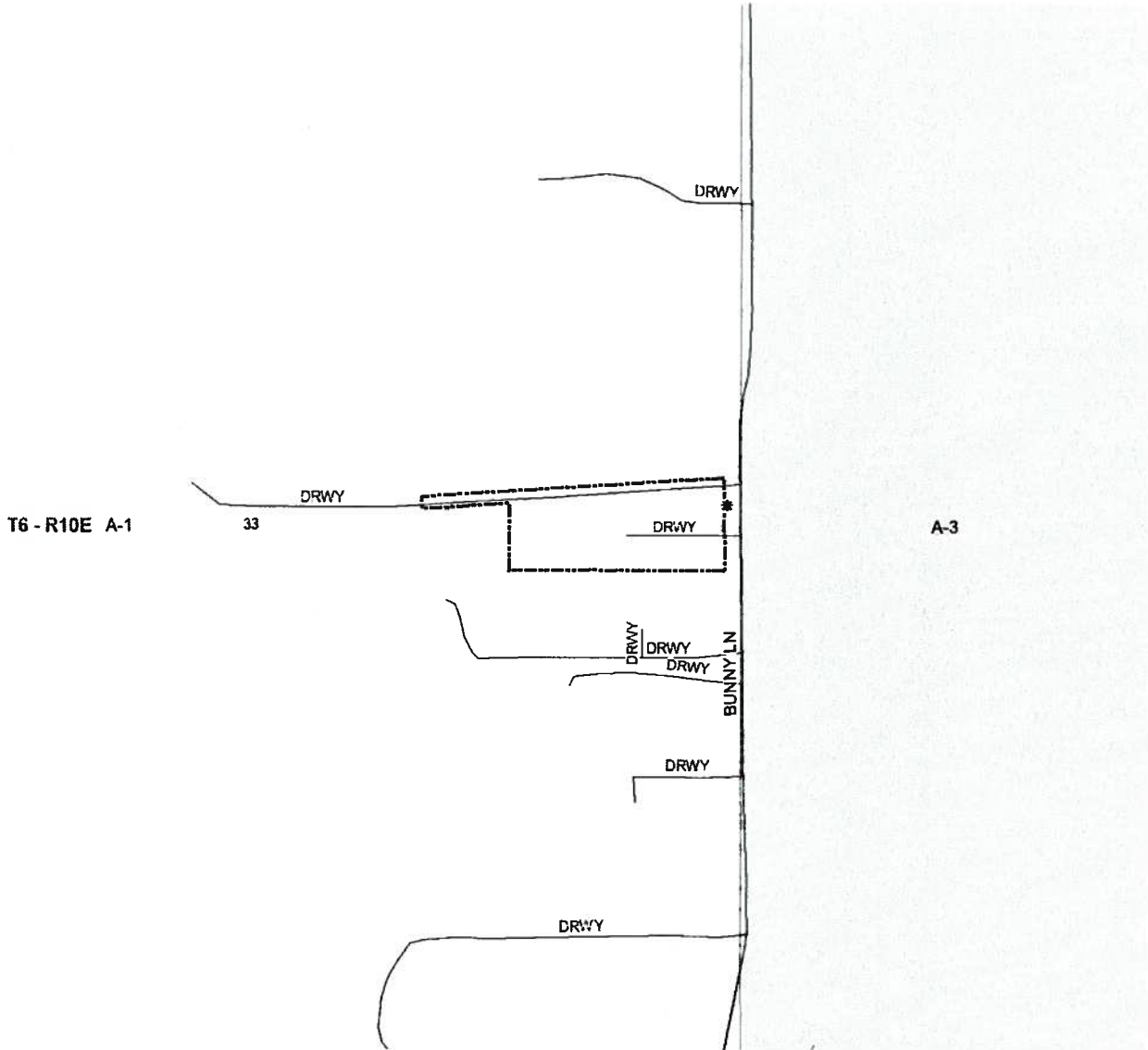
Thence South 89 degrees 51 minutes 42 seconds West a distance of 362.07 feet to a point;

Thence North 00 degrees 08 minutes 01 seconds West a distance of 111.82 feet to a point;

Thence South 86 degrees 19 minutes 52 seconds West a distance of 146.39 feet to the Point of Beginning.

Containing in all 1.254 acres of land, more or less.

CASE NO.: ZC13-05-033
PETITIONER: Richard Ruiz
OWNER: Richard P. & Deborah Ruiz
REQUESTED CHANGE: From A-1 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road, being 72244 Bunny Lane, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 1.254 acres



