

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5253 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. THOMPSON SECONDED BY: MR. TANNER

ON THE 7 DAY OF AUGUST , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BOMOKA ROAD, WEST OF LA HIGHWAY 25, BEING 17140 BOMOKA ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 3). (ZC14-06-051)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-06-051, 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-1 (Suburban District) to an A-1 (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-1 (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-1 (Suburban District) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-06-051

From the Quarter Section corner on the Section line between Sections 19 and 20, run North 0 degrees 7 minutes East, 399.7 feet;

thence run along the South line of a gravel road North 89 degrees 52 minutes East, 374.6 feet;

thence continue along the South line of said gravel road North 89 degrees 52 minutes East, 372.00 feet;

thence continue along the South line of said gravel road North 89 degrees 52 minutes East, 372.0 feet;

thence North 89 degrees 50 minutes East, 397.8 feet;

thence South 00 degrees 16 minutes East, 594.4 feet to the Point of Beginning.;

From the POINT OF BEGINNING continue South 0 degrees 16 minutes East, 300 feet to a corner set on the North R/W of a LA. Power and Light transmission line;

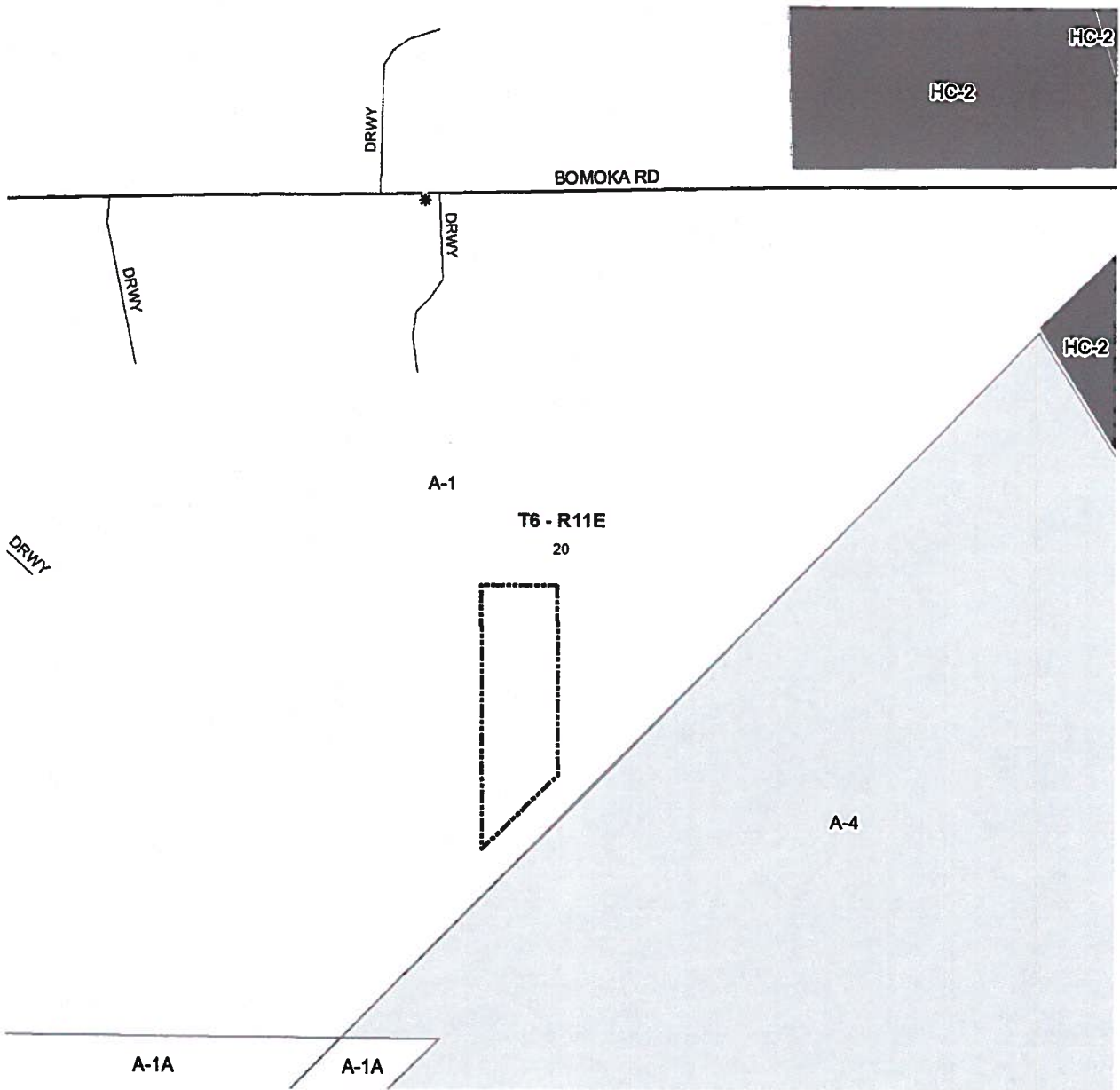
thence run South 45 degrees 38 minutes West, 168.8 feet along said transmission R/W to a corner;

thence run North 16 degrees 38 minutes West, 417.7 feet to a corner;

thence run North 89 degrees 44 minutes West, 121.0 feet to a corner and the Point of Beginning.

