

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5243

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

COUNCIL SPONSOR: FALCONER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. SMITH

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 US HIGHWAY 190 WEST, EAST OF TRANSMITTER ROAD, WEST OF SOUTH TRANQUILITY ROAD, BEING 30414 US HIGHWAY 190 WEST, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.91 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) & A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY-2.91 ACRES) & RO (RURAL OVERLAY-1.32 ACRES), (WARD 7, DISTRICT 11). (ZC14-07-060)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-060, 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 NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to an NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay-2.91 acres) & RO (Rural Overlay-1.32 acres) 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 NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay-2.91 acres) & RO (Rural Overlay 1.32 acres).

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 NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to an NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay-2.91 acres) & RO (Rural Overlay 1.32 acres).

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: JULY 31 , 2014

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Exhibit "A"

ZC14-07-060

**A certain parcel of land located in Section 33, Township 8 South, Range 13 East, St. Tammany Parish Louisiana ( being a portion of Tract B-3 ) as per survey by Dading, Marques & Associates, dated 15 May 91, plat # D-008-595, more particularly described as follows, to-wit;**

**Commence at the Quarter Corner common to Sections 28 & 33 Township 8 South, Range 13 East thence, East 1320.00 feet, thence South 01 degrees 30 minutes West 2143.41 feet to the center line of U.S. Highway 190 and the Point of Beginning , thence**

**South 01 degree 30 minutes West 40.20 feet to a iron rod on the south side of said highway ,thence**

**South 01 degree 30 minutes West 524.99 feet to a point, thence**

**West 218.50 feet to a point, thence**

**North 01 degree 20 minutes 48 seconds East 551.99 feet to a iron rod on the south side of U.S. Highway 190, thence**

**North 01 degree 20 minutes 48 seconds East 40.20 feet to the center line of said highway, thence**

**South 82 degrees 58 minutes 24 seconds East 221.04 feet to the Point of Beginning containing 2.91 acres.**

A certain parcel of land located in Section 33, Township 8 South, Range 13 East, St. Tammany Parish Louisiana (being a portion of Tract B-3 ) as per survey by Dading, Marques & Associates, May 15, 1991, plat# D-008-595, more particularly described as follows, to-wit;

Commence at the Quarter Corner common to Sections 28 & 33 Township 8 South, Range 13 East thence go East 1320.00 feet, thence go South 01 degrees 30 minutes West 2143.41 feet to the center line of U.S. Highway 190;

Thence go South 01 degree 30 minutes West 40.20 feet to an iron rod on the south side of said Highway; Thence go South 01 degree 30 minutes West 280 feet to a point, said point being the Point of Beginning.

