

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4816

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 NORTH SIDE OF US HIGHWAY 190 EAST, EAST OF MILITARY ROAD, BEING 41233 HIGHWAY 190 E, SLIDELL, AND WHICH PROPERTY COMPRISES A TOTAL 0.5108 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 8, DISTRICT 13) (ZC12-06-051)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-051, 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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 \_\_\_\_\_

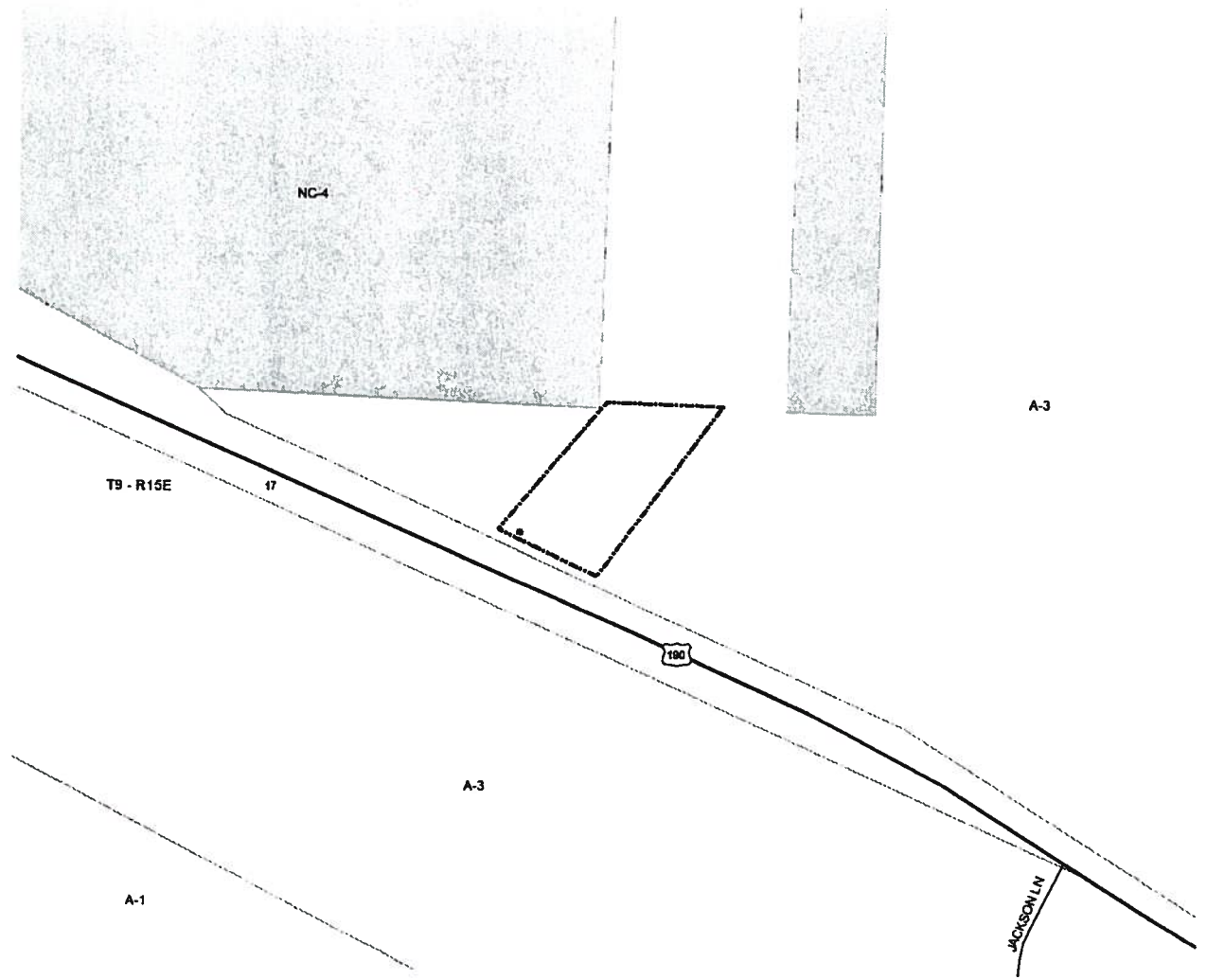
Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-06-051**

