

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5088 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF OCTOBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 437, SOUTH OF NARROW DRIVE, BEING LOT 4, SCHIRO ESTATES AND WHICH PROPERTY COMPRISES A TOTAL 1.921 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 2). (ZC13-09-067)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-09-067, 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-1A (Suburban District) to an A-1A (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-1A (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-1A (Suburban District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF NOVEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: September 26 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

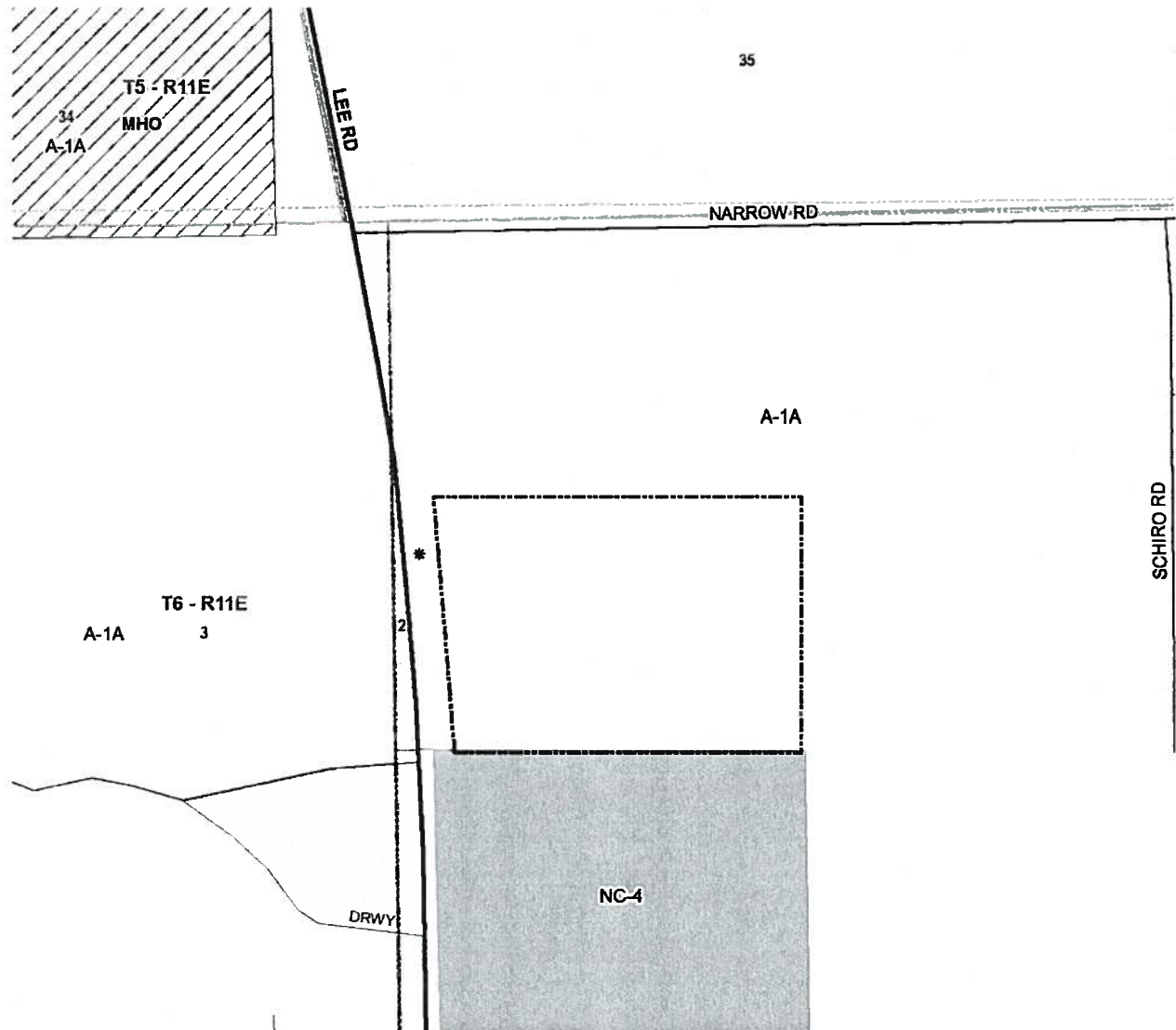
ZC13-09-067

