

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5266 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF SEPTEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF OKEEFENOKEE ROAD, EAST OF LA HIGHWAY 41 AND WHICH PROPERTY COMPRISES A TOTAL OF 4.736 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 6). (ZC14-08-064)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-064, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF OCTOBER , 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: AUGUST 28 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

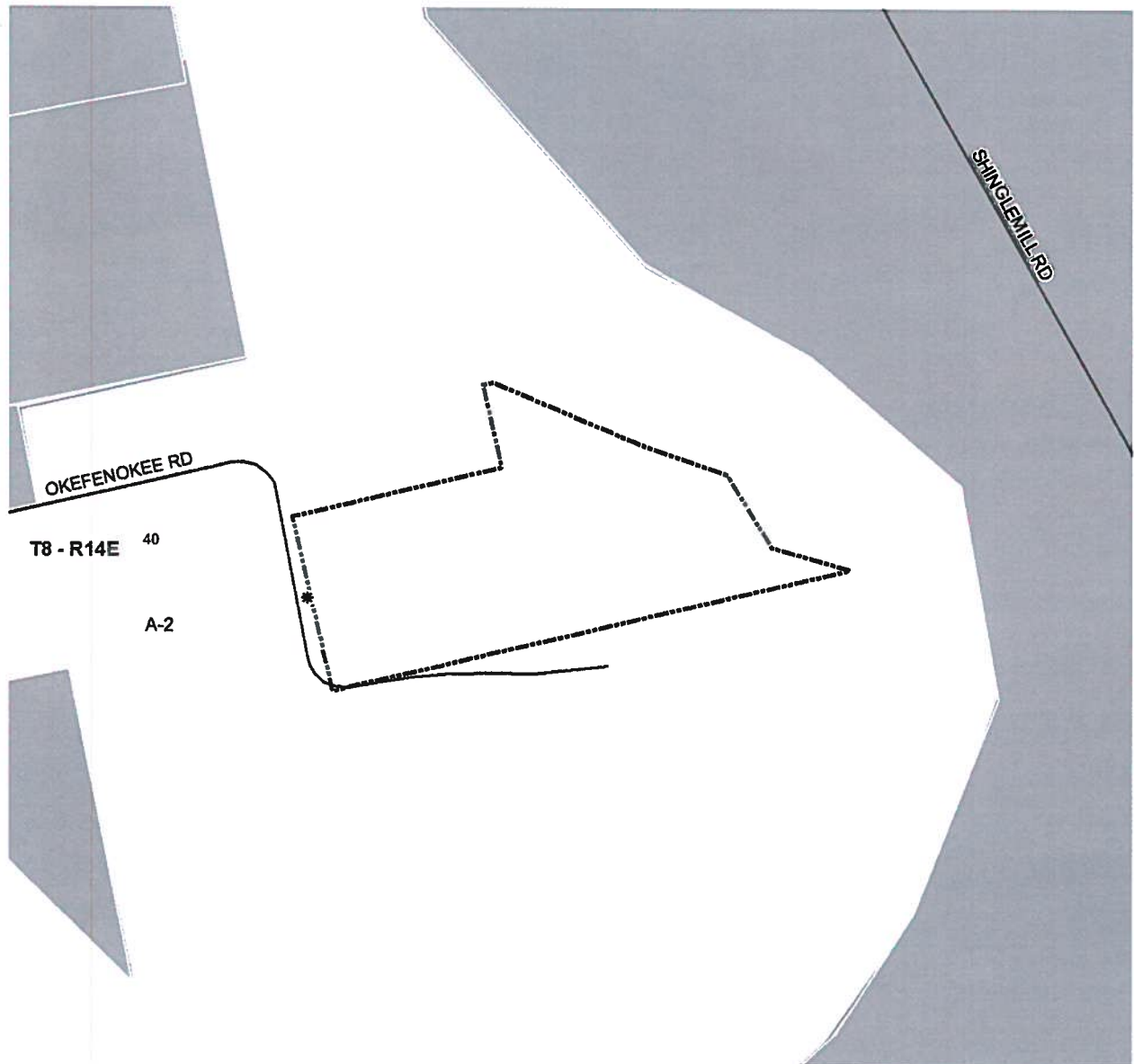
ZC14-08-064

A parcel of land located in Section 40, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully described as follows:

