

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5149 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

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 EAST SIDE OF SEA SPRAY DRIVE, SOUTH OF HEATHERMIST DRIVE, NORTH OF SMOKEY HOLLOW DRIVE, BEING LOT 40, BLOCK 3, AVERY ESTATES ADDITION AND WHICH PROPERTY COMPRISES A TOTAL 1.3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 13). (ZC14-01-009)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-009, 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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 _____

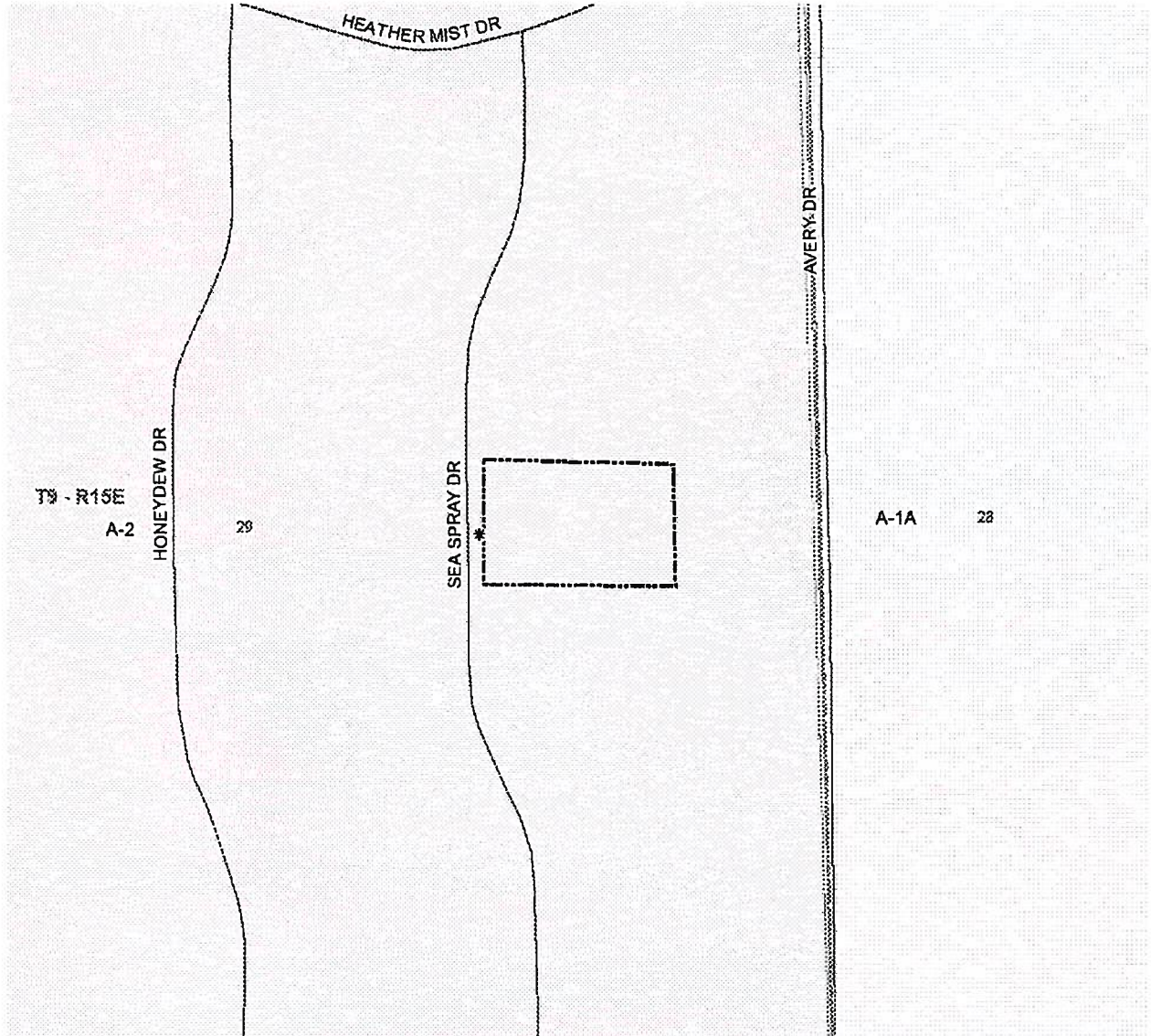
Exhibit "A"

