

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6458                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MS. TANNER  
ON THE 3 DAY OF SEPTEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LOUISIANA HIGHWAY 435, WEST OF DOWNS AVENUE, AND EAST OF HUBERT FLOT ROAD; ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 4.011 ACRES OF LAND MORE OR LESS, FROM ITS A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 10, DISTRICT 6). (2020-1916-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1916-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-2 (Suburban 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-2 (Suburban 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-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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 26 , 2020

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

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

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

## **EXHIBIT A**

### **2020-1916-ZC**

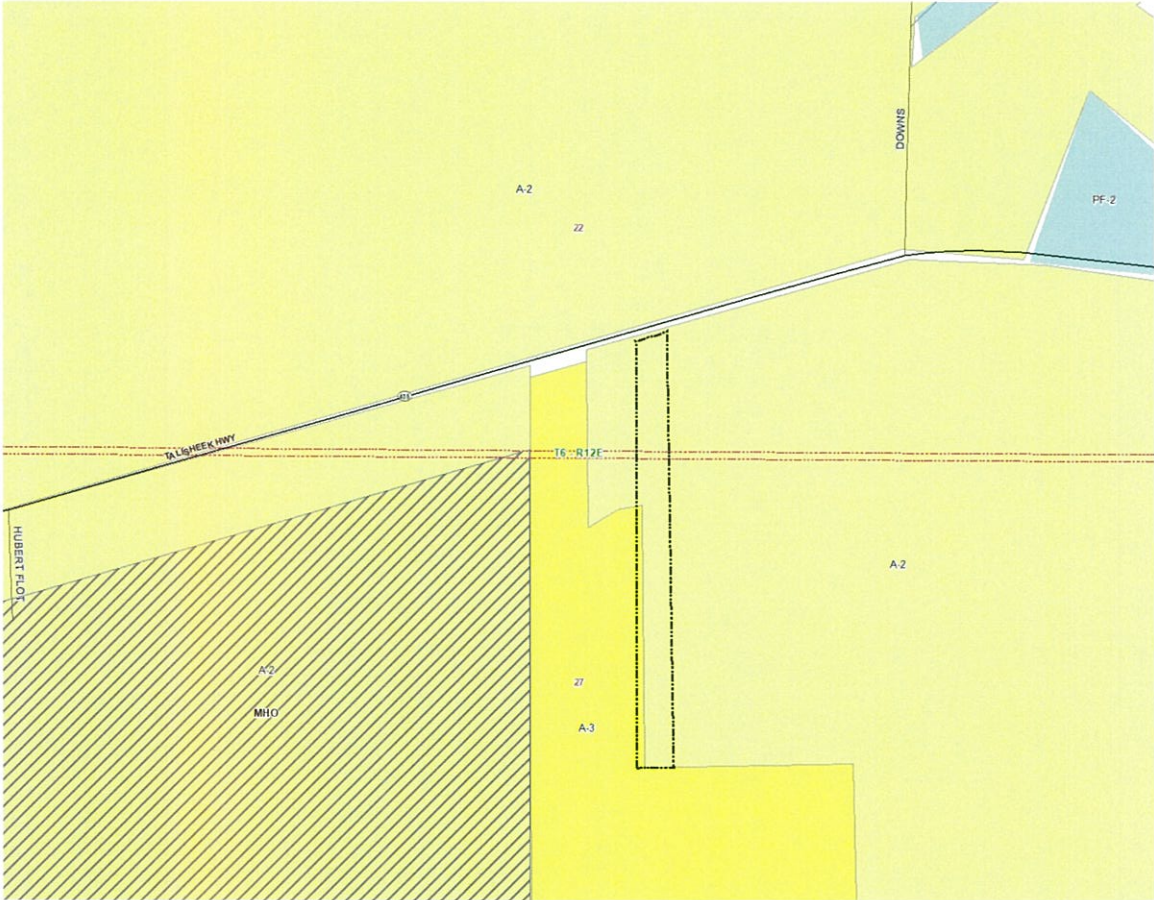
THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 27, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

From the corner common to Sections 26, 27, 34 and 35, above Township and Range, measure North 86 degrees 16 minutes West 2689.0 feet to a point; thence South 89 degrees 30 minutes West 1377.4 feet to a point; thence North 00 degrees 04 minutes West 3047.3 feet to a point; thence North 00 degrees 03 minutes West 1073.8 feet to a point; thence East 987.1 feet to the POINT OF BEGINNING.