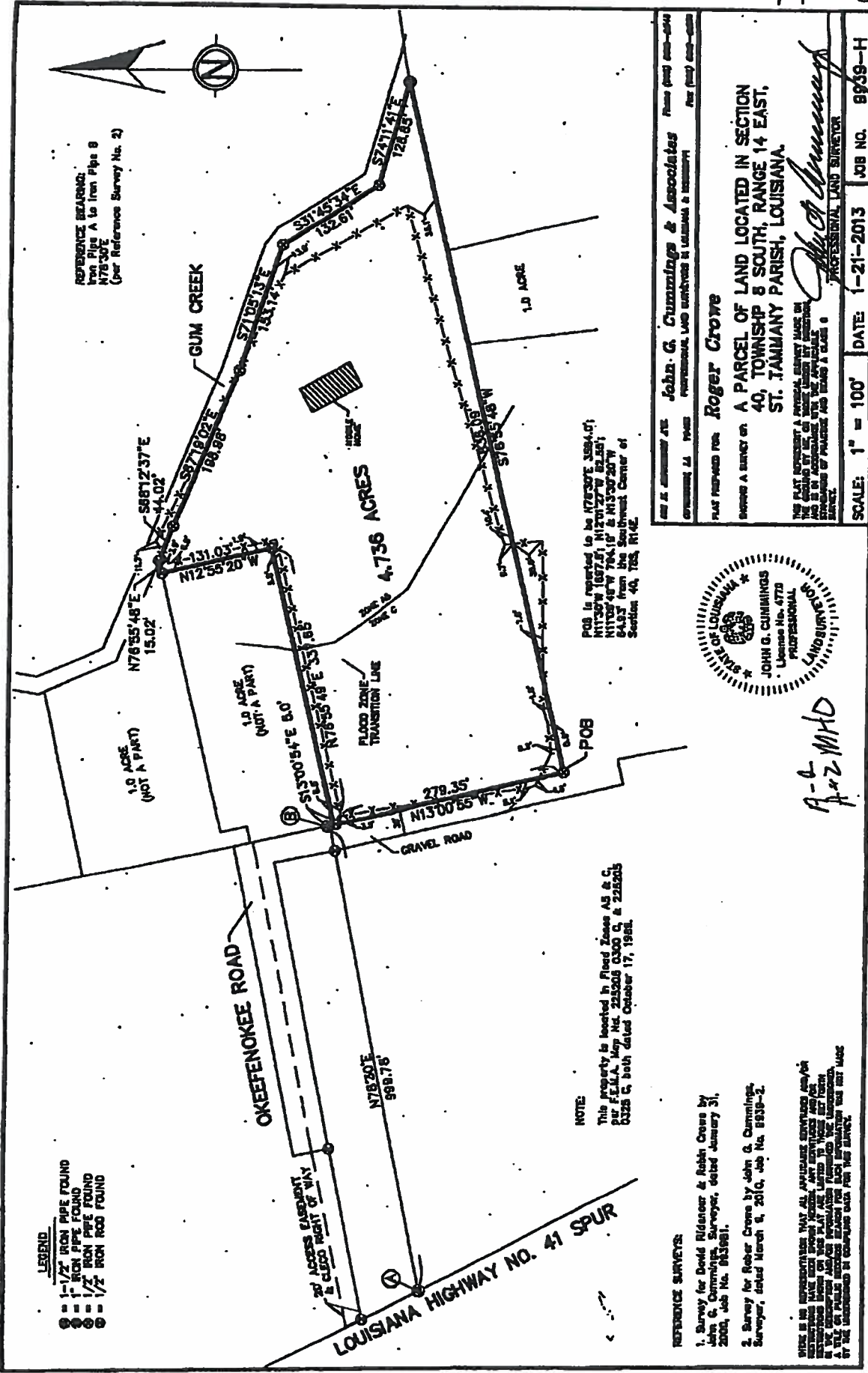
**Commencing from the Southwest Corner of Section 40, in said township and range,
Thence North 78 degrees 30 minutes East 3584.0 feet to a point,
Thence North 11 degrees 30 minutes West 1697.8 feet to a point,
Thence North 12 degrees 01 minute 27 seconds West 82.55 feet to a point,
Thence North 11 degrees 09 minutes 49 seconds West 794.19 feet to a point,
Thence North 13 degrees 30 minutes 20 seconds West 64.93 feet to a ½ inch iron pipe
found being the POINT OF BEGINNING,**

