

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4808

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. SMITH

ON THE 12 DAY OF JULY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 25, NORTH OF THOMPSON ROAD, SOUTH OF C. GOTTI ROAD AND WHICH PROPERTY COMPRISES A TOTAL 2.179 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 2, DISTRICT 3) (ZC12-06-041)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-041, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF AUGUST, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

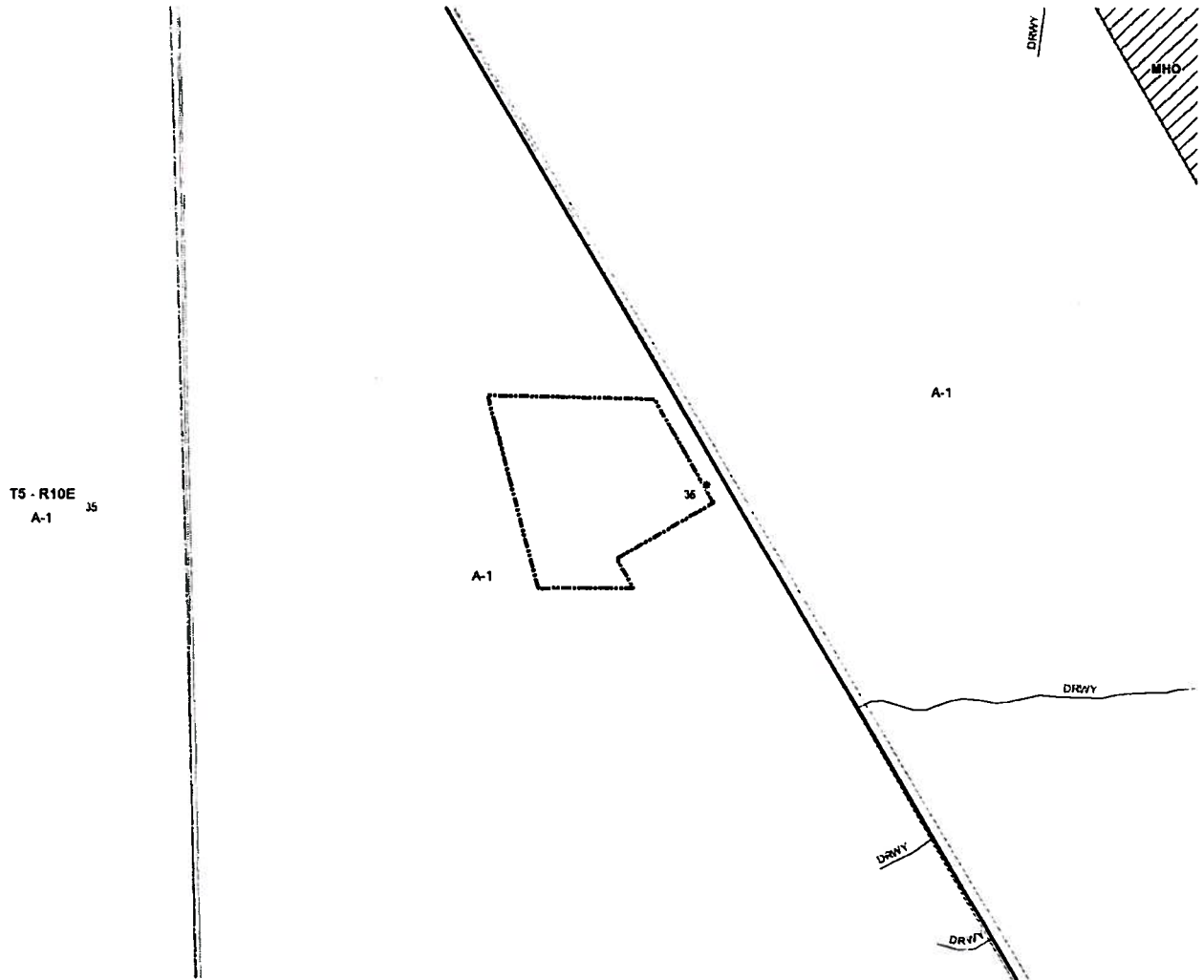
Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

