

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6532

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 SIMALUSA DRIVE, BEING LOT 21, HONEYSUCKLE ESTATES LOOP SUBDIVISION; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .92 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 6). (2020-2020-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2020-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) & RO (Rural Overlay) to an A-1 (Suburban District), RO (Rural Overlay) & 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-1 (Suburban District), RO (Rural Overlay) & 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-1 (Suburban District) & RO (Rural Overlay) to an A-1 (Suburban District), RO (Rural Overlay) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2020-2020-ZC

THAT CERTAIN LOT OR PORTION OF GROUND, and its component parts, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 30, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOT 21, HONEYSUCKLE ESTATES SUBDIVISION, PHASE ONE, ST. TAMMANY PARISH, LOUISIANA.

Case No.: 2020-2020-ZC

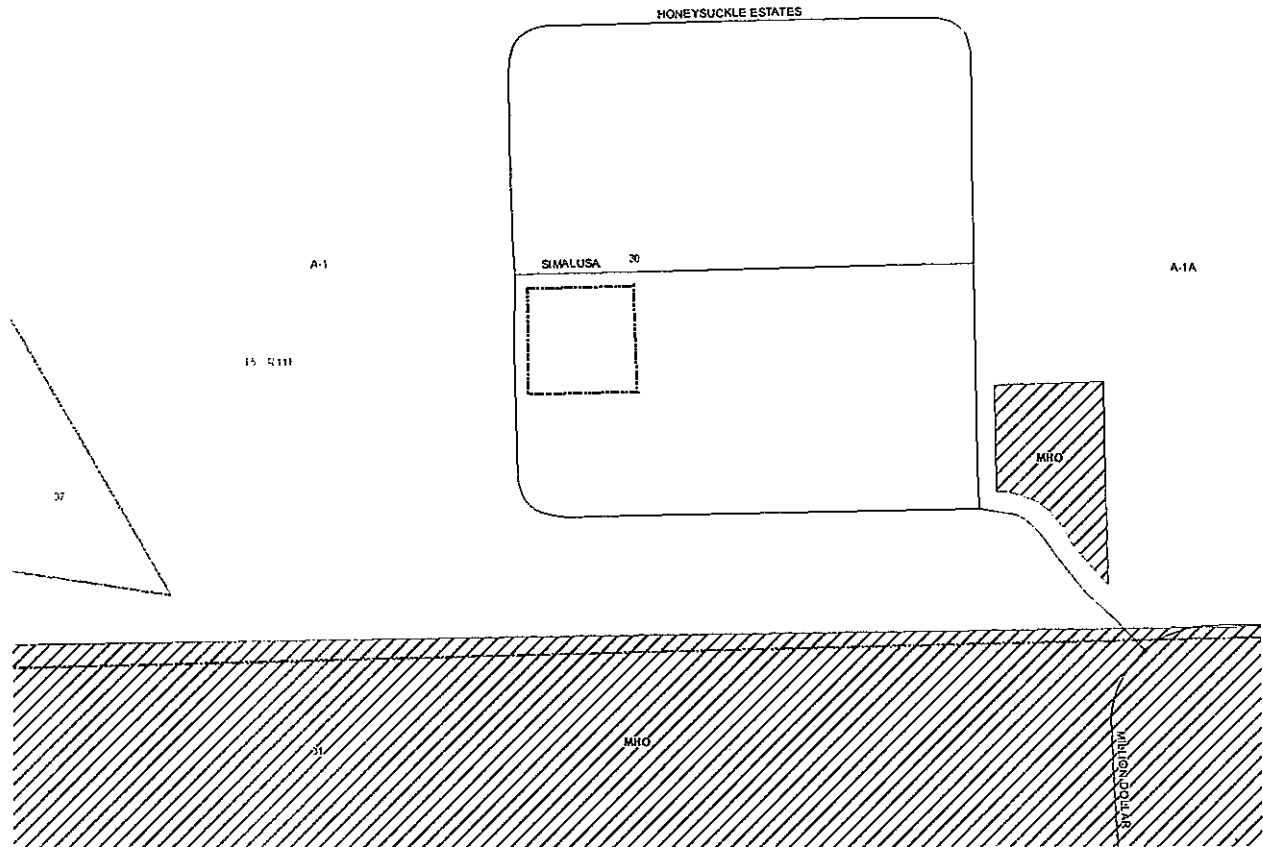
PETITIONER: Taylor Norman

OWNER: Taylor Norman and Kendall Bunns

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington

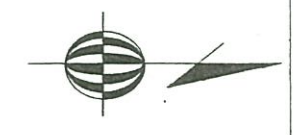
SIZE: .52 acres



HONEYSUCKLE ESTATES

S U B D I V I S I O N
 L O C A T E D I N S E C T I O N 3 0 T O W N S H I P 5 S O U T H R A N G E 1 1 E A S T S T T A M M A N Y P A R I S H L O U I S I A N A

