

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6117 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/'BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 3 DAY OF JANUARY , 2019

(2018-1248-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST SIDE OF SHARP CHAPEL ROAD, EAST OF LA HIGHWAY 40 AND WHICH PROPERTY COMPRISES A TOTAL OF 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY & RO (RURAL OVERLAY) (WARD 5, DISTRICT 6). (2018-1248-ZC).

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1248-ZC, 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-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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 & RO (Rural 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-2 (Suburban District), MHO (Manufactured Housing Overlay & RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 26 , 2018

Published Adoption: \_\_\_\_\_ , 2019

Delivered to Parish President: \_\_\_\_\_ , 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2019 at \_\_\_\_\_

**EXHIBIT "A"**

**2018-1248-ZC**

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 7, Township 5 South, Range 12 East, ST. TAMMANY PARISH, Louisiana, and being more fully described as follows, to-wit:

From the  $\frac{1}{4}$  corner common to Sections 7 and 18 of the above township and range, go South 89 degrees 44 minutes East, 442.35 feet; thence North 00 degrees 08 minutes West, 197.52 feet; thence South 89 degrees 25 minutes 16 seconds East, 892.84 feet; thence North 00 degrees 12 minutes 42 seconds West, 291.75 feet to the Point of Beginning.

From the Point of Beginning run North 87 degrees 17 minutes 26 seconds West, 151.82 feet; thence North 00 degrees 12 minutes 42 seconds West 153.07 feet; thence North 87 degrees 17 minutes 26 seconds West 254.14 feet; thence North 04 degrees 46 minutes 12 seconds East 381.61 feet; thence South 89 degrees 23 minutes 37 seconds East 372.33 feet; thence South 00 degrees 12 minutes 42 seconds East 548.61 feet to the Point of Beginning.