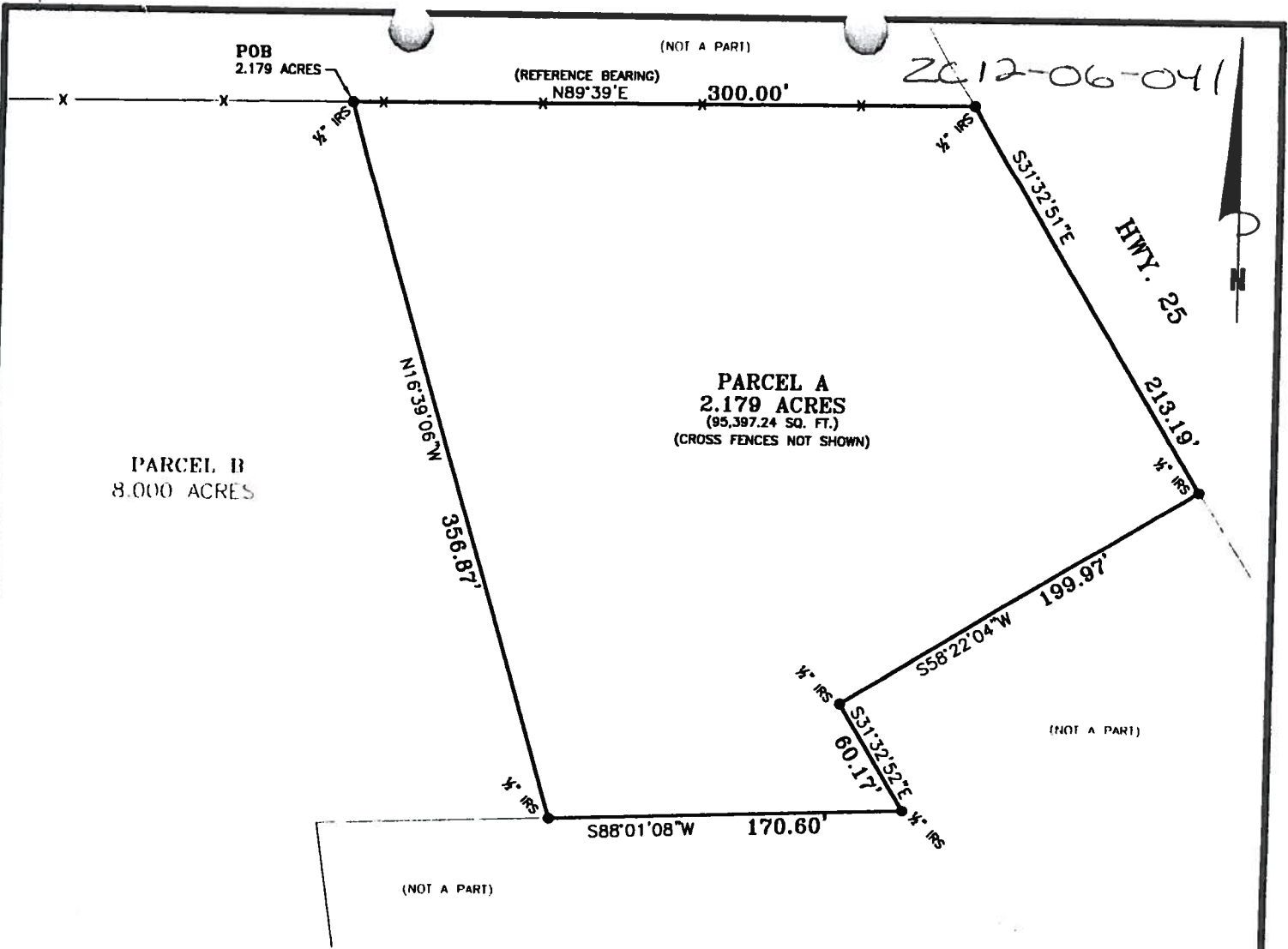
**EXHIBIT "A"**

**ZC12-06-041**

2.179 ACRES PARCEL IS REPORTED TO BE  $S03^{\circ} 44'E$ . 221.68' FROM THE QUARTER SECTION CORNER COMMON TO SECTION 35 & 36, T—5-S. R—10—E, ST. TAMMANY PARISH, LOUISIANA, THENCE  $N89^{\circ} 39'E$ , 578.18' TO THE POB FROM THE POB, RUN  $N89^{\circ} 39'E$ , 300.00'; THENCE RUN  $S31^{\circ} 32'51"E$ , 213.19'; THENCE RUN  $S58^{\circ} 22'04"W$ , 199.97'; THENCE RUN  $S31^{\circ} 32'52"E$ , 60.17'; THENCE RUN  $S88^{\circ} 01'08"W$ , 170.60'; THENCE RUN  $N16^{\circ} 39'06"W$ . 356.87' BACK TO THE POB SAID PARCEL CONTAINS 2.179 ACRES