A CERTAIN PIECE OR PORTION OF GROUND, situated in the Schiro Estates Subdivision and being Lot No. 4 therein, all in Section 2, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Section Corner common to Sections 34 and 35, Township 5 South, Range 11 East, and Section 3, Township 6 South, Range 11 East, go North 89 degrees 40 minutes East 131.34 feet to a point located in Narrow Drive; thence go South 00 degrees 15 minutes East 232.64 feet to the easterly right-of-way line of Louisiana Highway 437 (Lee Road), thence go along the easterly right-of-way line of said highway southerly 29.04 feet along a curve to the right having a radius of 3533.94 feet to and 1/2 inch iron rod and the point of beginning. From the point of beginning, continue southerly 245.79 feet along the above mentioned curve to an 1/2 inch iron rod; thence East 332.62 feet to an 1/2 inch iron rod; thence North 244.83 feet to an 1/2 inch iron rod, thence West 352.72 feet to an 1/2 inch iron rod located on the easterly right-of-way line of Louisiana Highway 437 and the point of beginning.

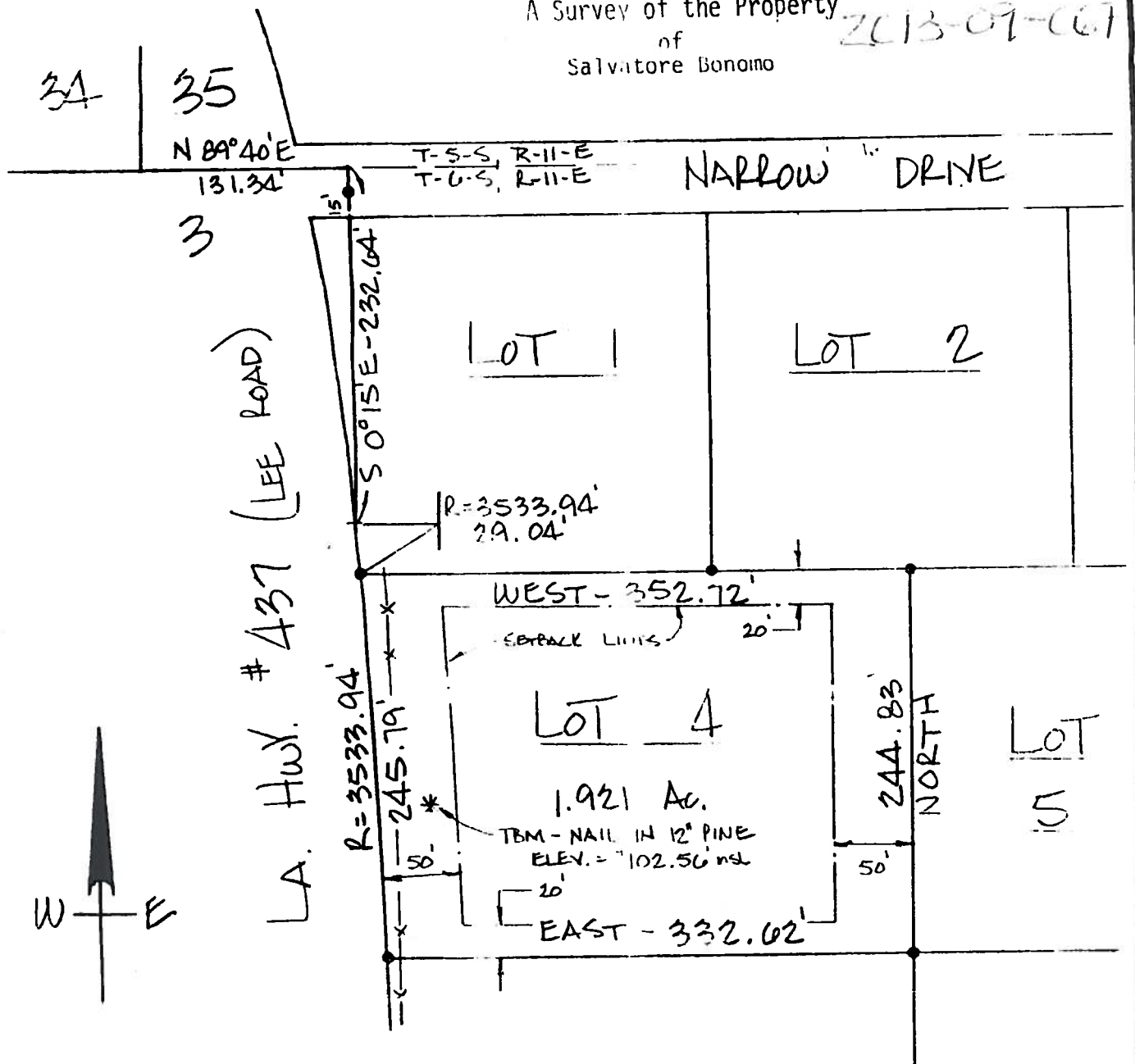
Said property contains 1.921 acres.