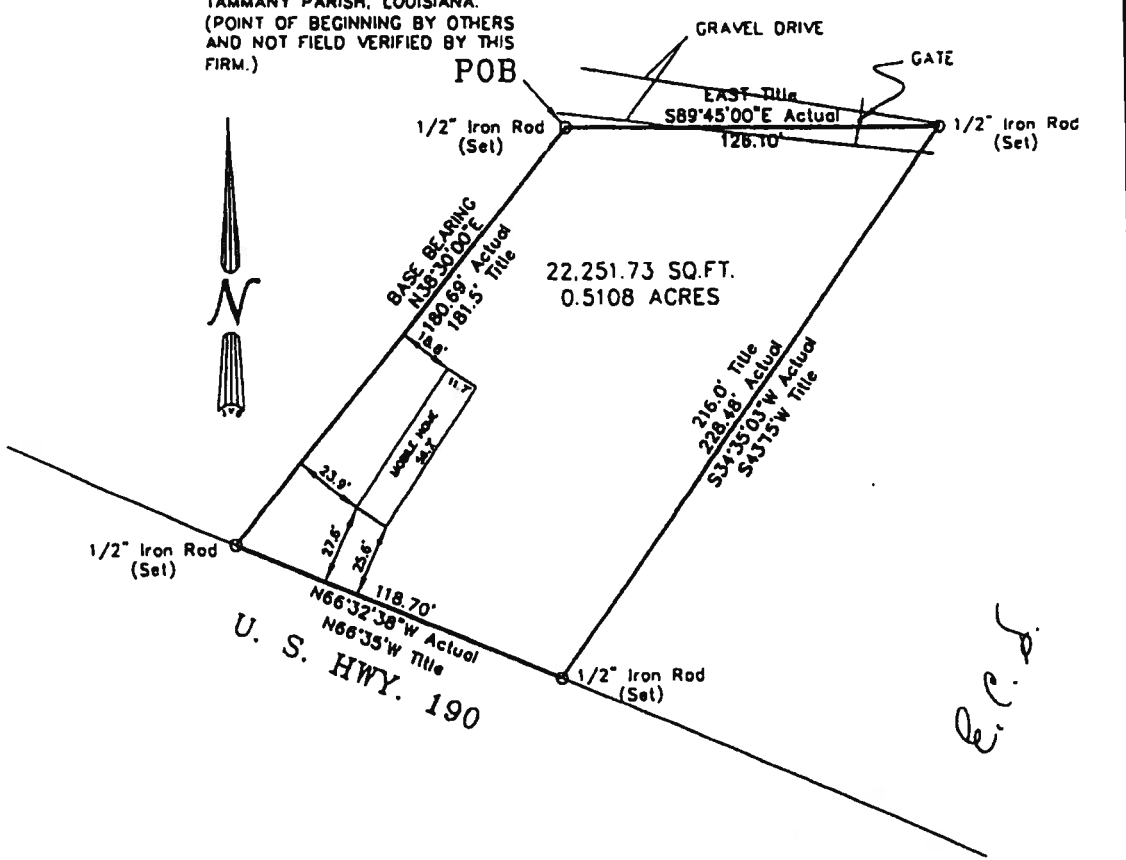
A Certain parcel of land, together with all buildings and improvements thereon situated in the S. E. 1/4 of SW. ¼ of Sec. 17, T. 6 S., R. 15 E., St. Tammany Parish, Louisiana, to wit: From the northwest corner of said S. E. ¼ of S. W. ¼ of said Sec. 17 and go East 837.0 feet; thence go South 38 deg. 30 min. West 30.0 feet to the point of beginning; thence go South 38 deg. 30 min. West 181.5 feet to a point on the north right of way of U. S. Highway No. 190; thence go South 66 deg. 35 min. East 118.7 feet along the north right of way line of said U. S. Highway No. 190; thence go North 43 deg. 15 min. East 126.1 feet; thence go West 216.0 feet to the point of beginning

**CASE NO.:** ZC12-06-051  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of US Highway 190 East, east of Military Road, being 41233 Highway 190 E, Slidell; S17,T9S,R15E; Ward 8, District 13  
**SIZE:** 0.5108 acre

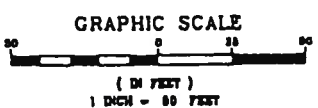


2012-06-051

POINT OF BEGINNING  
 THIS POINT IS DESCRIBED AS  
 BEING EAST - 837.00', THENCE S  
 38°30'W - 30.0' FROM THE  
 NORTHWEST CORNER OF THE  
 SOUTHWEST QUARTER OF THE  
 SOUTHWEST QUARTER OF SECTION  
 17, T-9-S, R-15-E, ST.  
 TAMMANY PARISH, LOUISIANA.  
 (POINT OF BEGINNING BY OTHERS  
 AND NOT FIELD VERIFIED BY THIS  
 FIRM.)



**LEGEND**  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross



**BUILDING SETBACKS**  
 (\* Vary Prior to Construction)  
 Front Setback :  
 Side Setback :  
 Rear Setback :

ADDRESS: 41237 HWY. 190 EAST

CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED BY ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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.

FLSA No. 225705 0410 D  
 FLSM Date: 4/21/02  
 DR: A.L.D. B.F.E.  
 \* Verify prior to construction with Local Governing Body

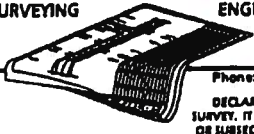
RAWING NO.  
1062930  
DATE  
9/01/06

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 HWY. 190 EAST  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: BC  
 CHECKED BY: MD

SCALE: 1" = 50'



Phone: 882-849-0075 Fax: 882-149-0154  
 Mobile: 882-849-0075  
 DECLARATION 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.

0.5108 ACRE PARCEL  
 LOCATED NEAR THE CITY OF SLIDELL  
 SECTION 17, T-9-S, R-15-E  
 ST. TAMMANY PARISH,  
 LOUISIANA

CERTIFIED TO: EMMA COOLEY

SEAL OF LOUISIANA  
 SURVEYED BY  
 SEAN M. BURKES  
 LA REG. No. 4785

# Administrative Comment

## ZONING STAFF REPORT

**Date:** May 29, 2012

**Case No.:** ZC12-06-051

**Posted:** 05/10/12

**Meeting Date:** June 5, 2012

**Determination:** Approved

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located on the north side of US Highway 190 East, east of Military Road, being 41233 Highway 190 E, Slidell; S17,T9S,R15E; Ward 8, District 13

**SIZE:** 0.5108 acre

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Federal

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-3 (Suburban District)
South	Residential	A-3 (Suburban District)
East	Residential	A-3 (Suburban District)
West	Residential	A-3 (Suburban District)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of US Highway 190 East, east of Military Road, being 41233 Highway 190 E, Slidell. The 2025 future land use plan designates the area to be developed in a manner that would encourage the preservation of the natural landscape of the area. The site is surrounded by residential uses. Staff does not have any objections to the addition of a manufacture housing overlay to the site.

#### STAFF RECOMMENDATION:

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