**CASE NO.:** ZC12-06-041  
**PETITIONER:** Nicole Latour  
**OWNER:** David & Nicole Latour  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of LA Highway 25, north of Thompson Road, south of C. Gotti Road; S36,T5S,R10E; Ward 2, District 3  
**SIZE:** 2.179 acres





2012-06-041

PARCEL B  
8.000 ACRES

PARCEL A  
2.179 ACRES  
(95,397.24 SQ. FT.)  
(CROSS FENCES NOT SHOWN)

HWY. 25

**LEGEND**

- 1/2" IRON PIPE OR ROD (FOUND)
- 1/2" IRON ROD (SET)

**2.179 ACRES PARCEL** IS REPORTED TO BE S03°44'E, 221.68' FROM THE QUARTER SECTION CORNER COMMON TO SECTION 35 & 36, T-5-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA, THENCE N89°39'E, 578.18' TO THE POB.  
FROM THE POB, RUN N89°39'E, 300.00'; THENCE RUN S31°32'51"E, 213.19'; THENCE RUN S58°22'04"W, 199.97'; THENCE RUN S31°32'52"E, 60.17'; THENCE RUN S88°01'08"W, 170.60'; THENCE RUN N16°39'06"W, 356.87' BACK TO THE POB.  
SAID PARCEL CONTAINS 2.179 ACRES (95,397.24 SQ. FT. MORE OR LESS).

**REFERENCE SURVEY(S):**  
SURVEY BY JERON R. FITZMORRIS FOR WALTON JAY GAINES, DATED 8-21-85, LAST REVISED 5-31-91, NUMBER 4060.  
SURVEY BY THIS FIRM, DATED JULY 29, 2002, DRAWING NUMBER 2002469A.

**NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0125 C; Revised: OCTOBER 17, 1989

**NOTE:** Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.  
**NOTE:** Servitudes shown hereon are not necessarily exclusive. Servitudes 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.  
This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS D SURVEY.

A SURVEY MAP OF  
**PARCEL A BEING 2.179 ACRES**  
Situated in  
**SECTION 36, TOWNSHIP 5 SOUTH, RANGE 10 EAST**  
in St. Tammany Parish, Louisiana for  
**NICOLE LATOUR**

Survey No. 2002469C      Drawn by: JDL/LFR      Scale: 1" = 80'  
Date: DECEMBER 8, 2011      Revised:

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors      Planners and Consultants  
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447  
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

STATE OF LOUISIANA  
This Survey is Certified True and Correct By  
**JOHN E. BONNEAU**  
REG. No. 4420  
REGISTERED PROFESSIONAL LAND SURVEYOR  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

# Administrative Comment

## ZONING STAFF REPORT

**Date:** May 29, 2012

**Meeting Date:** May 1, 2012

**Case No.:** ZC12-06-041 **Determination:** Amended to MHO (Manufactured Housing Overlay)

**Posted:** 5/10/ 2012

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### GENERAL INFORMATION

**PETITIONER:** Nicole Latour  
**OWNER:** David & Nicole Latour  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of LA Highway 25, north of Thompson Road, south of C. Gotti Road; S36,T5S,R10E; Ward 2, District 3  
**SIZE:** 2.179 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State      **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	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

#### EXISTING LAND USE:

**Existing development?** No      **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-1 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of LA Highway 25, north of Thompson Road, south of C. Gotti Road. The 2025 Future Land Use Plan supports residential and agricultural development in this area including mobile homes. Staff has no objection to the request for a mobile home overlay; however, there is no compelling reason to increase the density in the area by allowing the zoning to be changed from A1 to A2. Note that the site is entirely surrounded by A-1 zoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) be denied & the MHO (Manufactured Housing Overlay) designation be approved.