

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4197 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. BURKHALTER PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 5<sup>TH</sup> DAY OF NOVEMBER, 2009

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE 2009 SOUTH CENTRAL COMPREHENSIVE REZONING AREA ONE (CRA-1) OF ST. TAMMANY PARISH, LA., TO RECLASSIFY CERTAIN AREAS AS MANUFACTURED HOUSING OVERLAY (MHO). WARD 8, DISTRICT 14.

WHEREAS, at the public hearing held in accordance with law, the Zoning Commission of the Parish of St. Tammany considered establishing a Manufactured Housing Overlay (MHO) in the following two areas of Comprehensive Rezoning Area One (CRA-1), to wit:

1) A certain parcel of ground situated in Section 34, Township 8 South, Range 14 East and Section 3, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Quarter corner common to Section 34, T-8-S, R-14-E and Sections 3, T-9-S, R-14-E; thence proceed South 89 degrees 45 minutes East a distance of 634 feet; to the POINT OF BEGINNING. Thence run North a distance of 233.61 feet, thence proceed North 88 degrees 23 minutes West a distance of 83 feet to a point on the western Right of Way of Javery Road; thence proceed North along the westerly Right of Way of Javery Road approximately 1082 feet to a point formed by the intersection of the southern Right of Way line of Ben Thomas Road and the western Right of Way line of Javery Road; thence proceed West along the southern Right of Way of Ben Thomas Road a distance of 320 feet; thence proceed South 01 degree 00 minutes 00 seconds West a distance 563 feet; thence proceed West a distance of 275 feet; thence proceed South 00 degree 54 minutes 34 seconds West a distance of 795.36 feet; thence proceed South 00 degrees 02 minutes 30 seconds West a distance of 2105.25 feet; thence proceed South 69 degrees 56 minutes East a distance of 741.15 feet to a point on the western right of way of Right of Way of the Southern Railway System Railroad; thence proceed in a northerly direction along the western Right of Way of the Southern Railway System Railroad a distance of 870 feet; thence proceed in a northerly direction along the western Right of Way of U.S. Highway 11 a distance of 1005 feet; thence proceed West a distance of 552.50 feet; thence proceed North a distance of 569.64 feet to the POINT OF BEGINNING, and containing 62.12 acres of land, more or less.

2) A certain parcel of ground situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the intersection of the eastern right of way of Grace Drive and the southern Right of Way of Powell Road, said point being the POINT OF BEGINNING, proceed South 74 degrees 06 minutes East a distance of 112 feet; thence proceed South 08 degrees 45 minutes West a distance of 234 feet; thence proceed North 68 degrees 16 minutes East a distance of 284 feet; thence proceed South 39 degrees 22 minutes East a distance of 686 feet; thence proceed South 88 degrees 39 minutes West a distance of 427 feet; thence proceed South 64 degrees 11 minutes West a distance of 263 feet; thence proceed South 03 degrees 55 minutes West a distance of 321 feet; thence proceed South 85 degrees 56 minutes East a distance of 244 feet; thence proceed South 24 degrees 34 minutes West a distance of 575

feet; thence proceed North 88 degrees 40 minutes West a distance of 1045 feet; thence proceed North a distance of 970 feet; thence proceed North 52 degrees 56 minutes East a distance of 850 feet; thence proceed North 16 degrees 01 minute East a distance of 220 feet; thence proceed South 72 degrees 48 minutes a distance of 215 feet to the POINT OF BEGINNING, and containing 40.26 acres of land, more or less.

WHEREAS, after hearing in accordance with law, the Zoning Commission has made its recommendation to the Parish Council; and

WHEREAS, the St. Tammany Parish Council held its public hearing in accordance with law and, after considering the Zoning Commission's recommendation, the Parish Council finds that it is in the best interest of the public health, safety and welfare to establish a Manufactured Housing Overlay (MHO) in the two areas of Comprehensive Rezoning Area One (CRA-1) described herein above and herein below.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that a Manufactured Housing Overlay (MHO) is hereby established in the following two areas of the 2009 South Central Comprehensive Rezoning Area One (CRA-1):

- 1) A certain parcel of ground situated in Section 34, Township 8 South, Range 14 East and Section 3, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Quarter corner common to Section 34, T-8-S, R-14-E and Sections 3, T-9-S, R-14-E; thence proceed South 89 degrees 45 minutes East a distance of 634 feet; to the POINT OF BEGINNING. Thence run North a distance of 233.61 feet, thence proceed North 88 degrees 23 minutes West a distance of 83 feet to a point on the western Right of Way of Javery Road; thence proceed North along the westerly Right of Way of Javery Road approximately 1082 feet to a point formed by the intersection of the southern Right of Way line of Ben Thomas Road and the western Right of Way line of Javery Road; thence proceed West along the southern Right of Way of Ben Thomas Road a distance of 320 feet; thence proceed South 01 degree 00 minutes 00 seconds West a distance 563 feet; thence proceed West a distance of 275 feet; thence proceed South 00 degree 54 minutes 34 seconds West a distance of 795.36 feet; thence proceed South 00 degrees 02 minutes 30 seconds West a distance of 2105.25 feet; thence proceed South 69 degrees 56 minutes East a distance of 741.15 feet to a point on the western right of way of Right of Way of the Southern Railway System Railroad; thence proceed in a northerly direction along the western Right of Way of the Southern Railway System Railroad a distance of 870 feet; thence proceed in a northerly direction along the western Right of Way of U.S. Highway 11 a distance of 1005 feet; thence proceed West a distance of 552.50 feet; thence proceed North a distance of 569.64 feet to the POINT OF BEGINNING, and containing 62.12 acres of land, more or less.

- 2) A certain parcel of ground situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the intersection of the eastern right of way of Grace Drive and the southern Right of Way of Powell Road, said point being the POINT OF BEGINNING, proceed South 74 degrees 06 minutes East a distance of 112 feet; thence proceed South 08 degrees 45 minutes West a distance of 234 feet; thence proceed North 68 degrees 16 minutes East a distance of 284 feet; thence proceed South 39 degrees 22 minutes East a distance of 686 feet; thence proceed South 88 degrees 39 minutes West a distance of 427 feet; thence proceed South 64 degrees 11 minutes West a distance of 263 feet; thence proceed South 03 degrees 55 minutes West a distance of 321

feet; thence proceed South 85 degrees 56 minutes East a distance of 244 feet; thence proceed South 24 degrees 34 minutes West a distance of 575 feet; thence proceed North 88 degrees 40 minutes West a distance of 1045 feet; thence proceed North a distance of 970 feet; thence proceed North 52 degrees 56 minutes East a distance of 850 feet; thence proceed North 16 degrees 01 minute East a distance of 220 feet; thence proceed South 72 degrees 48 minutes a distance of 215 feet to the POINT OF BEGINNING, and containing 40.26 acres of land, more or less.

BE IT FURTHER ORDAINED that the official zoning map of the 2009 South Central Comprehensive Rezoning Area One (CRA-1) of the Parish of St. Tammany shall be and is hereby amended to designate Area 1 and Area 2 as Manufactured Housing Overlay (MHO).

REPEAL: All Resolutions, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2009

Published Adoption: \_\_\_\_\_, 2009

Delivered to Parish President: \_\_\_\_\_, 2009 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2009 at \_\_\_\_\_