

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5083 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 MARTIN LUTHER KING ROAD, EAST OF LAKE ROAD AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 7, DISTRICT 7). (ZC13-09-069)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-09-069, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

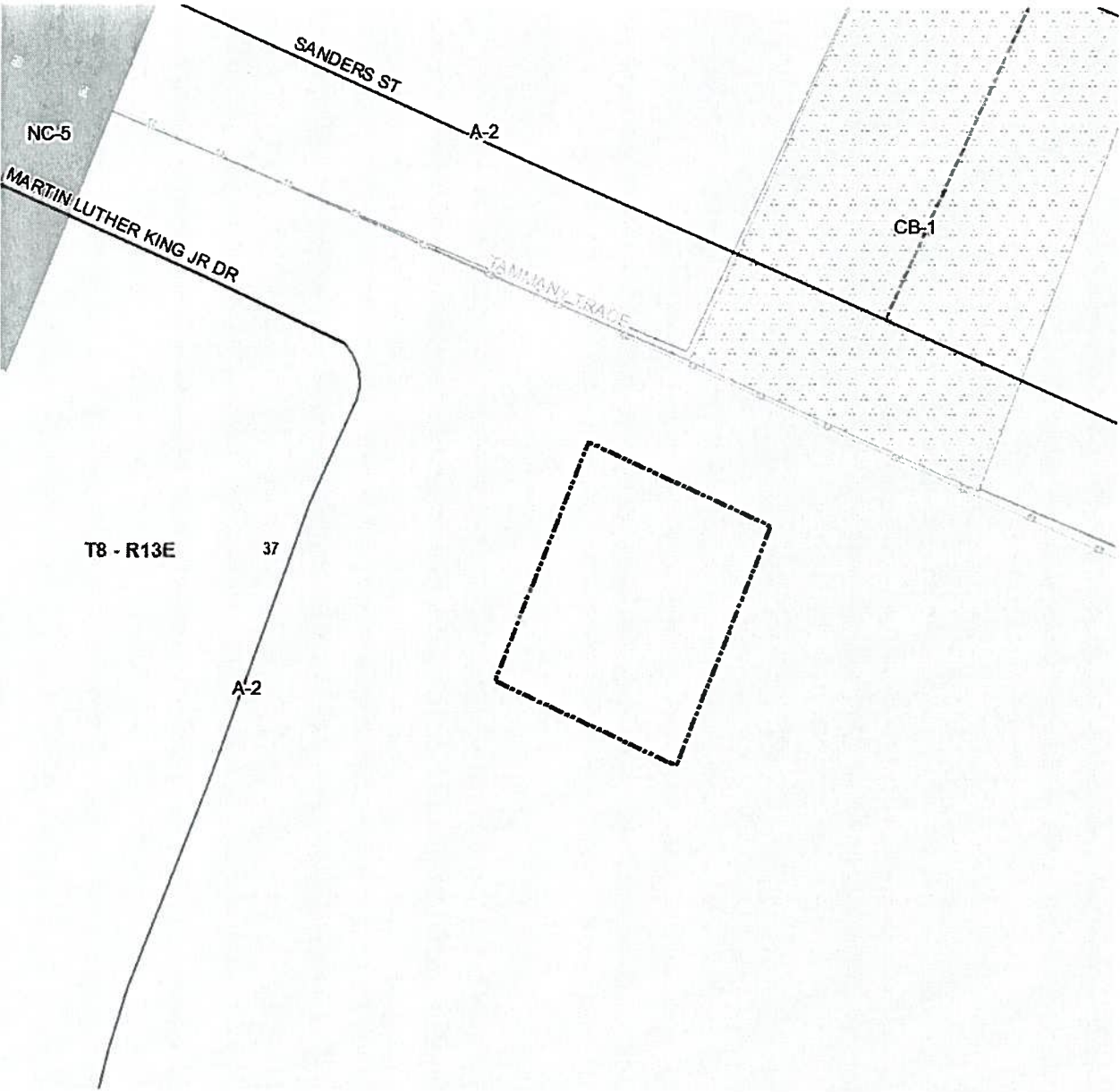
**ZC13-09-069**

*From Corner Number 20 of the P. N. Judice Subdivision run North 21 degrees 15 minutes East, a distance of 1466.40 feet to a point; Thence run South 65 degrees 30 minutes East a distance of 355.00 feet to a point; Thence run North 21 degrees 15 minutes East a distance of 465.40 feet to a 3" Iron Pipe Found on the South Right of Way line of Tammany Trace; Thence run North 65 degrees 30 minutes West along said Right of way line a distance of 136.64 feet to a ½" Iron Pipe Set and **Point of Beginning**.*

*From the **Point of Beginning** run South 21 degrees 15 minute West a distance of 235.15 feet to a ½" Iron Pipe Set; Thence run North 65 degrees 30 minutes West a distance of 185.55 feet to a ½" Iron Pipe Set; Thence run North 21 degrees 15 minutes East a distance of 235.15 feet to a ½" Iron Pipe Set; Thence run South 65 degrees 30 minutes East a distance of 185.55 feet back to the **Point of Beginning**.*

*Said parcel contains **1.00 acre of land**, lying and situated in Sections 37 Township 8 South, Range 13 East, St. Tammany Parish, Louisiana.*

**CASE NO.:** ZC13-09-069  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of Martin Luther King Road, east of Lake Road ; S37,T8S, R13E; Ward 7, District 7  
**SIZE:** 1 acre



ZC/3-09-069

<u>APPROVED.</u>	
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 279,707 SQ. FT. OR 6.33 ACRES	