OWNER/DEVELOPER
 BARNEY CORE JACK MENDENHEIM, FELDER FITZMORRIS
 P.O. BOX 547
 FOLSOM, LA 70437



2020-2020-ZC

PARISH RESTRICTIVE COVENANTS

- 1 EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING
- 2 NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED
- 3 EACH LOT SHALL BE OCCUPIED BY ONE (1) DWELLING
- 4 DAMAGE TO OR OBSTRUCTION OF SEWERAGE SYSTEMS SHALL BE PROHIBITED
- 5 NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON ANY LOT
- 6 THE NEIGHBORHOOD PARTICULARLY THE USE OF LOTS TO BE USED FOR RESIDENTIAL PURPOSES
- 7 THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED IN LEVEL MOBILE SUBDIVISION WILL BE PERMITTED ON LOTS
- 8 AS RESIDENCES BE SUPERSEDDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH AND PLANNING COMMISSION
- 9 COMMISSION SIZE FOR EACH LOT
- 10 REAR SETBACKS WILL NOT EXCEED 20% OF THE DEPTH OF THE LOT.

DEDICATION

1 HEREBY REDUCE TO THE PARISH OF ST TAMMANY THROUGH THE PARISH COUNCIL OF ST TAMMANY PARISH RESTRICTIVE COVENANTS FOR THE PHASE ONE AS PUBLIC

40.85 AC
 200' X 200'
 3 COURSE
 ROAD SURFACING

NO. OF LOTS 32
 INDIVIDUAL SEWERAGE SYSTEM
 STREET WIDTH 60'

CERTIFICATION

THIS MAP IS CERTIFIED CORRECT AND IN ACCORDANCE WITH A PUBLIC NOTICE SIGNATURE AND UNDER SUPERVISION OF THE UNDERSIGNED THROUGH ORDERS

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA PARISH RESTRICTIVE COVENANTS FOR THE PHASE ONE OF THE HONEY SUCKLE ESTATES IN PARISH OF ST TAMMANY

