

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6525

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. BINDER

ON THE 5 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF ROUVILLE ROAD, EAST OF SOUTH OAKLAWN DRIVE; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .75 ACRES OF LAND MORE OR LESS, FROM ITS A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 7, DISTRICT 7). (2020-1923-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1923-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-2 (Suburban 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-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DECEMBER, 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: OCTOBER 21, 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-1923-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, being a part of Section 39, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana. And more particularly described as follows:

From the corner common to Sections 32 and 39, Township 8 South, Range 13 East, and Sections 5 and 45, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana, measure North 89 degrees 52 minutes East, 286.7 feet; North 47 degrees 29 minutes West, 1252.7 feet; North 46 degrees 00 minutes West, 2,391.6 feet; North 22 degrees 09 minutes East 773.7 feet, South 71 degrees 24 minutes East, 420.2 feet to the point of beginning.

From the point of beginning measure North 21 degrees 41 minutes East, 209.2 feet to a point; thence South 71 degrees 53 minutes East, 156.1 feet to a point; thence South 21 degrees 07 minutes West, 210.42 feet to a point; thence North 71 degrees 24 minutes West, 158.1 feet to the point of beginning. Said piece or portion of ground containing 0.75 acres. All in accordance with survey by Land Surveying, Inc. and Jeron R. Fitzmorris, Land Surveyor, dated May 9, 1979, a copy of which is annexed to an act filed in the records of St. Tammany Parish under Book 927 Folio 8 as Instrument Number 416159.

Being the same property acquired by Magee Financial LLC of Mandeville by Sheriff's Deed dated August 29, 2018, recorded September 7, 2018, as Instrument No. 2127362, of the official records of St. Tammany Parish, Louisiana.

**Case No.:** 2020-1923-ZC

**PETITIONER:** Victoria Laurent

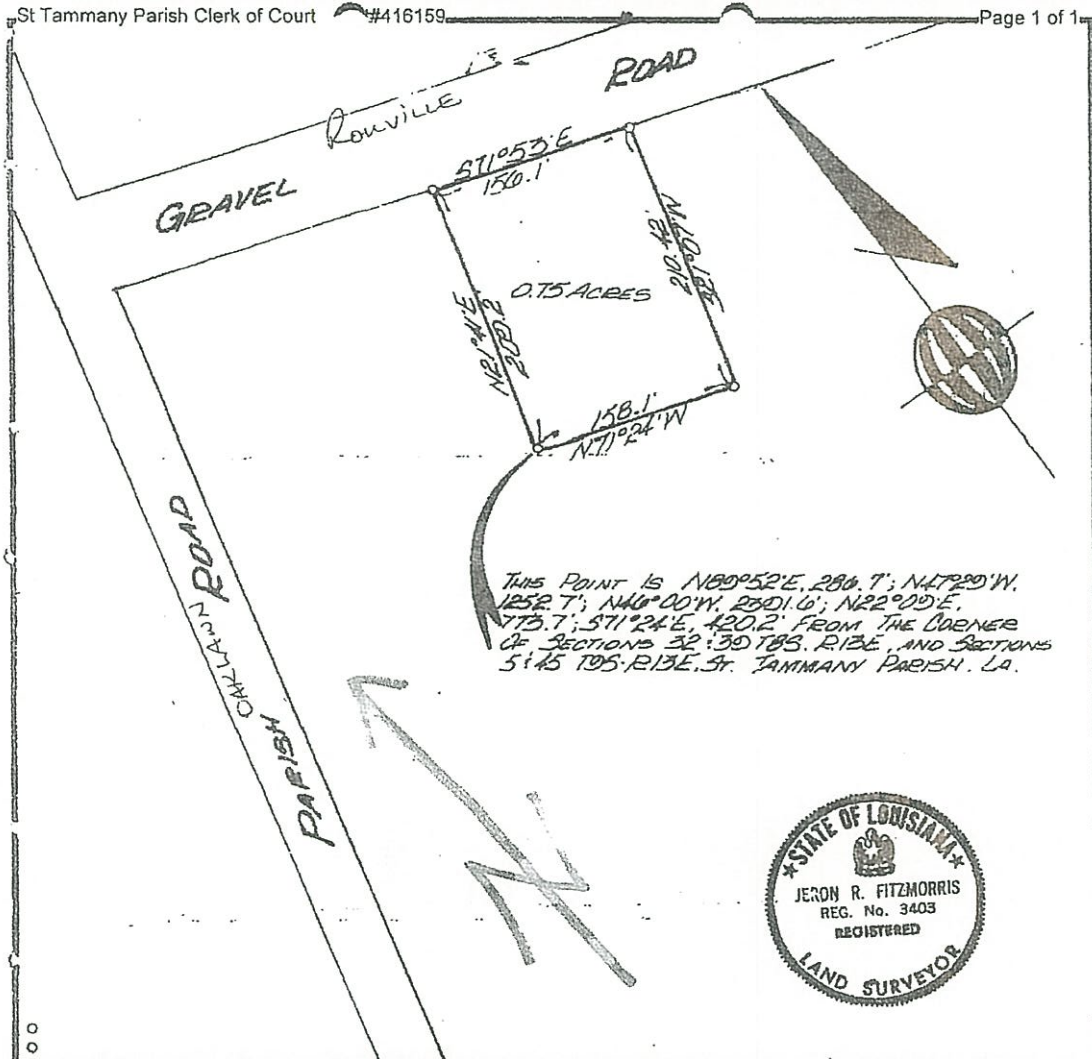
**OWNER:** Laurent 1, LLC - Ike Carter Laurent Jr.

**REQUESTED CHANGE:** From A-2 Suburban District to A-4 Single Family Residential District and MHO  
Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Rouville Road, east of South Oaklawn Drive; Lacombe, S39, T8S,  
R13E, Ward 7, District 7

**SIZE:** .75 acres





MAP PREPARED FOR **CHARLES LAURENT**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN SECTION 30 TOWNSHIP 8 SOUTH,  
 RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

**LAND SURVEYING Inc.**  
 COVINGTON, LOUISIANA

*Jeron R. Fitzmorris*  
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100'      DATE: MAY 9, 1979      NUMBER 1717

*Must check to parish atlas. Location correct*







## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** 9/25/2020  
**Case No.:** 2020-1923-ZC  
**Posted:** 9/25/2020

**Meeting Date:** October 6, 2020  
**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Victoria Laurent

**OWNER:** Laurent 1, LLC - Ike Carter Laurent Jr.

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#### 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	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

##### EXISTING LAND USE:

**Existing development:** Yes

**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-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Rouville Road, east of South Oaklawn Drive; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The present zoning designation is A-2 Suburban District, which allows one dwelling unit per acre. The requested zoning designation is A-4 Single-Family Residential District, which allows four dwelling units per acre and MHO Manufactured Housing Overlay, which allows mobile homes. The reason for the request is to bring the site into compliance with the appropriate zoning designation and subsequently be granted occupancy to the two existing single-family residential dwellings and the one existing manufactured home on the subject property.

Staff objects to the requested zoning change to A-4 since the site is abutting property that is zoned A-2 Suburban District on all sides. Staff is not opposed to the request for the MHO Manufactured Housing Overlay as the overlay is in compliance with the site's comprehensive plan designation.