

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5381

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 7 DAY OF MAY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF AVERY DRIVE, SOUTH OF HEATHERMIST DRIVE, BEING 209 AVERY DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 40,000 SQ.FT. 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). (ZC15-04-026)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-026, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JUNE , 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: APRIL 30 , 2015

Published Adoption: \_\_\_\_\_ , 2015

Delivered to Parish President: \_\_\_\_\_ , 2015 at \_\_\_\_\_

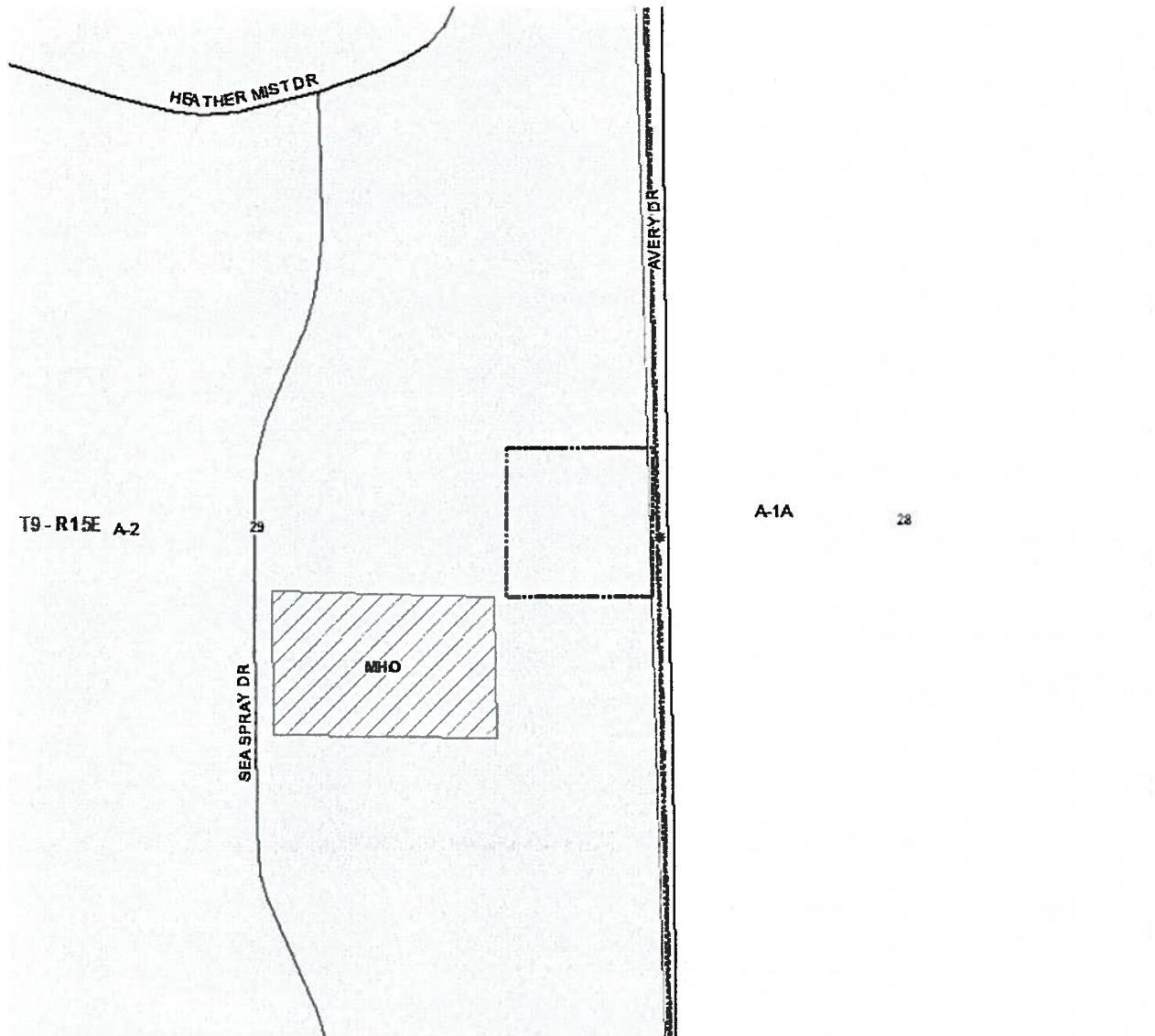
Returned to Council Clerk: \_\_\_\_\_ , 2015 at \_\_\_\_\_