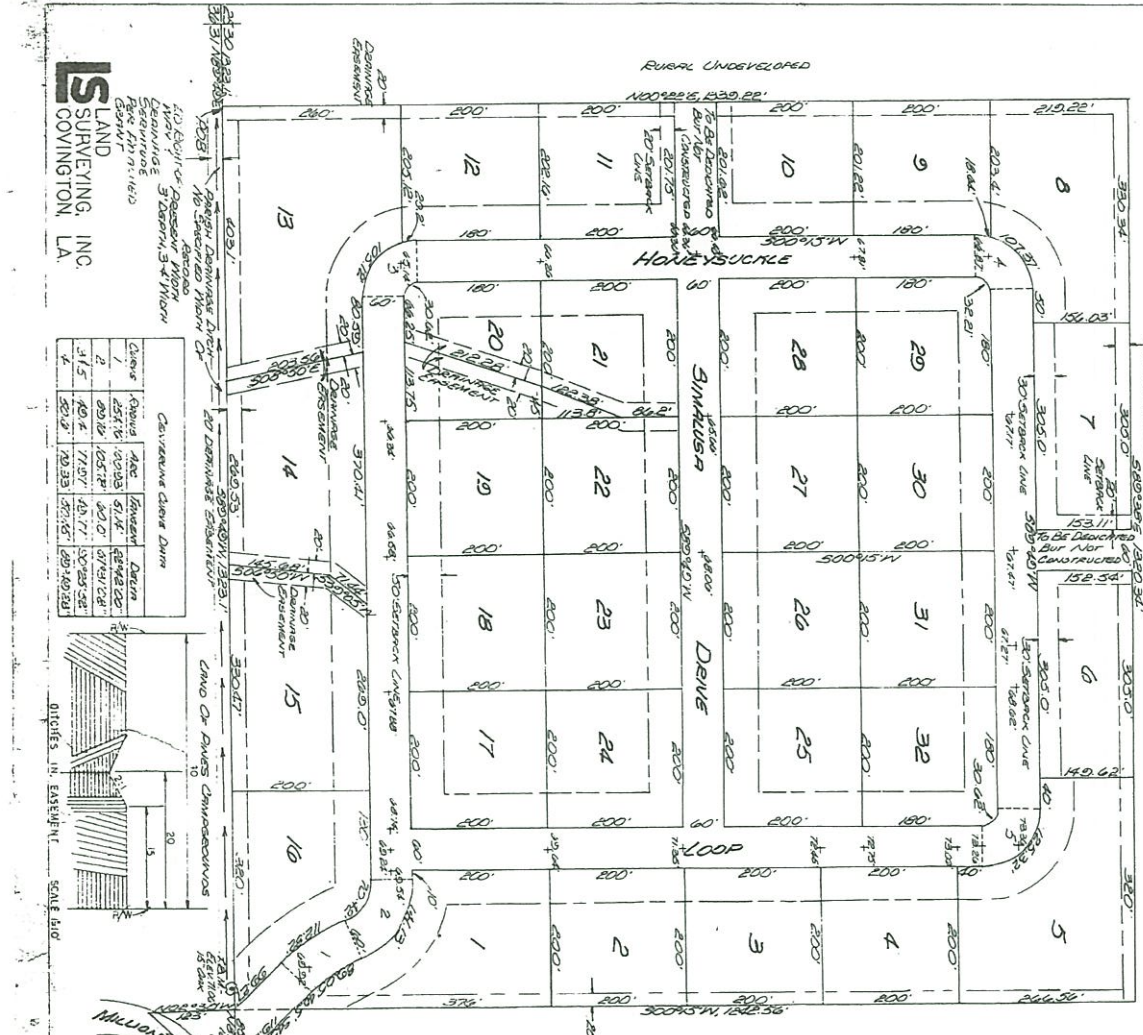
FOR BARNEY CORE, JACK MENDENHEIM, FELDER FITZMORRIS
 PRESIDENT
 SECRETARY

TREASURER
 APPROVAL
 MEMBER ST TAMMANY PARISH RESTRICTIVE COVENANTS COMMITTEE
 ENGINEER
 DATE FILED
 CLERK OF COURT

NOTE: MAILING ADDRESSES WILL BE THE SAME AS OR AS DESIGNATED BY UNITED STATES POSTAL SERVICE

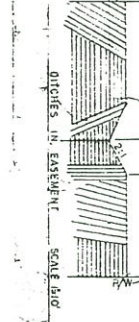
HONEYSUCKLE ESTATES
 PHASE ONE

SCALE 5/8"=1'	DATE MAY 23, 2020	REVISION
DRAWN BY PJP		DATE



LAND SURVEYING, INC.
 COVINGTON, LA

Lot	Area	Setback	Front	Side	Rear
1	1.15	10	10	10	10
2	1.15	10	10	10	10
3	1.15	10	10	10	10
4	1.15	10	10	10	10



THIS AREA IS SUBJECT TO MODIFICATION ACCORDING TO DEPT. OF TRANSPORTATION AND URBAN DEVELOPMENT FEDERAL HIGHWAY DESIGN MANUAL, 2003

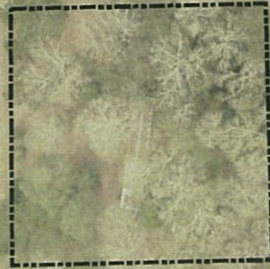


HONEYSUCKLE ESTATES

30
A-1

T5-R11E

SIMALUSA



A-1

A-1 MHO
31

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 25, 2020
Case No.: 2020-2020-ZC
Posted: September 25, 2020

Meeting Date: October 6, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Taylor Norman

OWNER: Taylor Norman and Kendall Bunns

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington

SIZE: .52 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-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped Land	A-1 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-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the south side of Simalusa Drive, being Lot 21, Honeysuckle Estates Loop Subdivision; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in sight design and density.

The objective of the requested overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as a manufactured home on the property is consistent with the site's residential comprehensive plan designation.