

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4847

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

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

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

ON THE 2 DAY OF AUGUST , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF TREPAGNIER ROAD, SOUTH OF LA HIGHWAY 22, BEING 148 TREPAGNIER ROAD, MADISONVILLE, AND WHICH PROPERTY COMPRISES A TOTAL 2.07 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 1, DISTRICT 4) (ZC12-07-061)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-061, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 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: JULY 26 , 2012

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

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

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

**Exhibit "A"**

**ZC12-07-061**

**Located in Section 37, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana**

**From the Section Corner to Section 21, 37 and 42 Township 7 South Range 10 East, St Tammany Parish, Louisiana run South 74 degrees 52 minutes 16 seconds East 369.82 feet; thence South 14 degrees 54 minutes 00 seconds West, 936.40 feet to the Point of Beginning.**

**From the Point of Beginning run South 14 degrees 54 minutes 00 seconds West, 600.00 feet to a point; thence North 74 degrees 49 minutes 42 seconds West, 150.00 feet to a point; thence North 14 degrees 54 minutes 00 seconds East, 600.00 feet to a point; thence South 74 degrees 49 minutes 42 seconds East, 150.00 feet back to the Point of Beginning.**

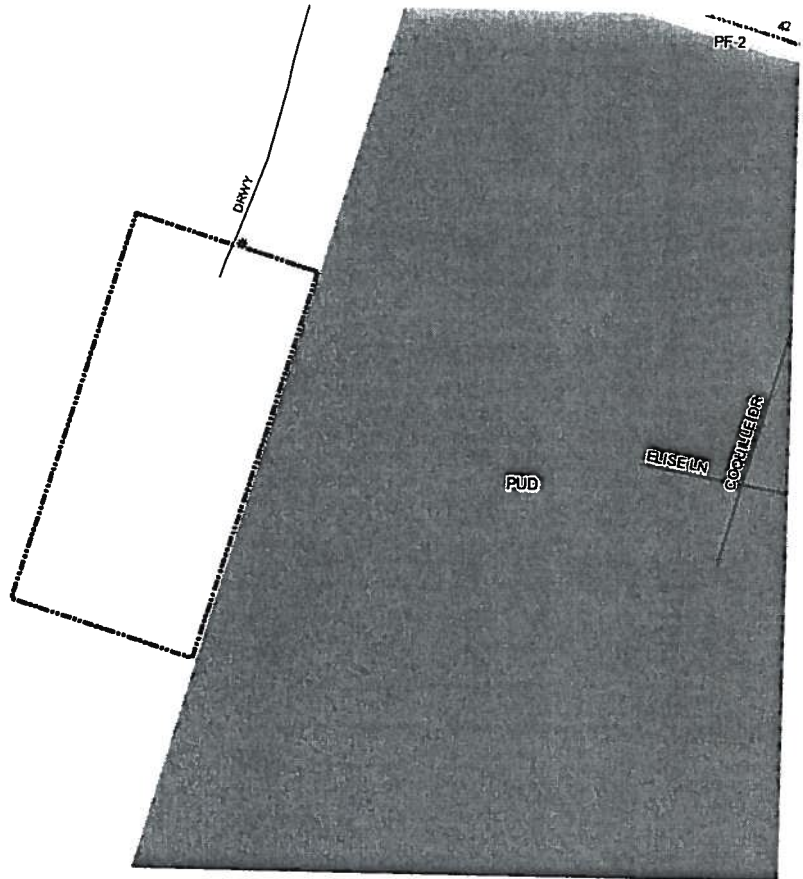
**This tract contains 2.07 Acres**

**CASE NO.:** ZC12-07-061  
**PETITIONER:** Deborah Beckham Huther  
**OWNER:** Deborah Beckham Huther  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located at the end of Trepagnier Road, south of LA Highway 22, being 148 Trepagnier Road, Madisonville; S37,T7S,R10E; Ward 1, District 4  
**SIZE:** 2.07 acres