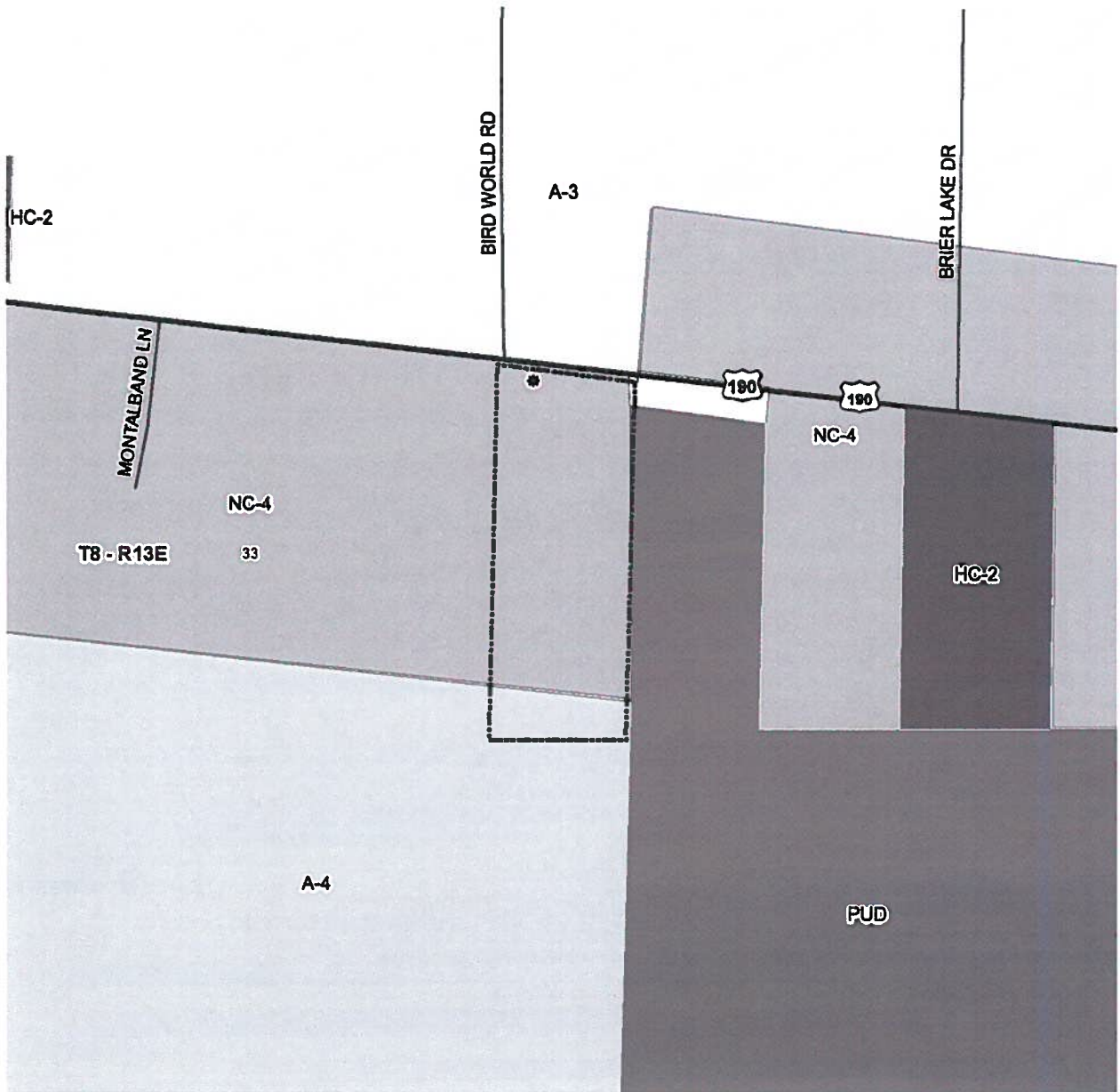
From the Point of Beginning go South 01 degree 30 minutes West 245 feet to a point; Thence go West 218.50 feet to a point,

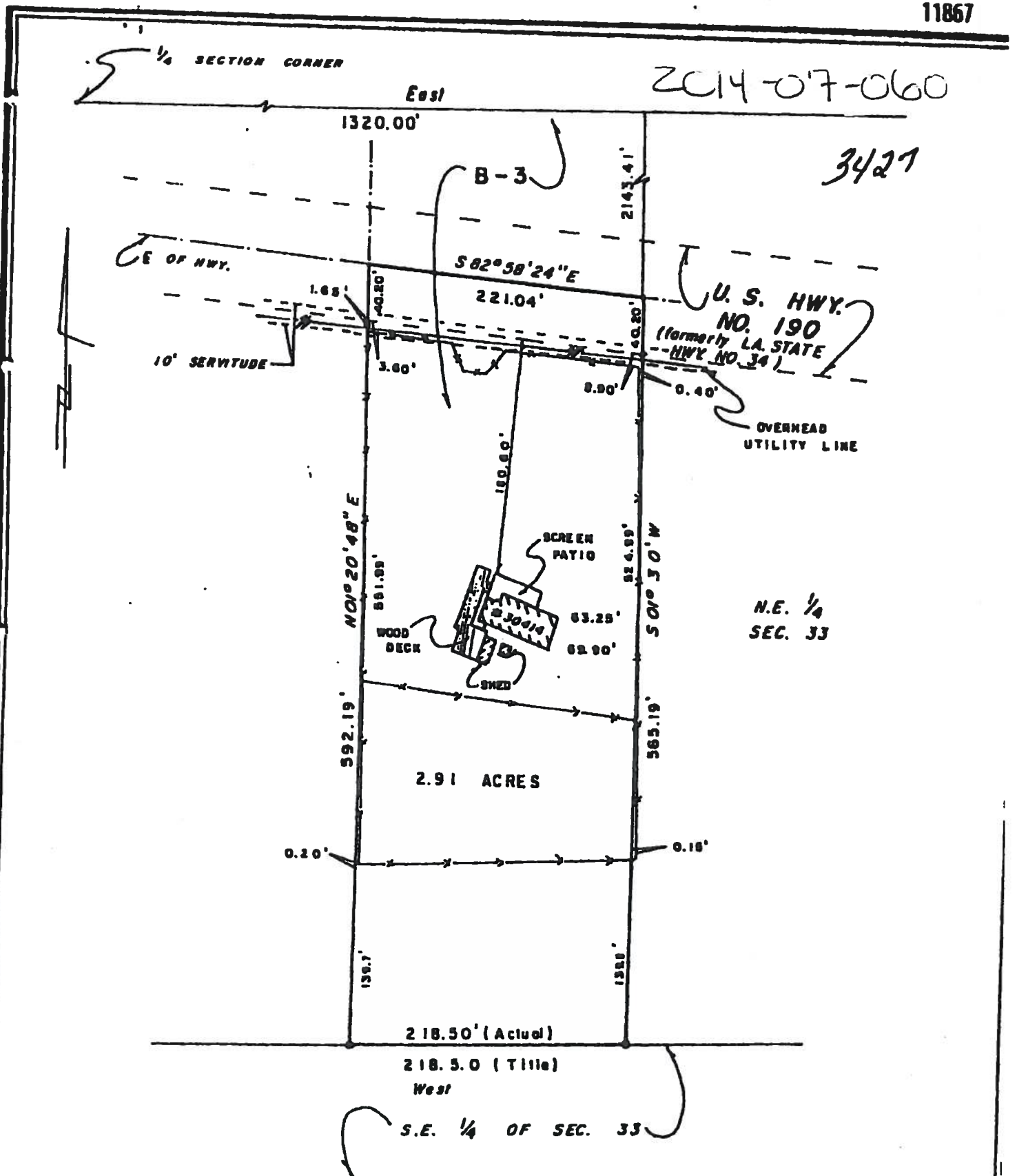
Thence go North 01 degree 20 minutes 48 seconds East 280 feet to point;