**Case No.:** 2018-1248-ZC

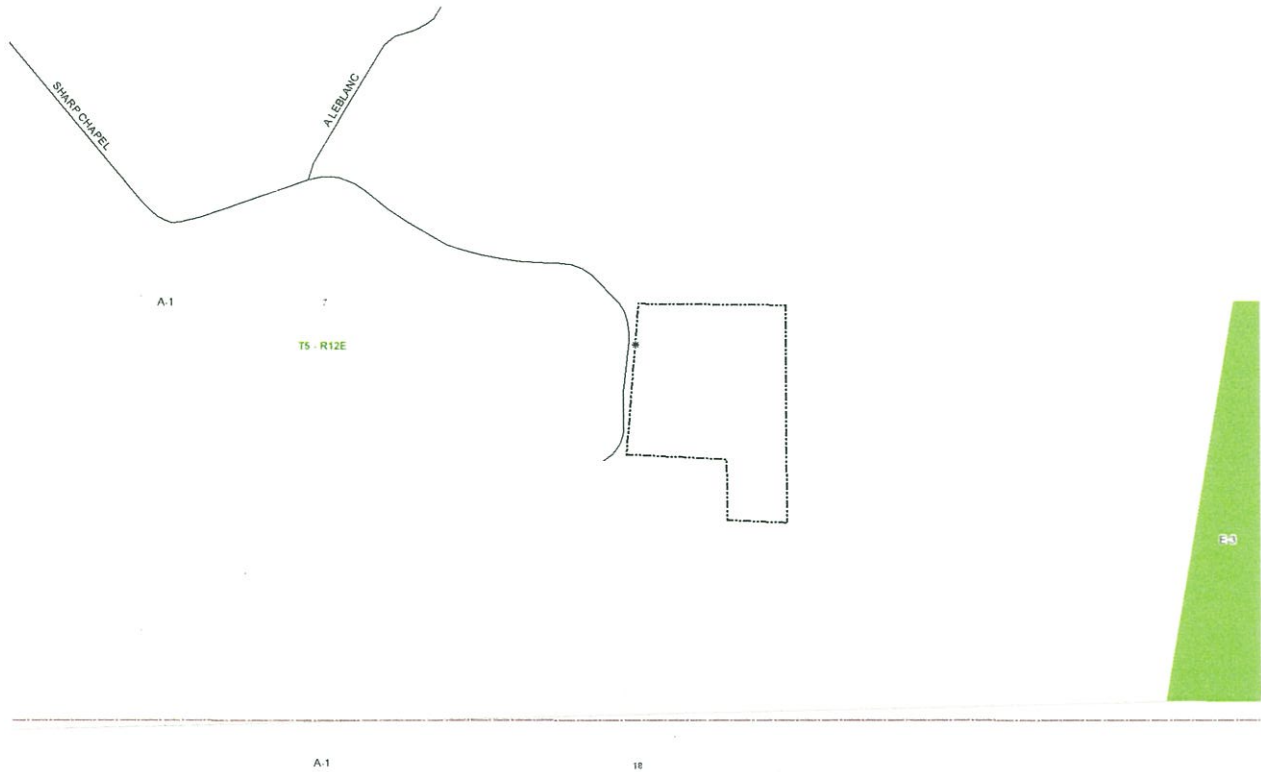
**PETITIONER:** Elise Crovetto

**OWNER:** Kerry Crovetto

**REQUESTED CHANGE:** From A-1 Suburban District with MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District with MHO Manufactured Housing Overlay & RO Rural Overlay

**LOCATION:** Parcel located on the northeast side of Sharp Chapel Road, east of LA Highway 40 ; S7, T5S, R12E; Ward 5, District 6

