

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4990

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 2 DAY OF MAY , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LOWE DAVIS ROAD, EAST OF UNITED CHURCH ROAD, BEING 21288 LOWE DAVIS ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL 1.97 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 6). (ZC13-03-012)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-03-012, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JUNE, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: APRIL 25, 2013

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

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

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

**EXHIBIT "A"**

**ZC13-03-012**

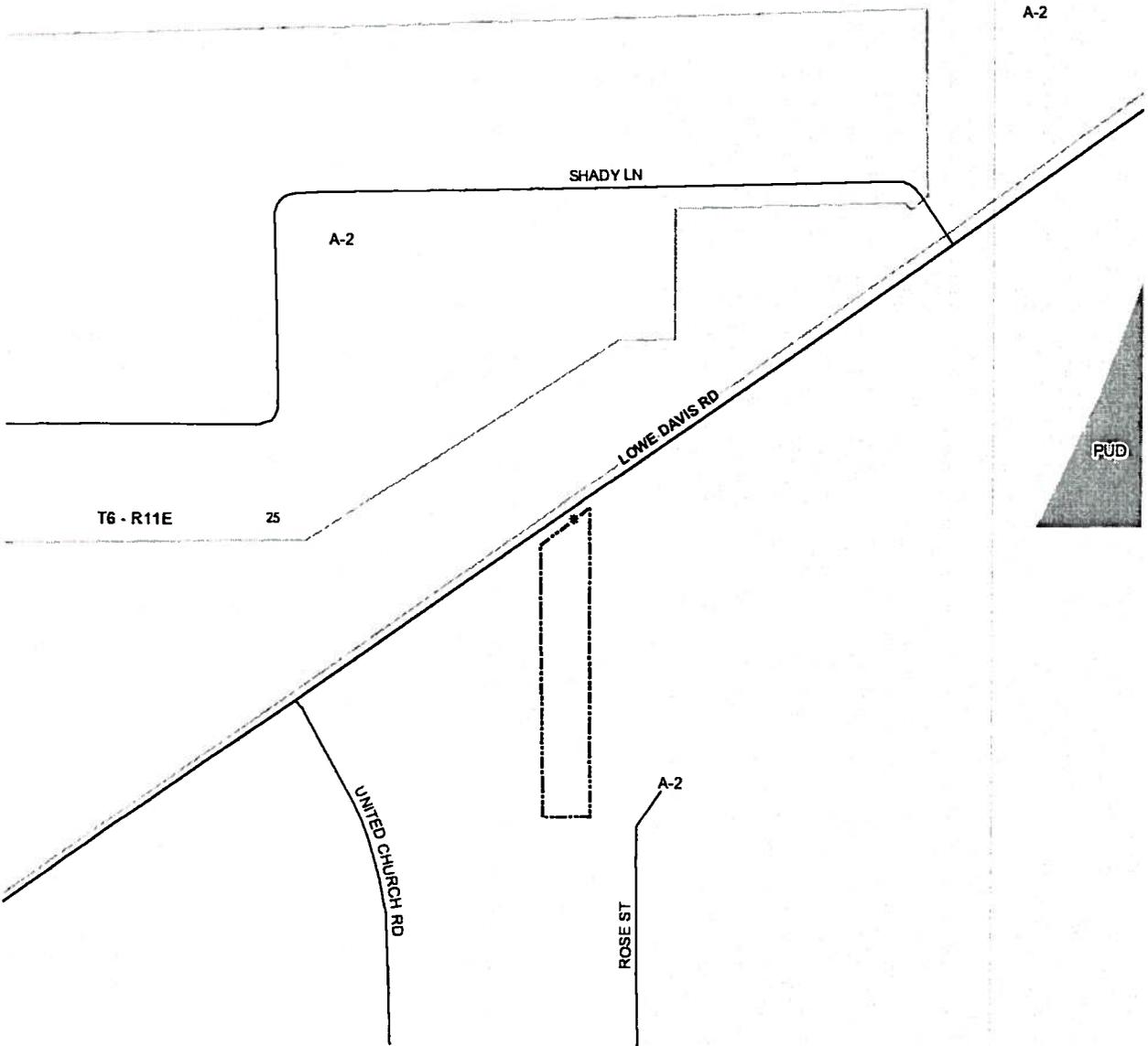
**ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances advantages thereunto belonging or in anywise appertaining, being situated in Section 25, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:**