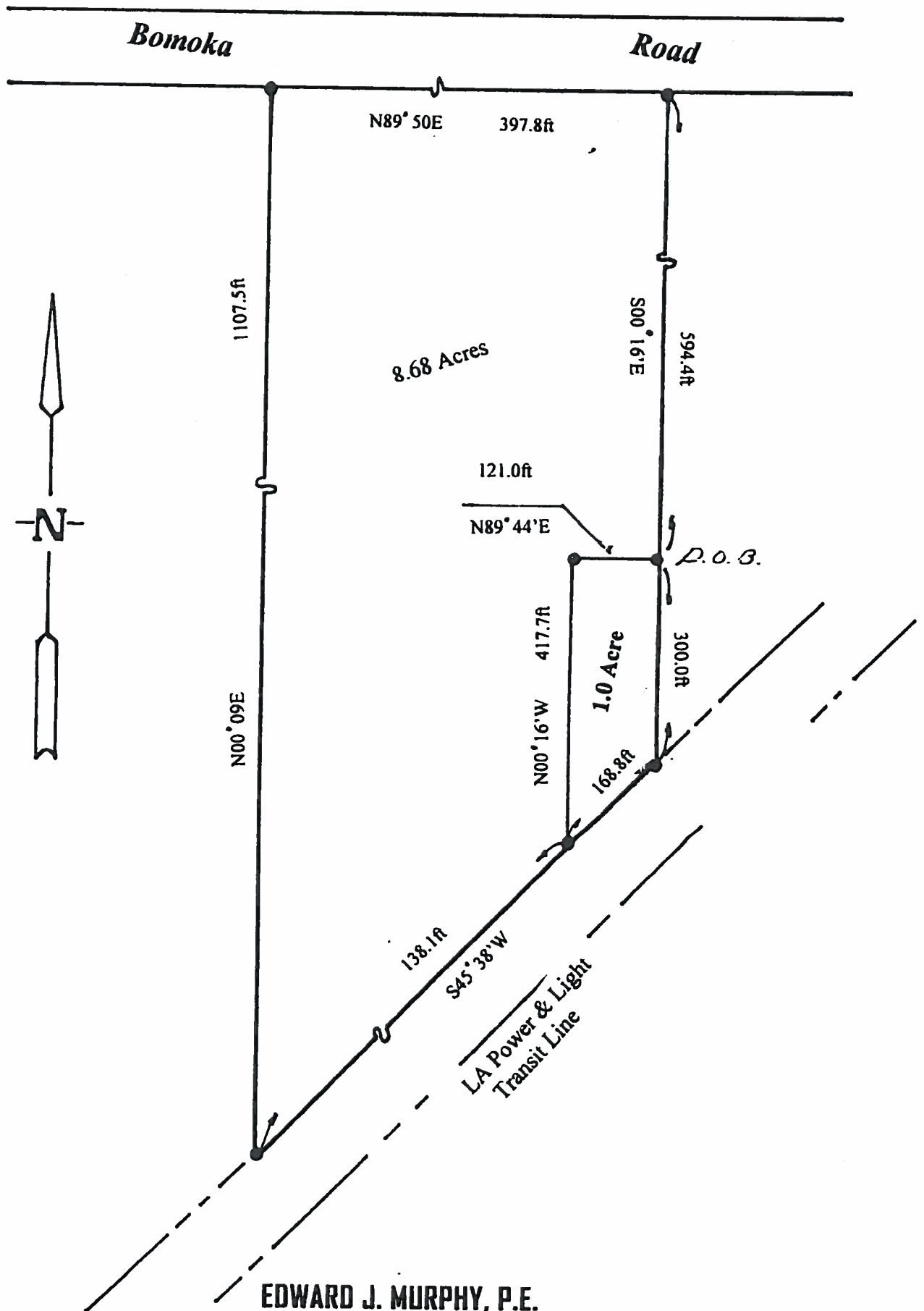
Above described property contains 1.0 acres.

CASE NO.: ZC14-06-051
PETITIONER: Alfred N. Young, Jr
OWNER: Alfred N. Young, Jr & Glen Marie Young
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington; S20, T6S, R11E; Ward 3, District 3
SIZE: 1 acre



7014-06-051

P.O.B. : From the Section corner common to Sections 19 & 20, T6S, R11E in St. Tammany Parish run N00° 07'E, 399.7ft, thence, N89° 52'E, 1,118.6ft, thence, N89° 50'E, 397.8ft, thence S00° 10'E, 594.4ft to the P.O.B.



EDWARD J. MURPHY, P.E.
306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: Reverend Alfred N. Young, Jr.

PROPERTY SURVEYED: 1.0 Acre located in Section 20, T6S, R11E

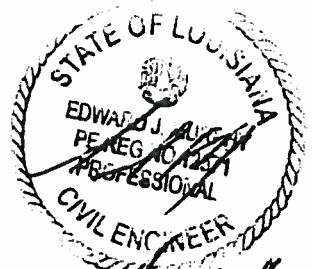
St. Tammany Parish, Louisiana

FLOOD ZONE: "C"

DATE: 14 April 2014

SCALE:

Municipal No.: 17140 Bomoka Road



14 April 14

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-06-051

Posted: 06/11/14

Meeting Date: July 1, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Alfred N. Young, Jr
OWNER: Alfred N. Young, Jr & Glen Marie Young
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington; S20,T6S,R11E; Ward 3, District 3
SIZE: 1 acre

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-1 (Suburban District)
South	Undeveloped	A-4 (Single Family Residential District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

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-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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