**Thence North 13 degrees 00 minutes 55 seconds West 279.35 feet along the East Side of
a Gravel Road to a ½ inch iron rod found,
Thence North 76 degrees 55 minutes 49 seconds East 337.65 feet to a ½ inch iron rod
found,
Thence North 12 degrees 55 minutes 20 seconds West 131.03 feet to a ½ inch iron rod
found,
Thence North 76 degrees 55 minutes 48 seconds East 15.02 feet to a ½ inch iron rod
found,
Thence South 68 degrees 12 minutes 37 seconds East 44.02 feet to a ½ inch iron pipe
found,
Thence South 67 degrees 19 minutes 02 seconds East 198.98 feet to a ½ inch iron pipe
found,
Thence South 71 degrees 05 minutes 13 seconds East 153.14 feet to a ½ inch iron pipe
found,
Thence South 31 degrees 45 minutes 34 seconds East 132.61 feet to a ½ inch iron pipe
found,
Thence South 74 degrees 11 minutes 41 seconds East 128.85 feet to a 1 inch iron pipe
found,
Thence South 76 degrees 55 minutes 48 seconds West 836.09 feet to the POINT OF
BEGINNING, containing 4.736 Acres.**

CASE NO.: ZC14-08-064
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Okeefenokee Road, east of LA Highway 41; S40, T8S,R14E; Ward 8, District 6
SIZE: 4.736 acres



ZC14-08-064



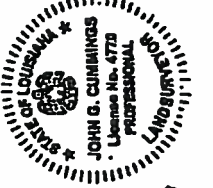
PREPARED BY: John G. Cummings & Associates
PROFESSIONAL LAND SURVEYOR IN LOUISIANA & MISSISSIPPI

PLAT PREPARED FOR: Roger Crowe

SHOWS A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 40, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THE PART SURVEYED, A PARCEL OF LAND, WAS FOUND TO BE ACCURATELY SURVEYED AND TO BE SUBJECT TO ALL RIGHTS AND INTERESTS OF WHATEVER KIND AND CHARACTER.

SCALE: 1" = 100' **DATE:** 1-21-2013 **JOB NO.:** 8939-H



Handwritten signature: J-G-C

REFERENCE SURVEYS:

- Survey for David Ridener & Robin Crowe by John G. Cummings, Surveyor, dated January 31, 2000, Job No. 843981.
- Survey for Robin Crowe by John G. Cummings, Surveyor, dated March 8, 2010, Job No. 8939-2.

WHILE NO REPRESENTATIVE MAY AT ANY TIME BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, THE SURVEYOR HAS OBTAINED ALL NECESSARY RECORDS AND INFORMATION FROM THE PUBLIC RECORDS AND HAS MADE A CAREFUL AND THOROUGH EXAMINATION OF THE SAME AND IS NOT AWARE OF ANY OTHER RECORDS OR INFORMATION WHICH COULD AFFECT THE ACCURACY OF THIS SURVEY.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-064

Determination: Approved

Posted: 7/15/2014

GENERAL INFORMATION

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

LOCATION: Parcel located at the end of Okeefenokee Road, east of LA Highway 41; S40, T8S,R14E; Ward 8, District 6

SIZE: 4.736 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel/dirt

Condition: Poor

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	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

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 end of Okeefenokee Road, east of LA Highway 41. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. There is a mix of mobile homes and stick-built homes in the area. Staff does not object to the request.

STAFF RECOMMENDATION:

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