**SIZE:** 4 acres





ALLEBLANC

SHARP CHAPEL 7

A-1

T5 - R12E

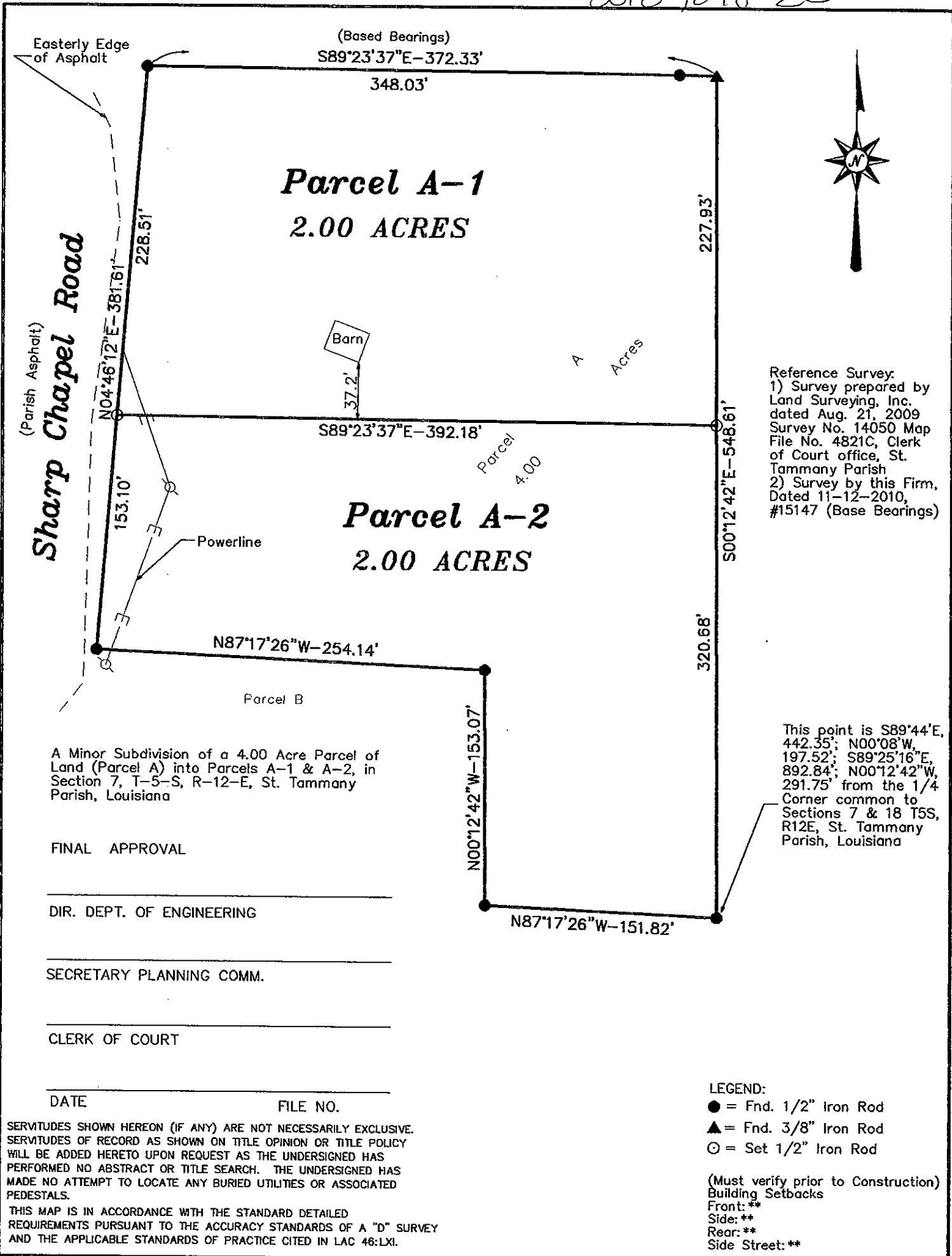
A-3

18

A-1



2018-1248-2C



Reference Survey:  
 1) Survey prepared by Land Surveying, Inc. dated Aug. 21, 2009 Survey No. 14050 Map File No. 4821C, Clerk of Court office, St. Tammany Parish  
 2) Survey by this Firm, Dated 11-12-2010, #15147 (Base Bearings)

This point is S89°44'E, 442.35'; N00°08'W, 197.52'; S89°25'16"E, 892.84'; N00°12'42"W, 291.75' from the 1/4 Corner common to Sections 7 & 18 T5S, R12E, St. Tammany Parish, Louisiana

A Minor Subdivision of a 4.00 Acre Parcel of Land (Parcel A) into Parcels A-1 & A-2, in Section 7, T-5-S, R-12-E, St. Tammany Parish, Louisiana

FINAL APPROVAL \_\_\_\_\_  
 DIR. DEPT. OF ENGINEERING \_\_\_\_\_  
 SECRETARY PLANNING COMM. \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

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.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:  
 ● = Fnd. 1/2" Iron Rod  
 ▲ = Fnd. 3/8" Iron Rod  
 ○ = Set 1/2" Iron Rod

(Must verify prior to Construction)  
 Building Setbacks  
 Front: \*\*  
 Side: \*\*  
 Rear: \*\*  
 Side Street: \*\*

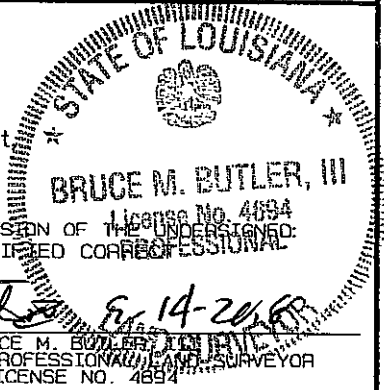
MAP PREPARED FOR **Kerry L. Crovetta**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 7 Township 5 South, Range 12 East St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. 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) 892-6277 office (985) 898-0355 fax  
 landsuri@bellsouth.net email



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 11/26/2018  
**Case No.:** 2018-1248-ZC  
**Posted:** 11/15/18

**Meeting Date:** 12/4/2018  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Elise Crovetto

**OWNER:** Kerry Crovetto

**REQUESTED CHANGE:** From A-1 Suburban District with MHO Manufactured Housing Overlay & RO Rural Overlay to A-2 Suburban District with MHO Manufactured Housing Overlay & RO Rural Overlay

**LOCATION:** Parcel located on the northeast side of Sharp Chapel Road, east of LA Highway 40 ; S7, T5S, R12E; Ward 5, District 6

**SIZE:** 4 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** Yes

**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 with MHO Manufactured Housing Overlay & RO Rural Overlay. This site is located on the northeast side of Sharp Chapel Road, east of LA Highway 40. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by properties zoned A-1 Suburban District.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-2 Suburban District designation be denied