2013-05-033

FILED FOR RECORD

MAP FILE NO. 2526.D

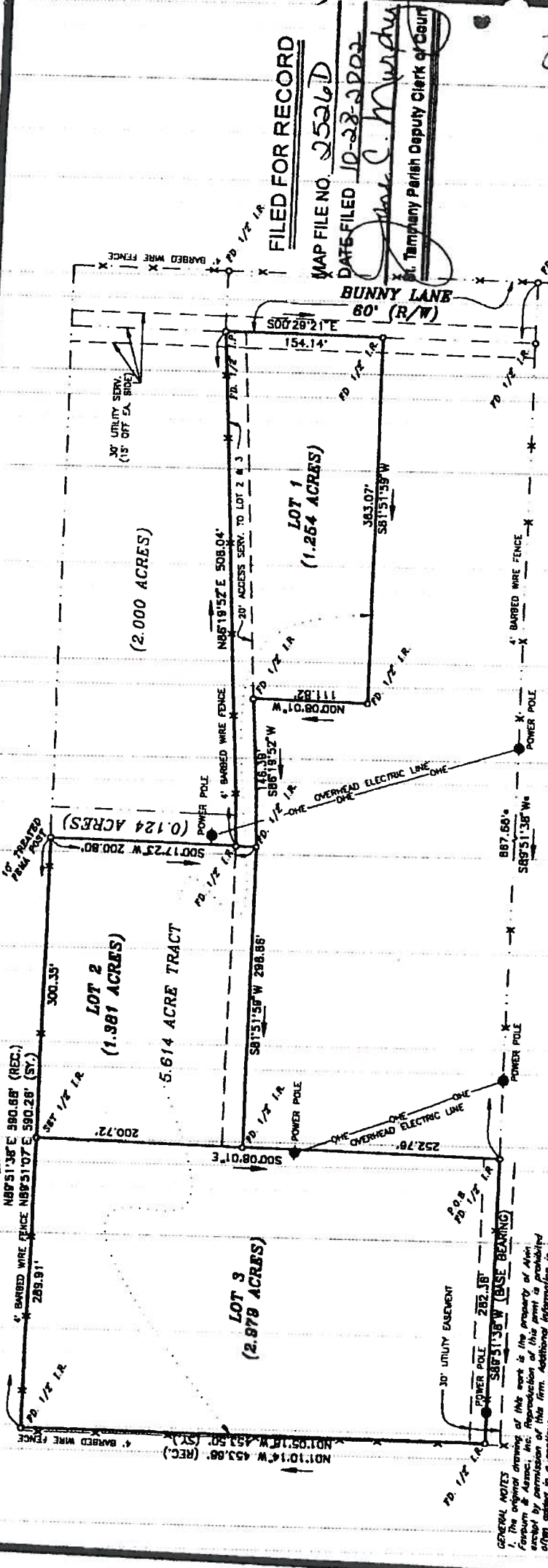
DATE FILED 10-28-2002

Alvin C. Fairburn
 St. Tammany Parish Deputy Clerk of Court

NOTICE: THIS MAP IS 11" X 17"
 IT WILL NOT PRINT TO SCALE UNLESS
 USER ELECTS TO PRINT ON 11" X 17" PAPER.

STARTING POINT:
 The Southeast corner of
 Section 33, T6S-R10E.

N89°40'02"W 480.33'
 S89°55'10"W 1048.34'



MAP SHOWING RESUBDIVISION OF
 A CERTAIN 5.614 ACRE TRACT OF LAND,
 INTO
 LOT 1, 2, & 3
 LOCATED IN SECTION 33, T6S-R10E, G.L.D.,
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 WYATT LAND CO.

SIZE DATA
 TOTAL AREA BEING RESUBDIVIDED
 TOTAL NO. LOTS
 STREETS
 5.614 ACRES
 3 PARCELS NO.

REFERENCE:
 1. Map showing a portion of land,
 dated 02-22-83, by Fred L. Fryer, P.L.S.



| | | | | |
|----------|-----|----|-------|------|
| 102-N-17 | MA | BE | BS | ASJR |
| FB | PCS | PC | CALC. | DWG |
| | | | | CVD |

GENERAL NOTES
 1. The original drawings of this work is the property of Alvin Fairburn & Assoc. The reproduction of this print is prohibited without the written permission of the firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data herein. This firm is not responsible for omissions or projections based upon available drawings for which this firm was not specifically consulted.
 2. Property restrictions, servitudes, and/or rights-of-way other than those shown may exist on this property and owner is advised to check with the appropriate authority for the full scope of this survey.
 3. Bearings and distances are based on reference no. 1.
 4. Indicated distances from references and not surveyed, was not included in the survey.
 5. (REC.) is information taken from references.
 6. (ST.) is information actually surveyed on the ground.
 7. This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:503 et. seq. and conforms to all parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class C Survey and it was the intent to specifically subdivide this tract into the plotted lots shown. This certification is and shall not extend to third parties unless the plat is properly revised by the certifier to reflect same.

Alvin Fairburn, Jr.
 ALVIN FAIRBURN, JR., P.L.S.
 DATE: JULY 31, 2002
 FILE: 'EVANS.TY...'



ALVIN FAIRBURN & ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 LAND DEVELOPMENT CONSULTANTS
 PROJECT DESIGNERS
 1110 SOUTH BLANCHARD AVENUE
 DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 866-1515
 JOB NO. A020668-44

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-033

Posted: 04/10/13

Meeting Date: May 7, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Richard Ruiz
OWNER: Richard P. & Deborah Ruiz
REQUESTED CHANGE: From A-1 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Bunny Lane, south of Joiner Wymer Road, being 72244 Bunny Lane, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 1.254 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-1 Suburban District |
| South | Residential | A-1 Suburban District |
| East | Undeveloped | A-3 Suburban District |
| West | Residential/Agricultural | A-1 Suburban District |

EXISTING LAND USE:

Existing development? No

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-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Bunny Lane, south of Joiner Wymer Road. 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 a MHO (Manufactured Housing Overlay). However, there is no compelling reason to recommend approval of the request to rezone to A-3, considering that the area is surrounded by A-1 zoning and developed with parcels of land of a minimum of 1 acre or larger.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approval and that the request for an A-3 (Suburban District) designation be denied.