CASE NO.: ZC13-09-067
PETITIONER: Joseph Bomono & Anna Marascalco Bonomo
OWNER: Joseph Bomono & Anna Marascalco Bonomo
REQUESTED CHANGE: From A-1A (Suburban District) to A-1A (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of LA Highway 437, south of Narrow Drive, being Lot 4, Schiro Estates; S2,T6S,R11E; Ward 3, District 2
SIZE: 1.921 acres



A Survey of the Property
of
Salvatore Bonomo

2013-09-06

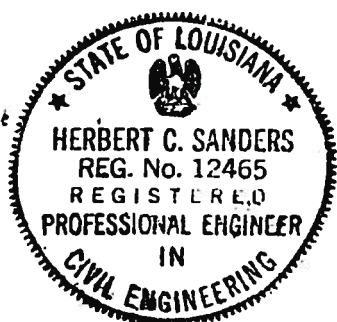


A CERTAIN PIECE OR PORTION OF GROUND situated in the Schiro Estates Subdivision and being Lot 4 therein, all in Section 2, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

LEGEND

• 1/2" IRON ROD FOUND

From the Section Corner common to Sections 34 and 35, Township 5 South, Range 11 East, and Section 3, Township 6 South, Range 11 East, go North 89 degrees 40 minutes East 131.34 feet to a point located in Narrow Drive; thence go South 00 degrees 15 minutes East 232.64 feet to the easterly right-of-way line of Louisiana Highway 437 (Lee Road); thence go along the easterly right-of-way line of said highway southerly 29.04 feet along a curve to the right having a radius of 3533.94 feet to an 1/2-inch iron rod and the point of beginning. From the point of beginning, continue southerly 245.79 feet along the above mentioned curve to an 1/2 inch iron rod; thence East 332.62 feet to an 1/2-inch iron rod; thence North 244.83 feet to an 1/2-inch iron rod; thence West 352.72 feet to an 1/2-inch iron rod located on the easterly right-of-way line of Louisiana Highway 437 and the point of beginning. Said property contains 1.921 acres.



Herbert C. Sanders

Lot 4 in the
Schiro Estates Subdivision,
Section 2, Township 6 South, Range 11 East,
St. Tammany Parish,
Louisiana.

H. C. SANDERS & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
THE FOUNTAIN BUILDING
Post Office Drawer 1779 - Covington, La. 70434
Office: 892-2847

JOB NO.	DRAWN	DATE	SHEET NO.
ST-83-345	rmk	12 Sept. 83	1 of 1
	CHECK'D	SCALE	
	hcs	1" = 100'	

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 26, 2013

Case No.: ZC13-09-067

Posted: 8/14/2013

Meeting Date: September 3, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Joseph Bomono & Anna Marascalco Bonomo
OWNER: Joseph Bonomo & Anna Marascalco Bonomo
REQUESTED CHANGE: From A-1A (Suburban District) to A-1A (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of LA Highway 437, south of Narrow Drive, being Lot 4, Schiro Estates; S2,T6S,R11E; Ward 3, District 2
SIZE: 1.921 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: ok

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1A Suburban District
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Undeveloped	A-1A Suburban District
West	Undeveloped	A-1 A Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-1A (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of LA Highway 437, south of Narrow Drive, being Lot 4, Schiro Estates. The 2025 Future Land Use Plan calls for the area to be developed with residential or agricultural uses. The area is mainly developed with stick-built homes; however, there are a few 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.