SCALE:	1" = 100'	
DATE:	09/05/2013	
DRAWN BY:	JWG	CHECKED BY: SMB
PRG. NO:	20130478	
SHEET	1	OF 1

[illegible]

A MINOR SUBDIVISION MAP OF  
6.33 ACRE PARCEL INTO  
PARCEL A & PARCEL B,  
SITUATED IN SECTION 37, T-8-S, R-13-E,  
ST. TAMMANY PARISH, LOUISIANA

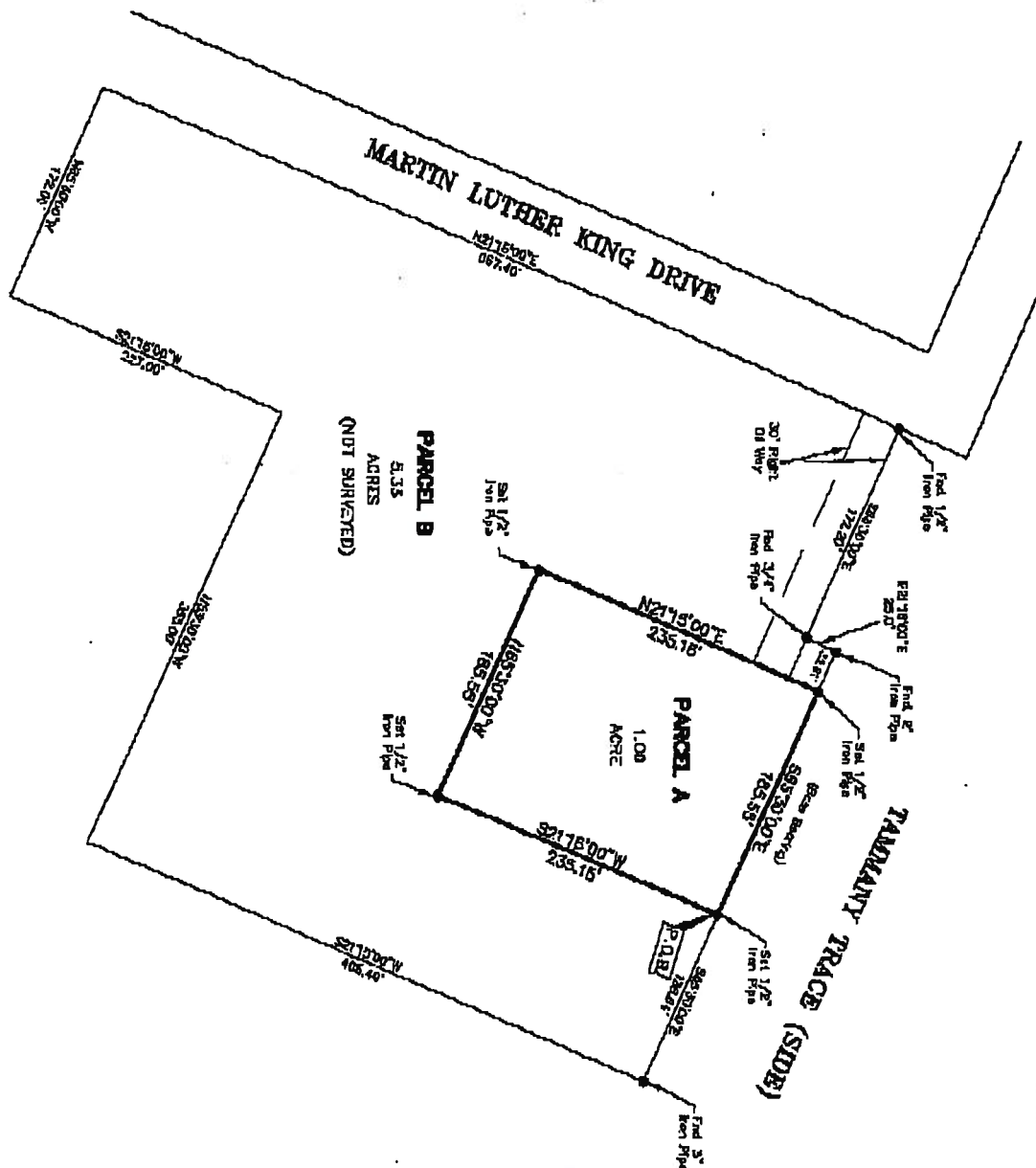
**JOSEPH JUHAS**

**J.V. Burkes & Associates, Inc.**



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Ph: 985-849-0075 Fax: 985-849-0154  
Mississippi Drive: 228-435-5800



THE P.O.B. IS REPORTED TO BE N. 135 14EE AOT T-10R-2  
SECTION 51003; MERID N 21 17E 4640; THENCE N 63 00Y  
135 64; FROM CORNER N 14 57E 0F 0F HE P.N. ALDRE  
ELIMINATION 0F SECTION 31, T-8-S, R-12-E, 51. TADDAWY  
PARISH, LOUISIANA



GRAPHIC SCALE  
(15 mm)  
1 inch = 10 mm

SEARCHED INDEXED  
SERIALIZED FILED  
APR 14 1964  
FBI - NEW YORK

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** August 26, 2013  
**Case No.:** ZC13-09-069  
**Posted:** 08/16/13

**Meeting Date:** September 3, 2013  
**Determination:** Amended to 1 acre

**GENERAL INFORMATION**

**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located on the east side of Martin Luther King Road, east of Lake Road ; S37,T8S, R13E; Ward 7, District 7

**SIZE:** 6.33 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	Tammany Trace	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Undeveloped	A-2 (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 east side of Martin Luther King Road, east of Lake Road. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. The area is developed with a mix of stick build homes and manufactured homes. Staff does not object to the request.

**STAFF RECOMMENDATION:**

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