

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5456

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF SEPTEMBER, 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF DREWBERRY ROAD, WEST OF SOUTH FITZMORRIS ROAD, BEING 11 DEWBERRY ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2.86 ACRES 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 2). (ZC15-08-063)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-08-063, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: AUGUST 27 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-08-063

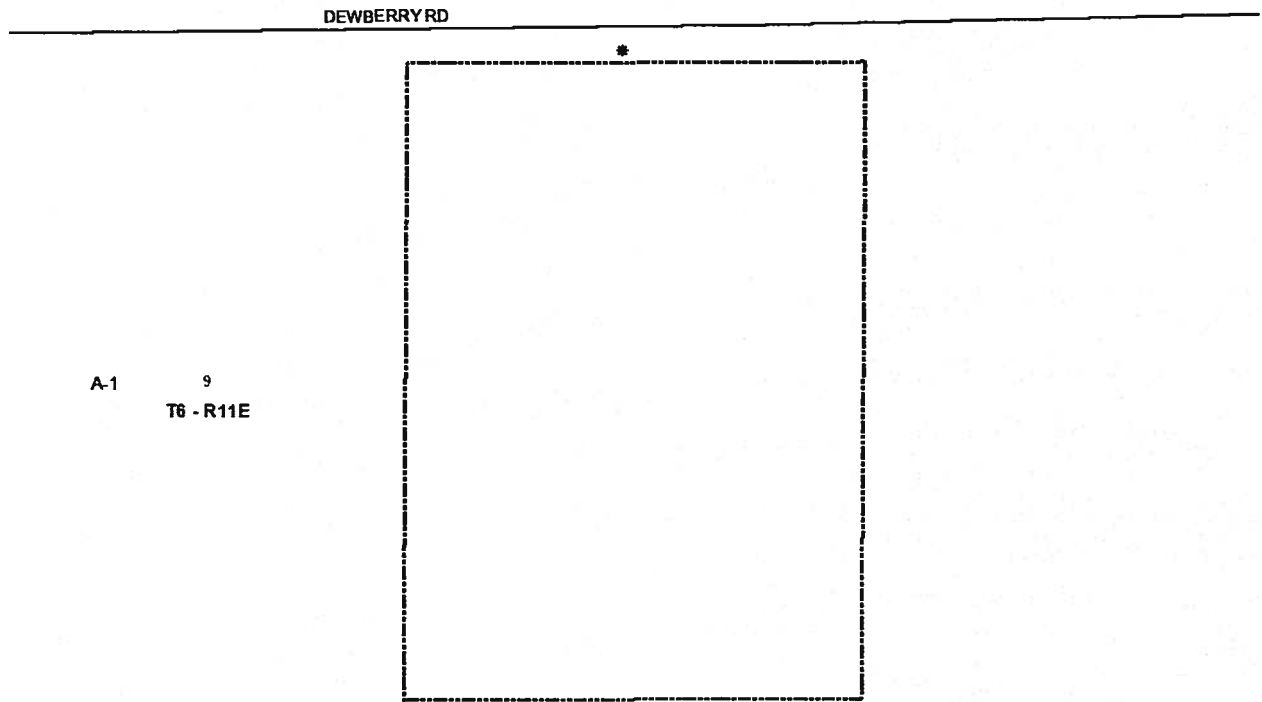
ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the subdivision known as Highland Acres, and described as Lot Number Three (3) of Plot Number One (1), situated in Section 9, Township 6 South, Range 11 East, in the Parish of St. Tammany, State of Louisiana, described and delineated as follows:

From the corner common to Sections 9, 16, 10 and 15, said Township and Range, run South 89 degrees 19 minutes West 30.0 feet to the West side of a Parish road; thence run North 0 degrees 21 minutes East, along said West side of road, a distance of 2229.25 feet; thence run South 89 degrees 39 minutes West 300 feet to the point of beginning.

Thence continue South 89 degrees 39 minutes West a distance of 300.0 feet; thence South 0 degrees 21 minutes West a distance of 414.85 feet; thence run North 89 degrees 39 minutes East a distance of 300.0 feet; thence run North 0 degrees 21 minutes East a distance of 414.85 feet. Said parcel of ground containing 2.86 acres.

Being the same property acquired by Virginia Nisbet Lee from Leona Sansone, wife of and James A. Morse, by act of Cash Sale dated March 9, 1977, as recorded in COB 819, folio 284, of the official records of St. Tammany Parish, Louisiana.