ZC14-01-009

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, and being more fully described as lot no. 40 of Block no. 3, Avery Estates, Addition No. 3, Section 29, Township 9 South, Range 15 East, G.L.D.

Said lot 40 measures 200.0 feet front on Sea Spray by a depth of 299.70 feet between equal and parallel lines, with a width in the rear of 200.0 feet.

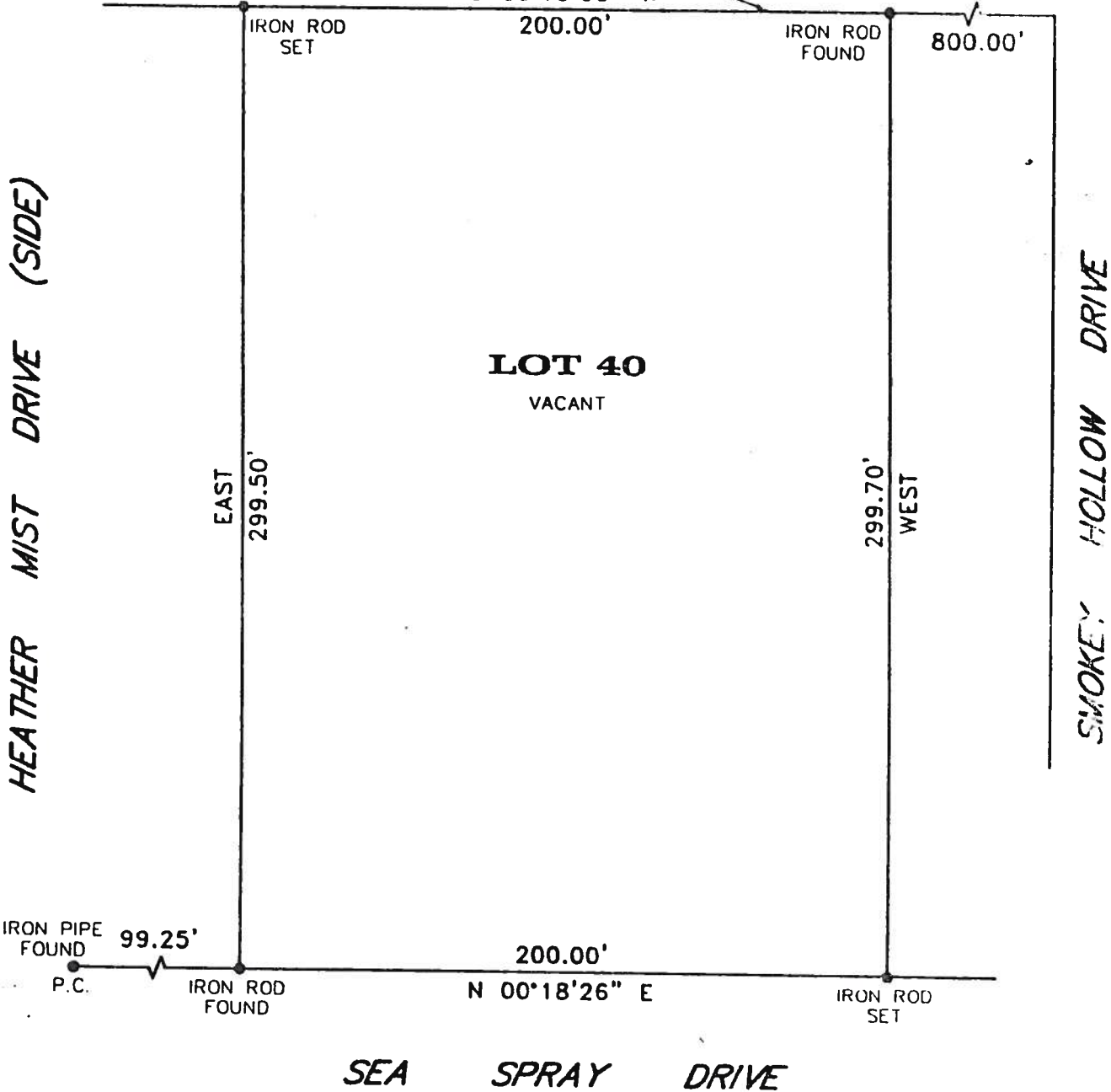
CASE NO.: ZC14-01-009
PETITIONER: John H. Datri, Jr.
OWNER: John H. Datri, Jr.
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Sea spray Drive, south of Heathermist Drive, north of Smokey Hollow Drive, being lot 40, Block 3, Avery Estates Addition; S29,T9S,R15E; Ward 8, District 13
SIZE: 1.3 acres



