ST. TAMMANY PARISH COUNCIL

ORDI	NANCE
ORDINANCE CALENDAR NO: <u>6525</u>	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	
OF ST. TAMMANY PARISH, L. PARCEL LOCATED ON THE SO EAST OF SOUTH OAKLAWN PROPERTY COMPRISES A TOMORE OR LESS, FROM ITS AN A-4 (SINGLE-FAMILY RE	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN OUTH SIDE OF ROUVILLE ROAD, DRIVE; LACOMBE AND WHICH OTAL OF .75 ACRES OF LAND A-2 (SUBURBAN DISTRICT) TO SIDENTIAL DISTRICT) & MHO OVERLAY) (WARD 7, DISTRICT
law, <u>Case No. 2020-1923-ZC</u> , has recommended to that the zoning classification of the above reference	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany Louisiana, area be changed from its present A-2 (Suburban strict) &MHO (Manufactured Housing Overlay) see
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
-	has found it necessary for the purpose of protecting to designate the above described property as A-4 ufactured Housing Overlay).
THE PARISH OF ST. TAMMANY HEREBY	ORDAINS, in regular session convened that:
<u> </u>	above described property is hereby changed from its Family Residential District) & MHO (Manufactured
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified	arish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinance	es in conflict herewith are hereby repealed.
* *	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall become	ome effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SU FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE

YEAS: _____

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF <u>DECEMBER</u> , 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:, <u>2020</u>
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

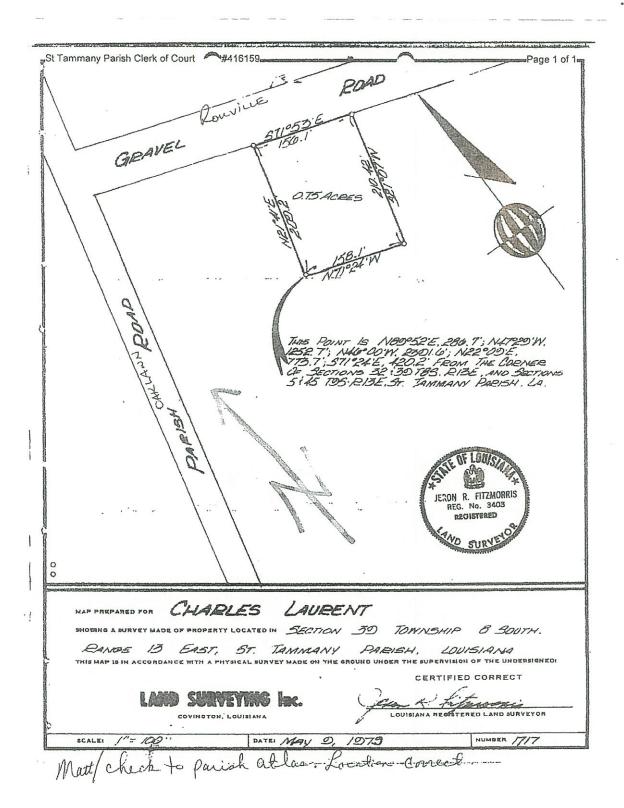
Manufactured Housing Overlay

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





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/25/2020 Meeting Date: October 6, 2020 Case No.: 2020-1923-ZC Determination: Approved

Posted: 9/25/2020

GENERAL INFORMATION

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

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 1 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

DirectionSurrounding UseSurrounding ZoneNorthUndevelopedA-2 Suburban DistrictSouthResidentialA-2 Suburban DistrictEastUndevelopedA-2 Suburban DistrictWestResidentialA-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.