CASE NO.: ZC15-08-063
PETITIONER: Steven Lee
OWNER: Ross D. Lee
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Dewberry Road, west of South Fitzmorris Road, being 11 Dewberry Road, Covington; S9, T6S, R11E; Ward 3, District 2
SIZE: 2.86 acres



ZC15-08-063

76286T

76259

20

12T

8

DEWBERRY

BLYTHEN

TG-R11E

9
A-1

10

FITZMORRIS

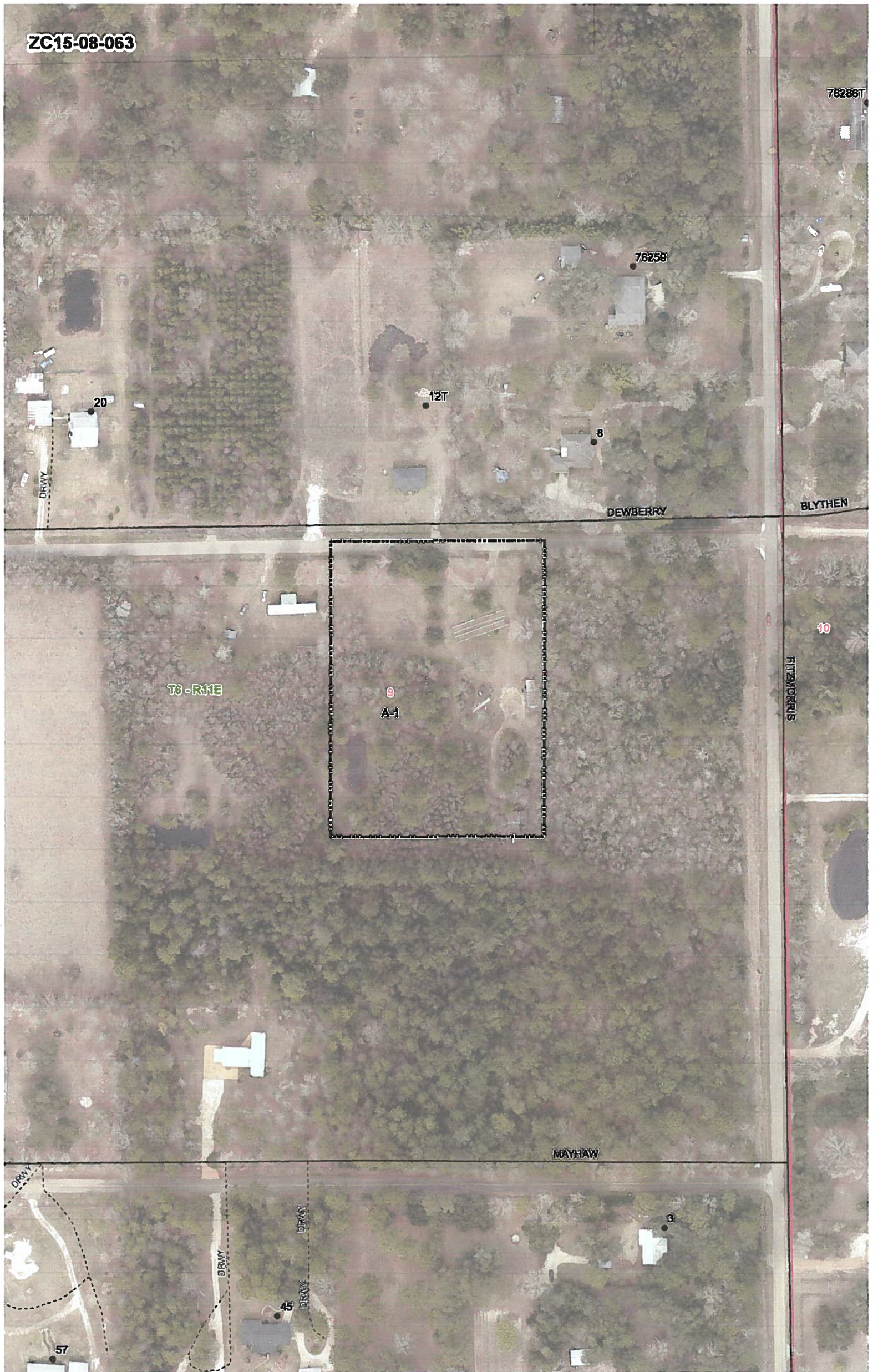
MAYHAW

13

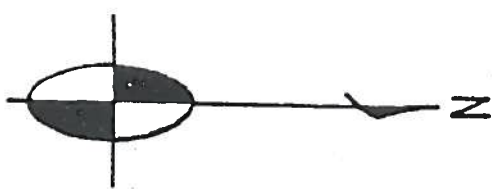
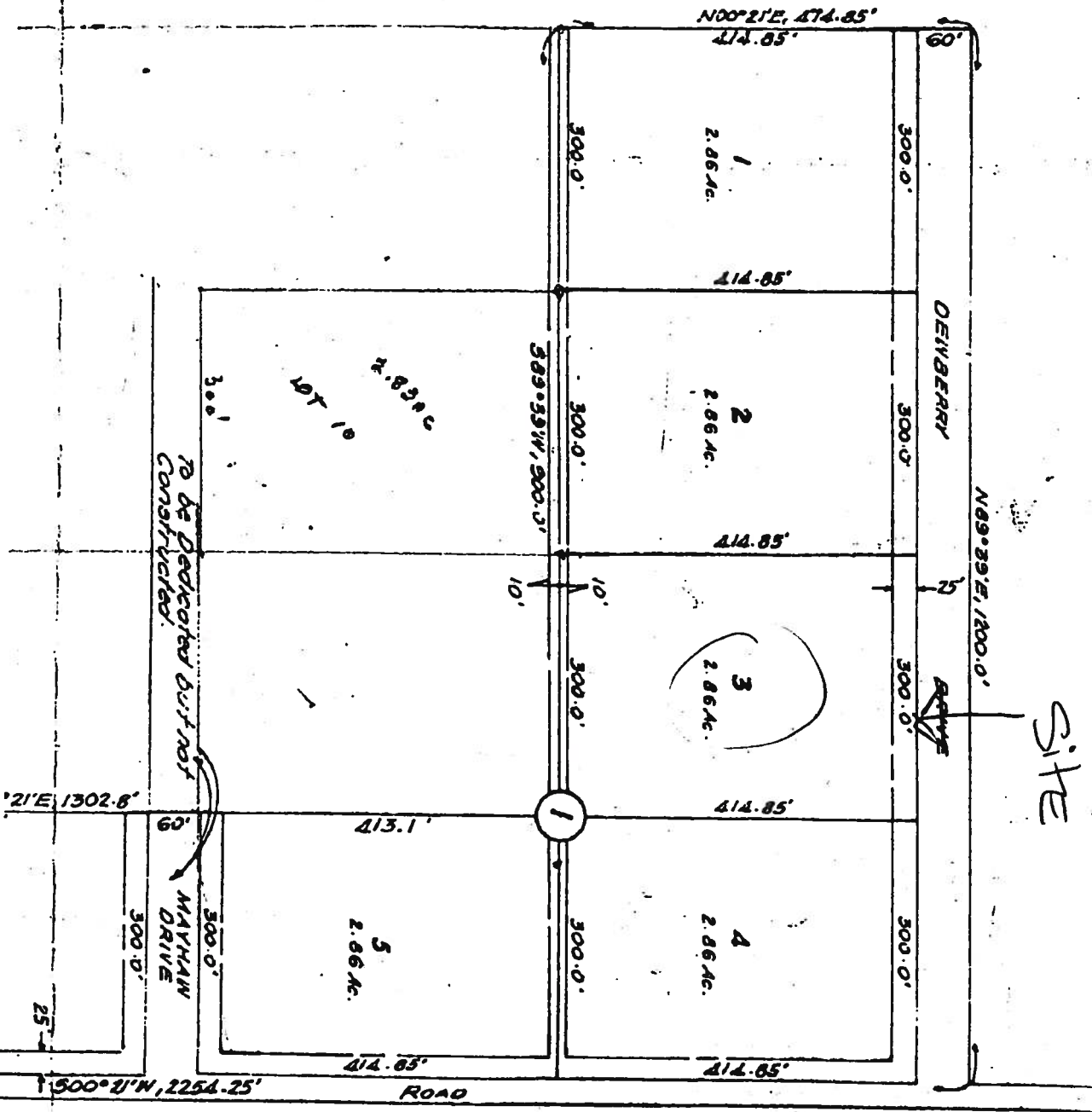
45

57

0 400 Feet



ZC15-08-063



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-063
Posted: 07/20/15

Meeting Date: August 4, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Steven Lee
OWNER: Ross D. Lee
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Dewberry Road, Covington; S9, T6S, R11E; Ward 3, District 2
SIZE: 2.86 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-1 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Residential	A-1 (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-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Drewberry Road, west of South Fitzmorris Road, being 11 Dewberry 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 objection to the request.

STAFF RECOMMENDATION:

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