**BOUNDARY SURVEY OF
 LOT 40
 SQUARE 3
 AVERY ESTATES *ZC14-01-009*
 ADDITION No. 3
 ST. TAMMANY PARISH, LA**

EAST BOUNDARY OF SUBDIVISION

S 00°15'00" W



NOTE:
 ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

GENERAL NOTES

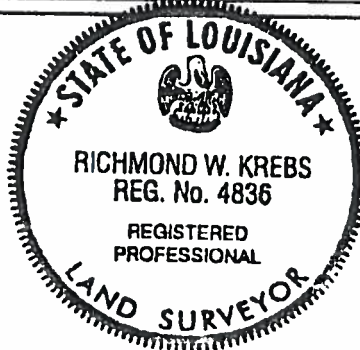
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
 REFERENCE PLAN 1: A PLAN OF SURVEY BY ALBERT A. LOVELL • ASSOC., INC. DATED FEBRUARY 4, 1987

THE SERVIDUTES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDUTES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 4/2/91
 FLOOD ZONE: A1U
 BASE FLOOD ELEVATION: 11.00'
 COMMUNITY PANEL # 225205 0575 B



THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF JOHN H. DATRI, JR.

RICHMOND W. KREBS
PROFESSIONAL LAND SURVEYING
 P.O. BOX 8641
 METAIRIE, LA. 70011-8641
 PHONE: (504) 889-9616
 FAX: (504) 889-0916
 E-MAIL: richmondk@krebssurvey.com

DATE: OCTOBER 17, 2007

DRAWN BY: DRW

SCALE: 1" = 50'

CHECKED BY:

JOB #: 073052

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 R.W. KREBS, LLC

BY: *Richmond W. Krebs*

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 30, 2013
Case No.: ZC14-01-009
Posted: 12/12/13

Meeting Date: January 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: John H. Datri, Jr.
OWNER: John H. Datri, Jr.
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Sea spray Drive, south of Heathermist Drive, north of Smokey Hollow Drive, being lot 40, Block 3, Avery Estates Addition; S29,T9S,R15E; Ward 8, District 13
SIZE: 1.3 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	Residential/Undeveloped	A-2 (Suburban District)
East	Residential/Undeveloped	A-2 (Suburban District)
West	Residential/Undeveloped	A-2 (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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Sea spray Drive, south of Heathermist Drive, north of Smokey Hollow Drive, being lot 40, Block 3, Avery Estates Addition. The 2025 future land use plan calls for the area to be developed with residential uses including manufacture homes. Staff has no objections to the request considering that there are several manufactured homes in the area.

STAFF RECOMMENDATION:

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