TREPAGNIER RD

T7 - R10E

A-2  
37

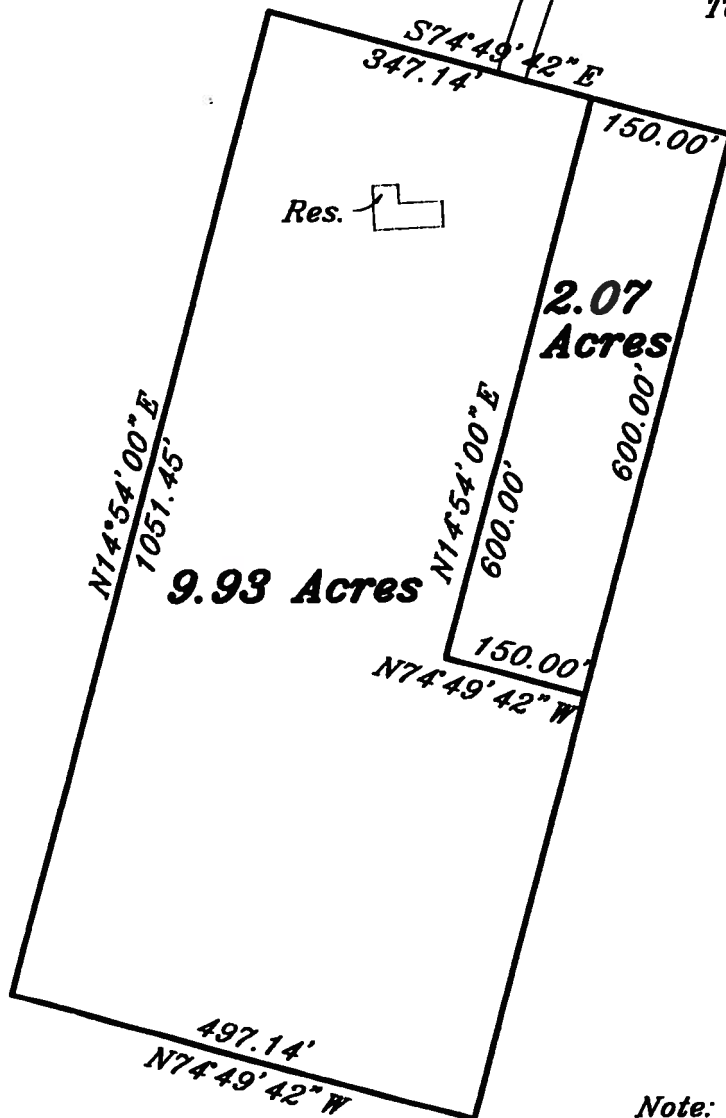


ZC12-07-061

Trepagnier Road



This point is  $S74^{\circ}52'16'' E$ ,  $369.82'$ ;  $S14^{\circ}54'00'' W$ ,  $936.40'$  from the Section Corner common to Sections 21, 37 & 42 T7S R10E, St. Tammany Parish, Louisiana



Note: Improvements were not located on this property except as shown

This is not a property boundary survey map. The sole purpose of this map is for zoning purposes only and should not be used for construction, bidding, recordation, conveyance, sales or as the basis for the issuance of a permit.

This property is located in Flood Zone C as per FEMA FIRM Comm. Panel No 225205 0215 C, map dated 4-2-1991

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

Building setback lines should be determined by owner or contractor prior to any construction

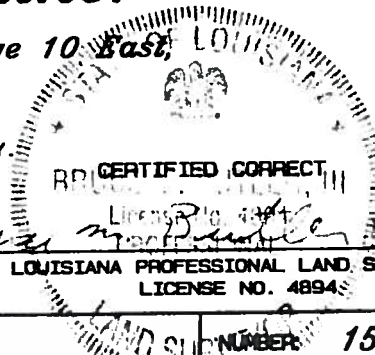
MAP PREPARED FOR **Deborah Beckham Huther**

SHOWN PROPERTY LOCATED IN **Section 37 Township 7 South Range 10 East, St. Tammany Parish, Louisiana**

SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 842-6271 office (985) 848-0355 fax



LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 200'

DATE: May 11, 2012

NUMBER: 15570

# Administrative Comment

## ZONING STAFF REPORT

Date: June 25, 2012

Case No.: ZC12-07-061

Posted: 06/14/12

Meeting Date: July 3, 2012

Determination: Approved

---

### GENERAL INFORMATION

**PETITIONER:** Deborah Beckham Huther  
**OWNER:** Deborah Beckham Huther  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located at the end of Trepagnier Road, south of LA Highway 22, being 148 Trepagnier Road, Madisonville; S37, T7S, R10E; Ward 1, District 4  
**SIZE:** 2.07 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-2 (Suburban District)
South	Undeveloped	A-2 (Suburban District)
East	Undeveloped	PUD (Planned Unit Development Overlay)
West	Undeveloped	A-2 (Suburban District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments

#### 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 Trepagnier Road, south of LA Highway 22, being 148 Trepagnier Road, Madisonville. The 2025 future land use plan designates the area to be developed as a planned district with single family residences including the preservation of the natural environment of the site. Staff does not have any objection to the request to add a MHO to the site.

#### STAFF RECOMMENDATION:

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