

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6436

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF DAISY STREET AND THE WEST SIDE OF JASMINE STREET, NORTH LOUISIANA HIGHWAY 36; BEING LOTS 1-6, SQUARE 21, WEST ABITA SUBDIVISION, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .344 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 10, DISTRICT 2). (2020-1847-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1847-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-4 (Single Family Residential District) & NC-4 (Neighborhood Institutional District) to an A-4 (Single-Family Residential 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-4 (Single-Family Residential 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-4 (Single Family Residential District) & NC-4 (Neighborhood Institutional District) to an A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-1847-ZC

All that certain piece or parcel of land, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the subdivision known as West Abita Springs, being a subdivision of the West half of the Northeast Quarter of Section 36, Township 6 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, described in accordance with a survey by C. Pumilia, dated February 24, 1919, of record in Map File No. of the official records of St. Tammany Parish, which property is more particularly described as follows, to wit:

Being Lots 1, 2, 3, 4, 5, and 6, Square 21 of said West Abita Springs Subdivision.

Lots 1, 3, and 5 of Square 21, each measure 25 feet front on Daisy Street by 100 feet between equal and parallel lines.

Lots 2, 4, and 6 of Square 21, each measure 25 feet front on Jasmine Street by a depth of 100 feet between equal and parallel lines.

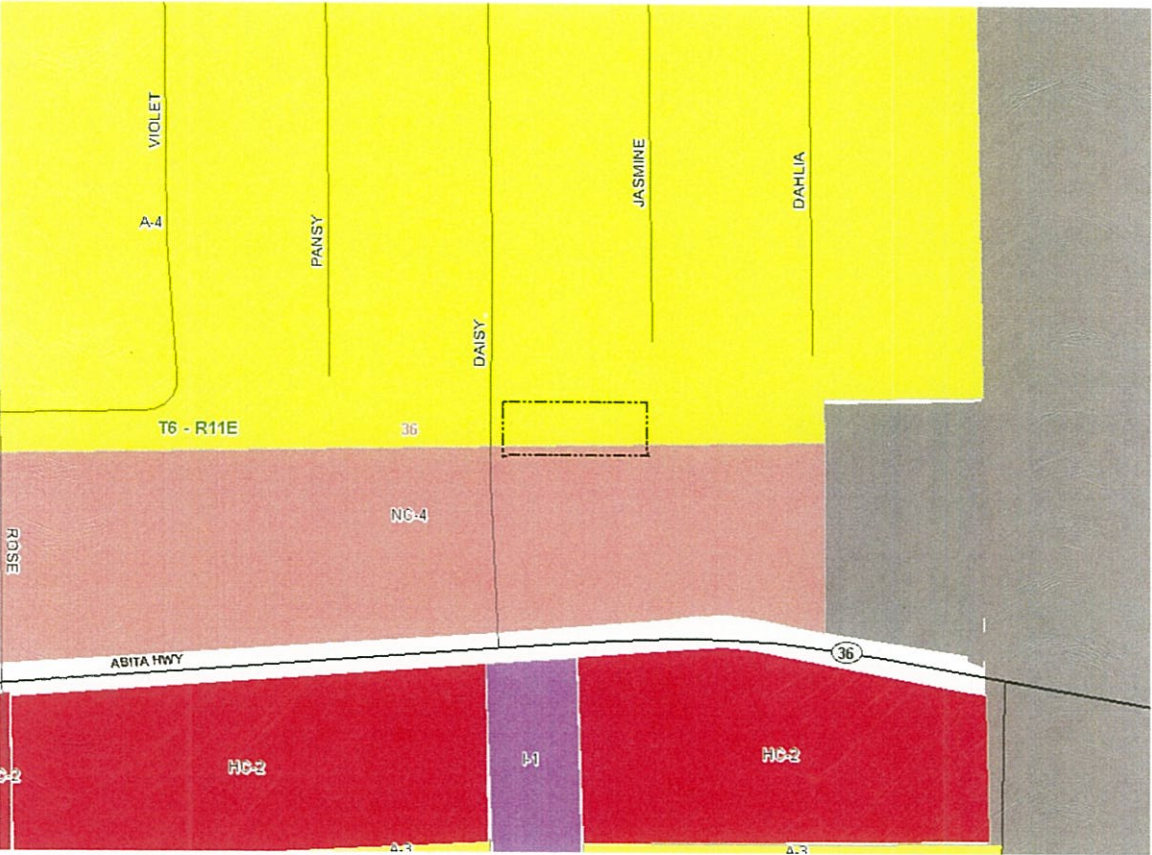
Case No.: 2020-1847-ZC

PETITIONER: Kelvin Johnson and Lasoncdra Davidson

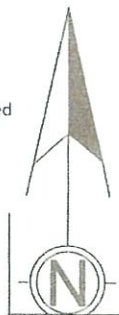
OWNER: Kelvin Johnson and Lasoncdra Davidson

REQUESTED CHANGE: From A-4 Single-Family Residential District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

SIZE: .344 acres



REFERENCE BEARING:
Iron Rod A to Iron Rod B
N89°32'04"W
Astronomic North determined
by Solar Observation



LEGEND

- ☒ = RAILROAD RAIL FOUND
 ● = 5/8" IRON ROD FOUND
 ⊗ = 1/2" IRON ROD FOUND
 ⊗ = 1/2" IRON ROD SET
 -X- = FENCE

APPROVAL:

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

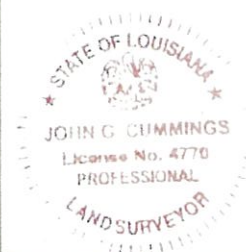
COVINGTON, LA 70433

PLAT PREPARED FOR: *Kelvin Johnson*

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, & 6, INTO LOT 1-A, SQUARE 21, WEST ABITA SUBDIVISION, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE:

$$1'' = 40'$$

JOB NO.

19132

DATE:

6/24/2019

REVISÉ:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/15/2020

Meeting Date: June 24, 2020

Case No.: 2020-1847-ZC

Determination: Approved

Posted: 6/12/2020

Postponed: May 6, 2020

GENERAL INFORMATION

PETITIONER: Kelvin Johnson and Lasoncdra Davidson

OWNER: Kelvin Johnson and Lasoncdra Davidson

REQUESTED CHANGE: From A-4 Single-Family Residential and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Daisy Street, south of Success Street; being Lots 1-6, Square 21, West Abita Subdivision, Covington

SIZE: .344 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 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-4 Single-Family Residential District
South	Residential	NC-4 Neighborhood Institutional District
East	Undeveloped	A-4 Single-Family Residential District
West	Residential and Undeveloped	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Jasmine Street, north of Success Street; being Lots 1-6, Square 21, West Abita Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed residential uses that vary in site design and density.

While the site is flanked by properties developed with stick built homes, there are existing mobile homes in the area and the placement of a manufactured home would not be out of character. The requested zoning change will allow for the correction of the split zoned lot and is consistent with the site’s comprehensive plan designation. As such, staff does not object to the requested zoning change to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay.