

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5051 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF AUGUST , 2013

(ZC13-07-052) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF PACE ST , SOUTH OF US HIGHWAY 190 BUSINESS AND WHICH PROPERTY COMPRISES A TOTAL 2.5565 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 14). (ZC13-07-052)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-07-052, 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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 25 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC13-07-052

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 18, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows:

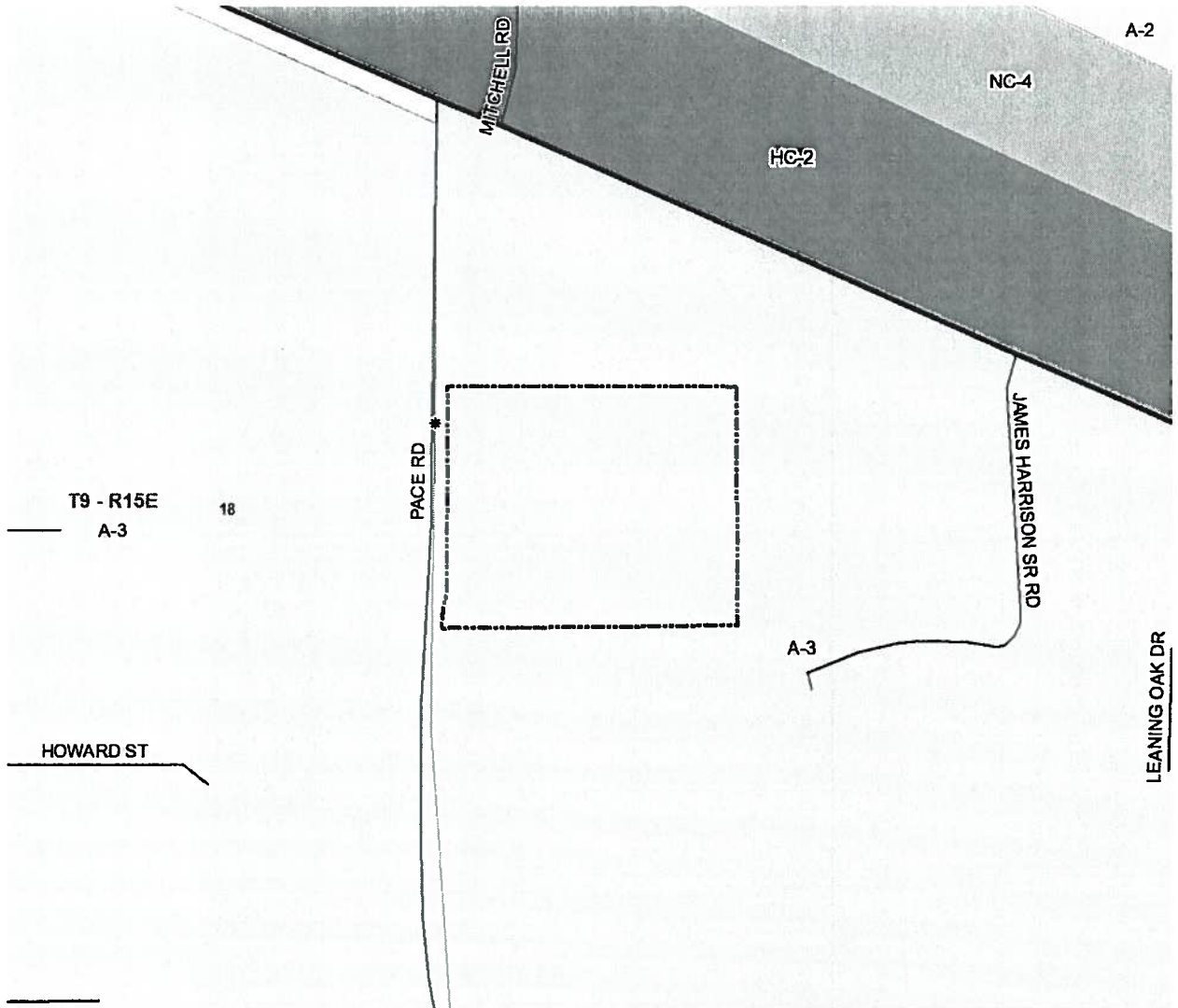
From the northeast corner of the northeast 1/4 of the southwest 1/4 of Section 18, Township 9 South, Range 15 East, also the point of beginning.

Thence South 00 degrees 19 minutes 58 seconds East 300.49 feet to a point; Thence South 89 degrees 31 minutes 52 seconds West 376.21 feet to a point; Thence North 08 degrees 26 minutes 38 seconds East 50.07 feet to a point; Thence North 00 degrees 26 minutes 29 seconds West 95.00 feet to a point; Thence North 00 degrees 18 minutes 42 seconds West 159.72 feet to a point;

Thence South 89 degrees 53 minutes 39 seconds East 367.16 feet to the point of beginning.

Containing in all 2.5565 acres of land more or less.

