

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6605

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 4 DAY OF MARCH , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE ON THE WEST SIDE OF 7TH STREET, SOUTH OF LOUISIANA HIGHWAY 36; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .66 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 2) (2020-2177-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2177-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) 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) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF APRIL, 2021; 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: FEBRUARY 24, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2177-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Township 6 South, Range 11 East, Square 38 in that part thereof known and designated as the Town of New Claiborne, St. Tammany Parish, Louisiana, according to map and plat on file in the office of the Clerk of Court, and said Square 38 of the Division or Town of New Claiborne being resubdivided into lots according to map of March 3, 2003 by Wayne R. Simkin, Land Surveyor, and more fully described as follows, to-wit:

Two (2) Lots measure 240.00 feet front on 7th Street (not constructed) by a depth of 120.00 feet between equal and parallel lines and width across the rear of 240.00 feet.

Case No.: 2020-2177-ZC

PETITIONER: Brittany M. Brooks

OWNER: Hosev M. Brooks and Rosie Pearl Bedford Brooks

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Home Overlay

LOCATION: Parcel located on the west side of 7th Street, south of Louisiana Highway 36; Covington

SIZE: .66 acres



2020-2177-ZC

Subject Property



NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0230C Map Revised, OCT. 17, 1989. Base Flood Elevation _____

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised _____

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.

<p>WAYNE R. SIMKIN REG. No. 4751 REGISTERED PROFESSIONAL LAND SURVEYOR 3/3/03</p> <p><i>Wayne R. Simkin</i></p> <p>WAYNE R. SIMKIN P.L.S. REG. # 4751</p>	A SURVEY OF SQAURE 38, NEW CLAIBORNE, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.		
	<p>D & S SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS 2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433 OFFICE (985) 892-2847 ~ FAX (985) 892-2806</p>		
JOB NO. 03-30	DRAWN WRS CHECKED WRS	DATE FEB. 28, 2003 SCALE 1" = 50'	SHEET NO. 1 OF 1



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 25, 2021
Case No.: 2020-2177-ZC
Posted: January 22, 2021

Meeting Date: February 2, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Brittany M. Brooks

OWNER: Hosev M. Brooks and Rosie Pearl Bedford Brooks

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Home Overlay

LOCATION: Parcel located on the west side of East 7th Street, south of Louisiana Highway 36; Covington

SIZE: .66 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Fair

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	Undeveloped	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
West	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 Home Overlay. The site is located on the west side of East 7th Street, south of Louisiana Highway 36, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

While the petitioned property is mostly surrounded by stick built single family residences, it is situated across the street from a property that was rezoned to accommodate manufactured homes in 2015 (ZC15-04-041).