

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5340

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BINDER

ON THE 5 DAY OF FEBRUARY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BAHAM ROAD, WEST OF LA HIGHWAY 1077, BEING 12274 BAHAM ROAD, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL OF 3 ACRES 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). (ZC15-01-003)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-01-003, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MARCH , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 29 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-01-003

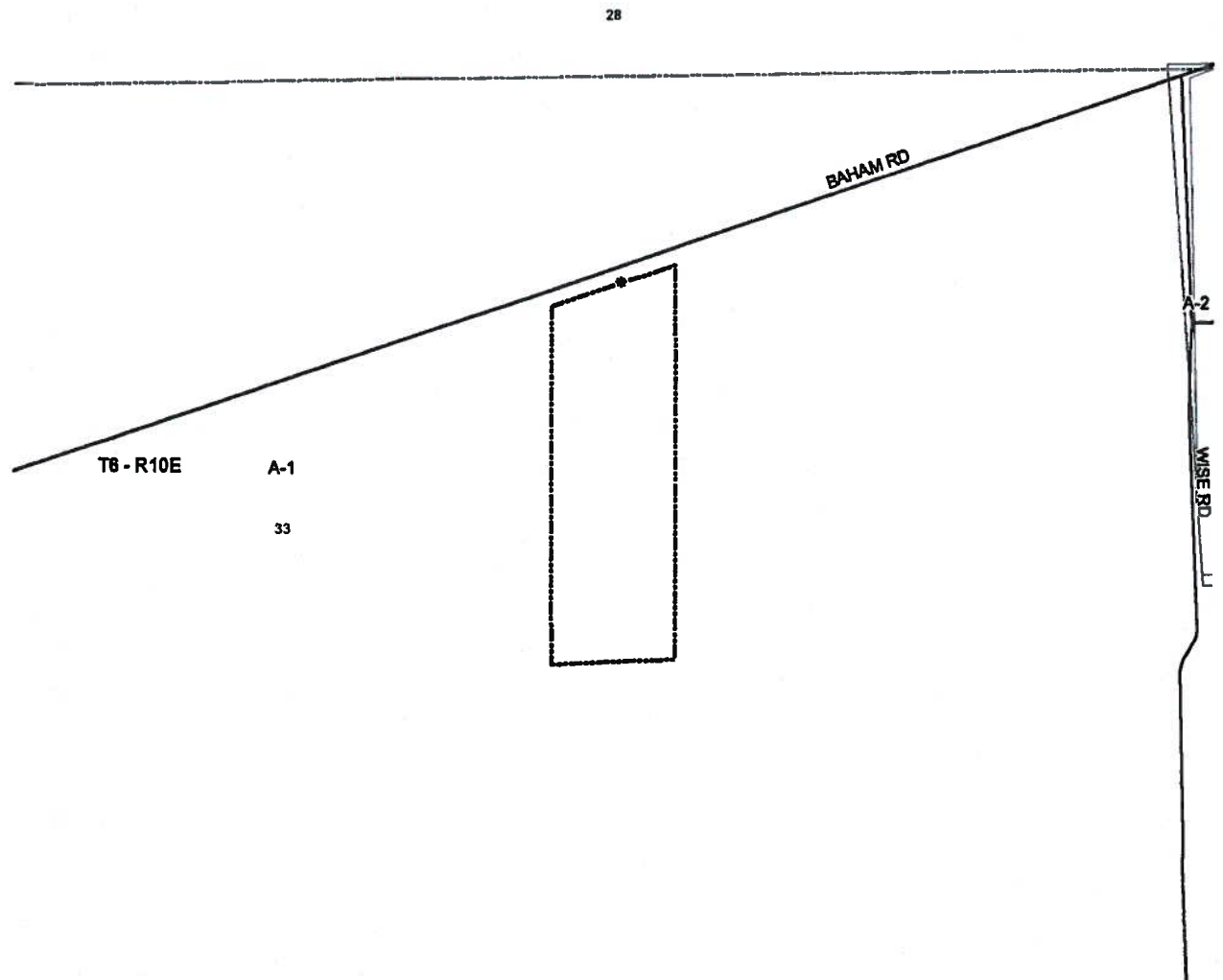
ONE CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 13, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows:

From the $\frac{1}{4}$ Section corner common to Sections 26 and 33, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, run South 00 degrees, 03 minutes East 465.33 feet to a point on the South right-of-way of a gravel road; thence follow said right-of-way North 71 degrees, 34 minutes East 270.05 feet to THE POINT OF BEGINNING.

From the POINT OF BEGINNING continue along said right of way, North 71 degrees, 34 minutes East 217.76 feet to a point; thence South 00 degrees, 03 minutes East 662.39 feet to a point; thence South 87 degrees 21 minutes West 206.86 feet; thence North 00 degrees 03 minutes West 603.10 feet to THE POINT OF BEGINNING.