CASE NO.: ZC13-07-052
PETITIONER: Juan Alison Gouza
OWNER: Juan Alison Gouza
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Pace Street, south of US Highway 190 Business; S18, T9S, R15E; Ward 8, District 14
SIZE: 2.5565 acres



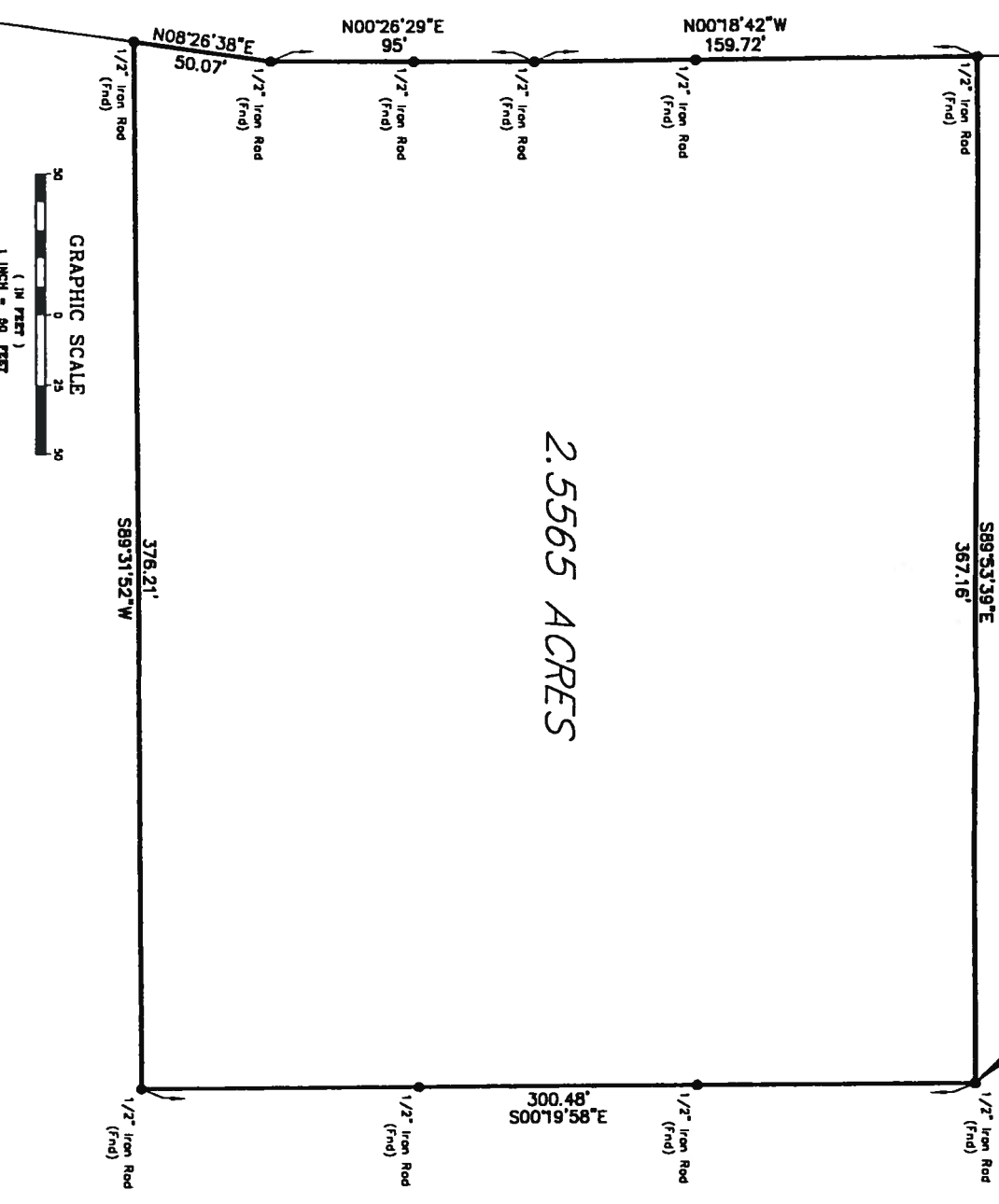
ZC13-07-052

HIGHWAY 190 BUSINESS (THIS SIDE)

THE P.O.B. IS THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, 19S-R15E, ST. TAMMANY PARISH, LA.

P.O.B.

PACE ROAD
(40' R/W)



SCALE: 1" = 50'
DATE: 2/5/2010
DRAWN BY: DLT
CHECKED BY: JDL
DWG. NO: 20100059
SHEET 1 OF 1

REFERENCE:
1.) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.
DWG. NO. 1061466
DATED: 4/20/2006

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either over or under the property lines, except as shown. Encroachments shown hereon are not necessarily exclusive. Encroachments of record are shown on title opinion or title policy will be added here to upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225203 0440 D
DATE: 4/21/1999
ZONE: A10
B.F.E.: 31.0'

Verify prior to construction with local governing body.

SURVEY OF A 2.5565 ACRE PARCEL OF LAND SITUATED IN SECTION 18, 19S-R15E ST. TAMMANY PARISH, LOUISIANA.

Declaration is made to original purchaser of the survey. It is not considered to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1625 HWY. 190 EAST
Stidell, Louisiana 70458
E-mail: jvb@burkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

SEAN M. BURKES
LA REG. NO. 4785

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 24, 2013
Case No.: ZC13-07-052
Posted: 6/13/2013

Meeting Date: July 2, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Juan Alison Gouza
OWNER: Juan Alison Gouza
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LOCATION: Parcel located on the east side of Pace Street, south of US Highway 190 Business; S18, T9S, R15E; Ward 8, District 14
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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-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Power Station	A-3 Suburban District
West	Residential	A-3 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-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Pace Street, south of US Highway 190 Business. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including mobile 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.