**Commencing at the corner common to Sections 24 & 25, Township 6 South, Range 11 East and Sections 19 & 30, Township 6 South, Range 12 East go South 46 degrees 40 minutes 573 seconds West 3808.22 feet to the Point of Beginning.**

**Thence South 00 degrees 32 minutes 00 seconds West a distance of 739.98 feet to a point;  
Thence West a distance of 120 feet to a point;  
Thence North 01 degrees 35 minutes 06 seconds East a distance of 699.16 feet to a point;  
Thence North 58 degrees 37 minutes 32 seconds East a distance of 130.56 feet to the Point of Beginning.**

**Containing in all 1.97 acres of land, more or less.**

**CASE NO.:** ZC13-03-012  
**PETITIONER:** Ashanda Mitchell  
**OWNER:** Ashanda Mitchell  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Lowe Davis Road, east of United Church Road, being 21288 Lowe Davis Road, Covington; S25,T6S,R11E; Ward 3, District 6  
**SIZE:** 1.97 acres



2013-03-012

REFERENCE BEARING:  
IRON PIPE A TO IRON PIPE B  
N00°10'E  
(PER REFERENCE SURVEYS 1&2)



FLOOD ZONE  
TRANSITION LINE  
ZONE A  
ZONE A4

LOWE DAVIS ROAD (ASPHALT)  
(RS=N55°50'E 132.0') (RS=S55°50'W)  
N58°37'32"E 130.56' S56°11'49"W  
120.24'

163.78'  
N00°00'10"E  
(RS=166.6')

SE CORNER  
OF THE SE  
1/4 OF THE  
NW 1/4 OF  
SEC. 25,  
T6S, R11E.



REMNANTS OF OLD FENCE  
19.4'

(TITLE=NORTH)  
N03°27'04"E  
627.19'

1.66 ACRES  
(TITLE=2.0 ACRES)  
(TITLE=SOUTH 711.0')  
S01°35'06"W 699.16'

1.97 ACRES  
(TITLE=2.0 ACRES)  
N01°35'06"E 699.16'

739.98'  
S00°32'W

N00°10'E 2662.51'

LEGEND

- ☐ = ANGLE IRON FOUND
- = 3/4" IRON PIPE FOUND UNDER ASPHALT
- ⊙ = 1-1/4" IRON PIPE FOUND
- ⊕ = 1-1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊠ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY NO. 2

NOTE: This property is located in Flood Zones A & A4, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.

REFERENCE SURVEYS:

1. Survey by C.R. Schultz, Surveyor, dated November 16, 1940.
2. Survey for Marilyn Jones & Louvernia Rankin by Lowell E. Cummings, Surveyor, dated 12-30-66.

HERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

John G. Cummings and Associates  
Professional Land Surveyors

(886) 892-1549

13 N. JEFFERSON AVE.

COVINGTON, LA. 70433

PREPARED FOR: ASHANDA RICHARDSON

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.



PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'	JOB NO. 07013A	DATE: 3-28-07	REVISED:
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**Administrative Comment**

**ZONING STAFF REPORT**

**Date:** March 25, 2013  
**Case No.:** ZC13-03-012  
**Posted:** 03/19/13

**Meeting Date:** April 2, 2013  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Ashanda Mitchell  
**OWNER:** Ashanda Mitchell  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Lowe Davis Road, east of United Church Road, being 21288 Lowe Davis Road, Covington; S25,T6S,R11E; Ward 3, District 6  
**SIZE:** 1.97 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	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	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 south side of Lowe Davis Road, east of United Church Road, being 21288 Lowe Davis Road, Covington. The 2025 Future Land Use Plan shows the area to be developed with residential uses, including mobile homes. The area is developed with a mix of mobile homes, stick built homes and undeveloped land. There are approximately eight mobile homes in close proximity to the site. Staff has no objection to the request.

**STAFF RECOMMENDATION:**

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