

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5242 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 AT THE NORTHEAST CORNER OF ALAMOSA LANE & CAREY ROAD, BEING 37325 ALAMOSA LANE, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 4.49 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 9). (ZC14-07-061)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-061, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

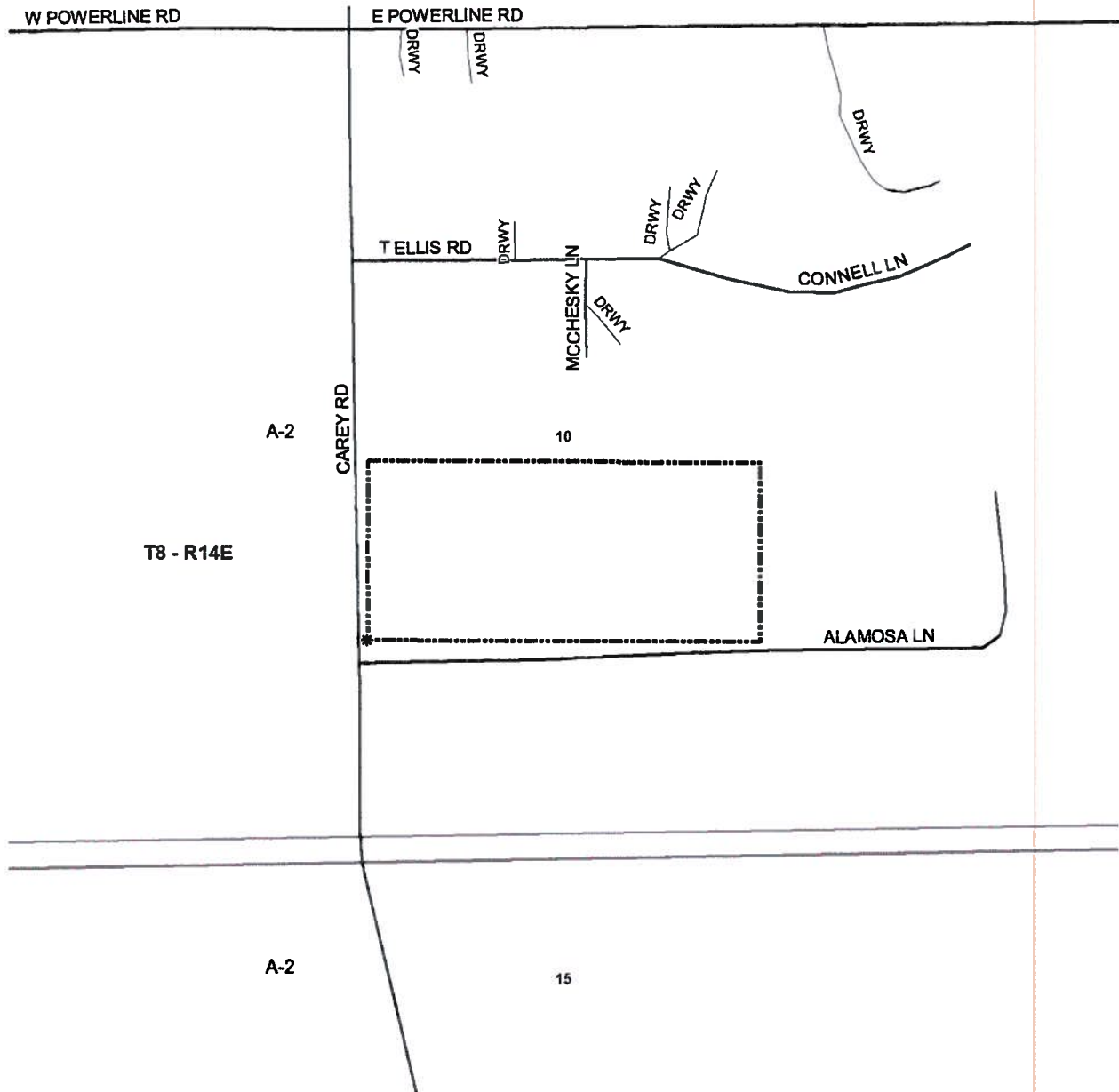
ZC14-07-061

All that certain piece or parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, more fully described as follows, to-wit:

A certain parcel of land situated in **Section 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana**, being more fully described as follows:

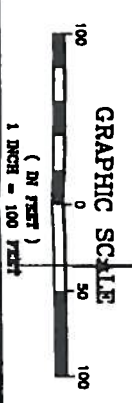
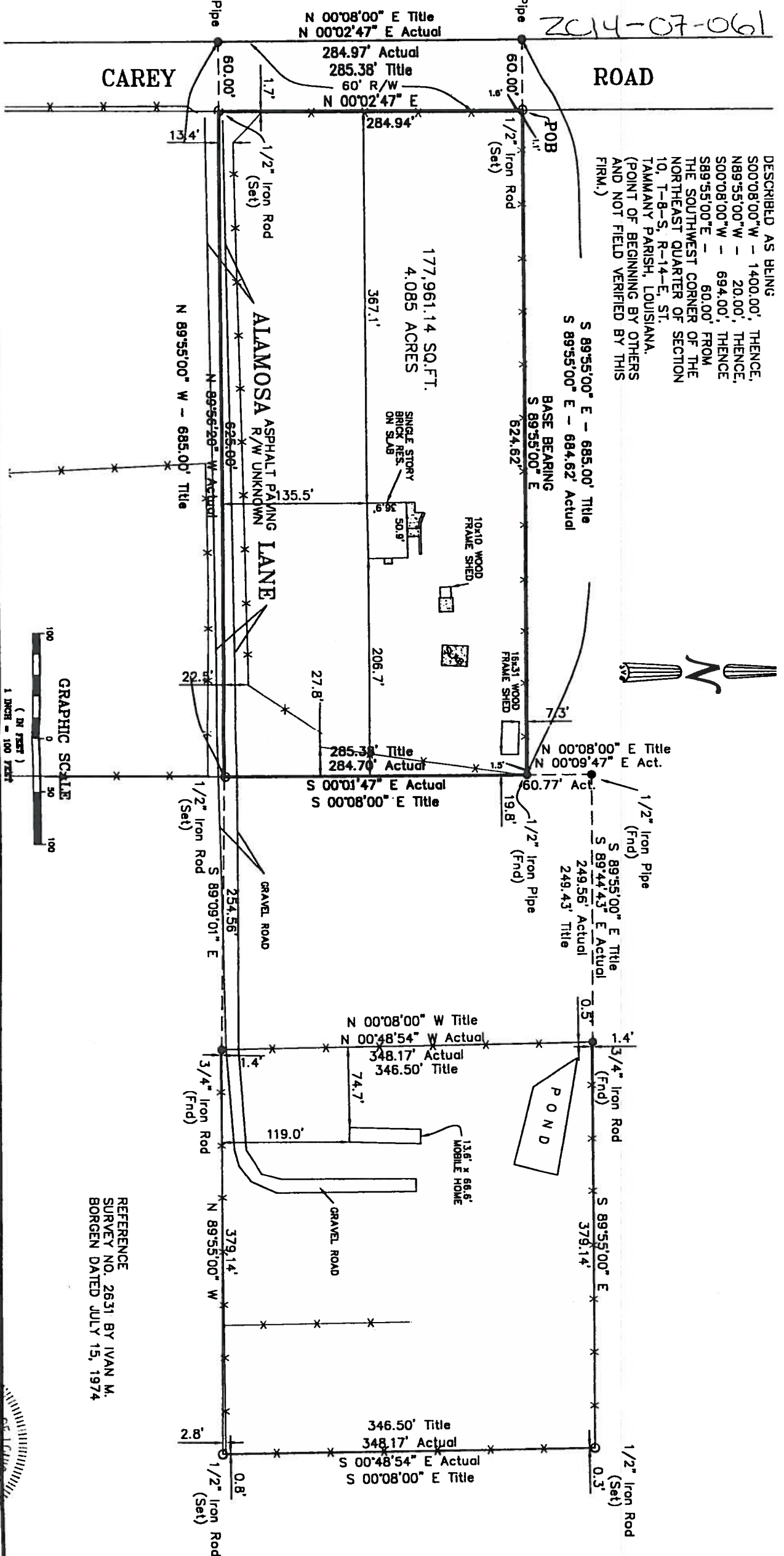
From the Southwest corner of the Northeast quarter of said Section 10, go South 0 degrees 08 minutes West, 1400.0 feet; thence North 89 degrees 55 minutes West, 20.0 feet; thence South 0 degrees 08 minutes West, 694.0 feet to an iron and the point of beginning. Thence South 89 degrees 55 minutes East, 685.0 feet to an iron; thence South 0 degrees 08 minutes West, 285.38 feet to an iron; thence North 89 degrees 55 minutes West, 685.0 feet to an iron; thence North 0 degrees 08 minutes East, 285.38 feet to point of beginning. Containing in all **4.49 acres** of land more or less, as more fully shown on survey No. 2631 by Ivan M. Borgen, C. E., dated July 15, 1974.

CASE NO.: ZC14-07-061
PETITIONER: Donny Higgin Gotham
OWNER: Donnie & Trina Smith
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 4.49 acres



DESCRIBED AS BEING
 500'08'00"W - 1400.00', THENCE,
 N89°55'00"W - 20.00', THENCE,
 S00°08'00"W - 694.00', THENCE,
 S89°55'00"E - 60.00' FROM
 THE SOUTHWEST CORNER OF THE
 NORTHEAST QUARTER OF SECTION
 10, T-8-S, R-14-E, ST.
 TAMMANY PARISH, LOUISIANA.
 (POINT OF BEGINNING BY OTHERS
 AND NOT FIELD VERIFIED BY THIS
 FIRM.)

2014-07-061



**A 4.085 ACRE PARCEL
 LOCATED NEAR THE TOWN OF PEARL RIVER,
 IN SECTION 10, T-8-S, R-14-E,
 ST. TAMMANY PARISH,
 LOUISIANA**

REFERENCE
 SURVEY NO. 2631 BY IVAN M.
 BORGEN DATED JULY 15, 1974

1070093
 CHECKED BY: MD
 = 100'

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

I have consulted the Flood Insurance Rate Maps and found this property in IR-10A-1, a Special Flood Hazard Area.

F.I.R.M.: 225205 0410 D
 DATE: 7/21/99
 ZONE: C

Dedication is made to original purchaser of the survey, it is not transferable 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

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 Slidell, Louisiana 70458
 E-mail: jvboscor@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES
 LA REG. NO. 4785

STATE OF LOUISIANA
 LAND SURVEYOR

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-061

Posted: 06/12/14

Meeting Date: July 1, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Donny Higgin Gotham
OWNER: Donnie & Trina Smith
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 4.49 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	Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Residential	A-2 (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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northeast corner of Alamosa Lane & Carey Road, being 37325 Alamosa Lane, Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objections to the request considering that the area is developed with a mix of stick built homes and manufactured homes.

STAFF RECOMMENDATION:

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