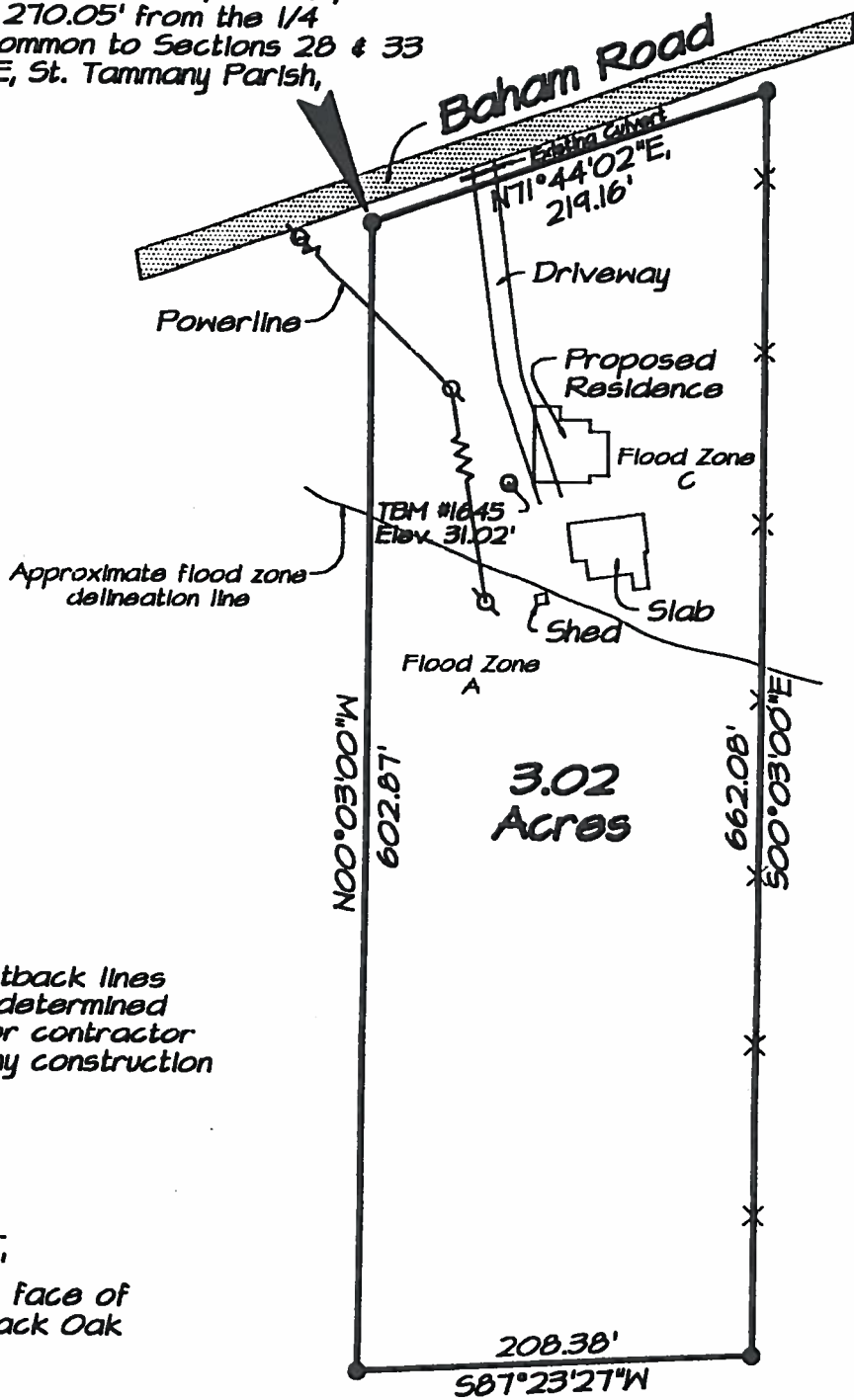
This tract contains 3.0 acres, more or less.

CASE NO.: ZC15-01-003
PETITIONER: Nicholas Carboni
OWNER: Nicholas Carboni
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 3 acres



ZC15-01-003

This point is $S00^{\circ}03'E, 465.33'$;
 $N71^{\circ}34'E, 270.05'$ from the 1/4
Corner common to Sections 28 & 33
T6S, R10E, St. Tammany Parish,
Louisiana



Building setback lines
should be determined
by owner or contractor
prior to any construction

TBM #1645-
Elev. 31.02'
Nail in East face of
30" Blackjack Oak
Tree

This property is located in Flood Zones A and C,
as per FEMA FIRM, Comm. Panel No. 225205
0205 C, map dated 10-17-1989

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

● 1/2" Rebar Found

MAP PREPARED FOR

Nicholas J. Carboni

SHOWN A SURVEY MADE OF PROPERTY 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:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

LOUISIANA REGISTERED LAND SURVEYOR
 REG. NO. 3403
 JEROME R. [Signature]

SCALE: 1" = 100'

DATE: September 4, 2009

NUMBER: 14060

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 29, 2014
Case No.: ZC15-01-003
Posted: 12/10/2014

Meeting Date: January 6, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Nicholas Carboni
OWNER: Nicholas Carboni
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3
SIZE: 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-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	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 site is located on the south side of Baham Road, west of LA Highway 1077, being 12274 Baham Road, Covington. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including manufactured homes. Staff does not object to the requested zoning change as there are several mobile homes in the near vicinity.

STAFF RECOMMENDATION:

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