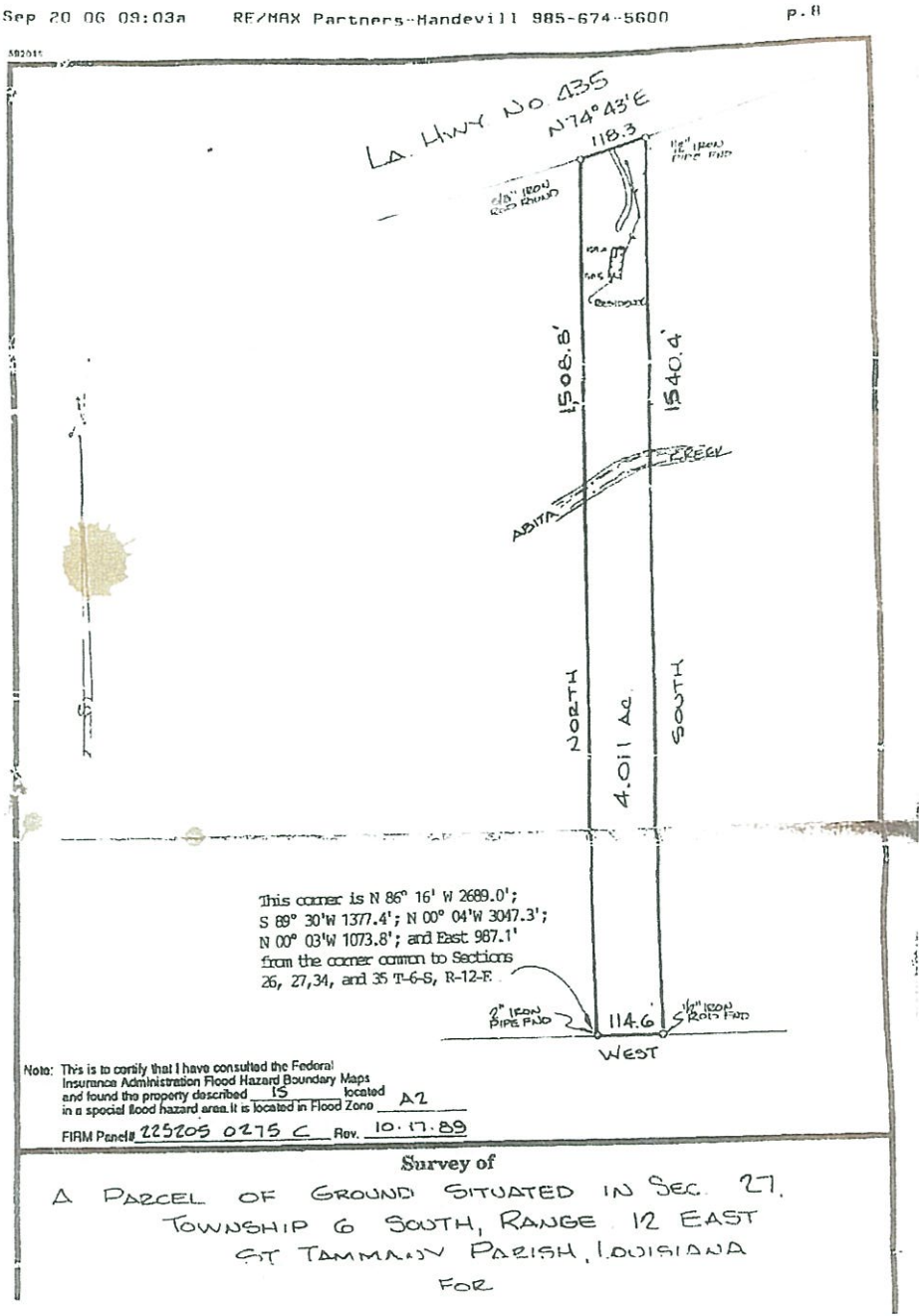
From the Point of Beginning measure North 1508.8 feet to a point on the southerly edge of LA.Highway 435; thence go along the southerly boundary of La. Highway 435 North 74 degrees 43 minutes East 118.3 feet to a point; thence go South 1540.4 feet to a point; thence go West 114.6 feet to the point of beginning heretofore set.

This tract contains 4.011 acres, all as per plat of survey by Randall W. brown & Associates, Surveyors, dated June 23, 1997, copy of which is annexed hereto and made part hereof.

**Case No.:** 2020-1916-ZC  
**PETITIONER:** Rene and Alice Cavalier  
**OWNER:** Rene and Alice Cavalier  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs  
**SIZE:** 4.011 acres



2020-1916-ZC









## ZONING STAFF REPORT

**Meeting Date:** August 4, 2020  
**Determination:** Approved

**PETITIONER:** Rene and Alice Cavalier  
**OWNER:** Rene and Alice Cavalier  
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The applicant is requesting to rezone a four-acre parcel to obtain the MHO Manufactured Housing Overlay. The purpose of the zoning designation 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.