Exhibit "A"

ZC15-04-026

**THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 29, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, in AVERY ESTATES SUBDIVISION ADDITION NO. 2, and designated as LOT 19 in SQUARE 3 on a plan of said subdivision certified to be correct by Robert A. Berlin, Louisiana Registered Surveyor No. 94, and which plan was filed with the Clerk of Court of St. Tammany Parish, Covington, Louisiana, on May 27, 1968, in Map File No. 1106.**

**CASE NO.:** ZC15-04-026  
**PETITIONER:** Elizabeth Jones  
**OWNER:** Josh & Elizabeth Jones  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell ; S29, T9S, R15E; Ward 8, District 13  
**SIZE:** 40,000 sq.ft.



2015-04-026



APPROXIMATE FLOOD ZONE DELINEATION LINE

(NOT A PART)

1/2" IRON ROD FOUND

ZONE A10(EL.11)  
ZONE A10(EL.10)

1/2" IRON ROD FOUND

N00°15'00"E 200.0'

SMOKEY-HOLLOW DRIVE

LOTS 14-18

LOT 19

LOT 20

200.0'

200.0'

WEST

EAST

MOBILE HOME

1/2" IRON ROD FOUND

BUILDING SETBACK LINES

1000.0' S00°15'00"W 200.0'

1/2" IRON ROD SET

1/2" IRON ROD SET

AVERY DRIVE

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**BUILDING SETBACKS:**  
FRONT: 25'  
SIDE: N/A  
SIDE STREET: 25'  
REAR: N/A

**REFERENCE SURVEY:**  
The Recorded Subdivision Map.  
**BASIS FOR BEARINGS:**  
The Recorded Subdivision Map.

**NOTE:** Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

**NOTE:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A10" with a Base Flood Elevation of 10' & 11' in accordance with Community Panel No. 225205 0675 D; Revised: APRIL 02, 1991

**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.

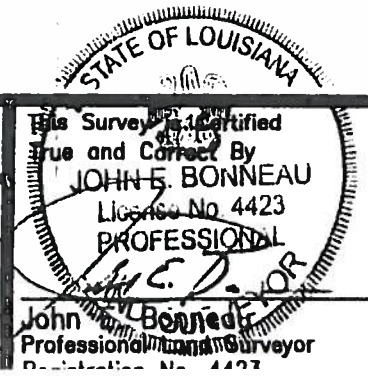
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND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

A SURVEY MAP OF  
LOT 19, AVERY ESTATES SUBDIVISION, ADDITION NO. 2  
situated in  
SECTION 29, T-9-S, R-15-E  
St. Tammany Parish, Louisiana  
for  
ELIZABETH JONES

Survey No. 2015 072 Drawn by: JBC Scale: 1" = 50'  
Date: JANUARY 27, 2015 Revised:

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants

633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778  
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# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-026

Posted: 3/16/2015

Meeting Date: April 7, 2015

Determination: Approved

### GENERAL INFORMATION

**PETITIONER:** Elizabeth Jones  
**OWNER:** Josh & Elizabeth Jones  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell ; S29, T9S, R15E; Ward 8, District 13  
**SIZE:** 40,000 sq.ft.

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

#### 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	Undeveloped	A-2 Suburban District
East	Residential	A-1A Suburban District
West	Residential	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 west side of Avery Drive, south of Heathermist Drive, being 209 Avery Drive, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including manufactured homes. Considering that there are numerous mobile homes in the vicinity, staff does not object to the request.

#### STAFF RECOMMENDATION:

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