Thence go South 80 degree 53 minutes 18 seconds East 221.12 feet to the Point of Beginning.

Containing 1.32 acres.

**CASE NO.:** ZC14-07-060  
**PETITIONER:** Lisa Mitchell  
**OWNER:** Gregory Mitchell  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe; S33,T8S,R13E; Ward 7, District 11  
**SIZE:** 2.91 acres to MHO & 1.32 acre to RO





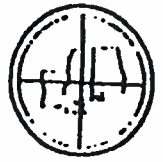
THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (ZONE B)

SURVEY OF A PORTION OF TRACT B-3 SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, T8S-R13E ST. TAMMANY PARISH, LA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

Lawyers Title Insurance Corp. and Elizabeth Grier wife of/and Harold S. Hoag (B789DH/40723)

Dading, Marques & Associates, Inc.



P.O. BOX 790 METAIRIE, LA 70004 834-0200

*Richard J. Dading*  
SURVEYOR

DATE	SCALE	o=Iron Rod o=Iron Pipe	DRAWN BY	CHECKED BY	JOB NO.	PLAT NO
5-15-91	1"=100'		W.J.B.	R.T.D.	91-0835	D-008-595

## ZONING STAFF REPORT

**Date:** June 23, 2014

**Meeting Date:** July 1, 2014

**Case No.:** ZC14-07-060 **Determination:** Approved as Amended (2.91 acres to MHO & 1.32 acre to RO)

**Posted:** 6/12/2014

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### GENERAL INFORMATION

**PETITIONER:** Lisa Mitchell  
**OWNER:** Gregory Mitchell  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe; S33,T8S,R13E; Ward 7, District 11  
**SIZE:** 2.91 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 3 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-4 Suburban District
East	Undeveloped	PUD Planned Unit Development
West	Undeveloped	A-4 Suburban District, NC-4 Neighborhood Institutional District

#### EXISTING LAND USE:

**Existing development?** Yes

**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 NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to NC-4 (Neighborhood Institutional District), A-4 (Single Family Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The site is located on the south side of US Highway 190 West, east of Transmitter Road, west of South Tranquility Road, being 30414 US Highway 190 West, Lacombe. The 2025 Future Land Use Plan calls for residential development in the area. There is an existing single family residence on the property. The zoning change is being requested in order to allow for the placement of a manufactured home on the site and to also allow for some agricultural uses.

Note: Prior to the Comprehensive Rezoning the parcel was zoned C-2 Highway Commercial.

#### STAFF RECOMMENDATION:

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