

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6725

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. TOLEDANO

ON THE 8 DAY OF JULY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF DEER HAVEN DRIVE & ON THE SOUTH SIDE OF WHITE TAIL STREET, BEING LOT 17, DEER HAVEN SUBDIVISION; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.4670 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 6, DISTRICT 11). (2021-2341-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2341-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) and 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) and 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) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF AUGUST , 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: JUNE 30 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

EXHIBIT "A"

2021-2341-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 29, Township 7 South, Range 13 East, in that part thereof known as Deer Haven Subdivision, and is more fully described as follows, to wit: Lot 17 Sq.5 of said subdivision as more fully shown on a map of survey by Robert A. Berlin, Registered Land Survey, dated July 9, 1965, a copy of which is record in the Office of the Clerk of Court in St. Tammany Parish, Louisiana.

Case No.: 2021-2341-ZC

PETITIONER: Dionne Labat

OWNER: Dionne Labat

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

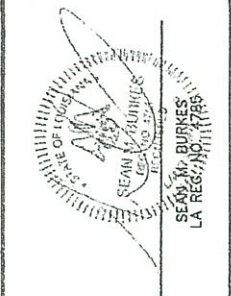
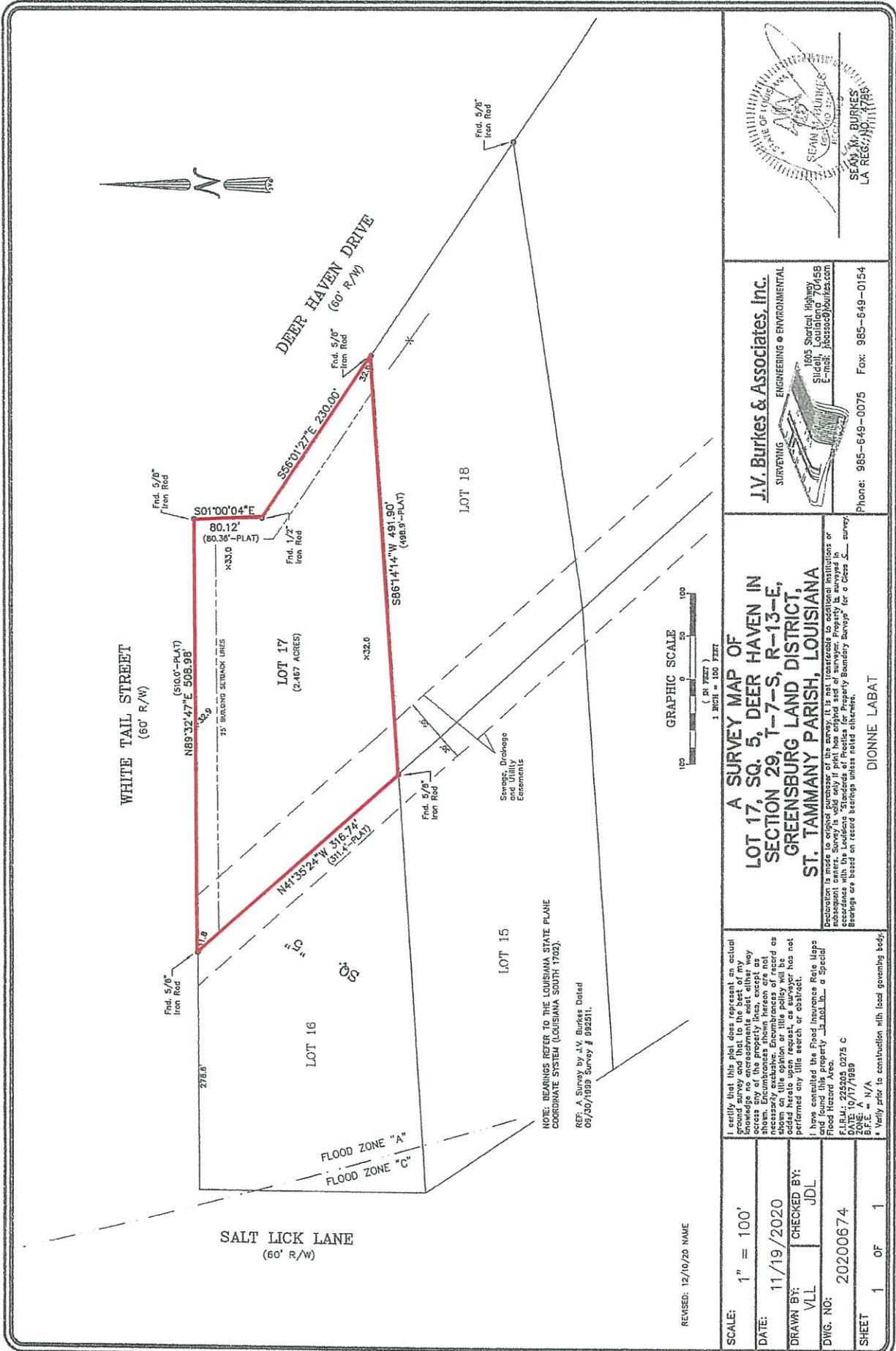
LOCATION: Parcel located on the west side of Deer Haven Drive & on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; Lacombe; S29, T7S, R13E; Ward 6, District 11

SIZE: 2.4670 acres



2021-2341-ZC

Subject Property



J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1895 Shortcut Highway
 Slidell, Louisiana 70458
 E-Mail: jvb@jvbassoc.com
 Phone: 985-649-0075 Fax: 985-649-0154

**A SURVEY MAP OF
 LOT 17, SQ. 5, DEER HAVEN IN
 SECTION 29, T-7-S, R-13-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA**

(Declaration in made to original purpose of this survey, it is not necessary to certify boundaries or subsequent owners. Survey is valid only if plat has original and of surveyor. Property is surveyed in accordance with the Louisiana Standards of Practice for Property Boundary Surveys for a Class A survey. Bearings are based on record bearings unless noted otherwise.)

I certify that this plot does represent an actual ground survey and that to the best of my knowledge or the information I received either by actual observation or otherwise, the bearings and distances shown hereon are true and correct. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown hereon are not necessarily shown hereon. I have performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in Flood Hazard Area. Zone: V/17/1989
 F.I.R.M. 225005 0275 C
 ZONE: V/17/1989
 B.F.E. = N/A

• Verify prior to construction with local governing body.

SCALE: 1" = 100'	
DATE: 11/19/2020	CHECKED BY: JDL
DRAWN BY: VLL	
DWG. NO: 20200674	
SHEET 1 OF 1	



REVISED: 12/10/20 NAME

NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1703).
 REF: A Survey by J.V. Burkes Dated 09/30/1999 Survey # 892511.

Fnd. 5/8" Iron Rod

FLOOD ZONE "A"
 FLOOD ZONE "C"

STICKER BAY

29

A-2

WHITE TAIL

T7 - R13E

DEER HAVEN

SALT LICK

A-3

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2341-ZC
Posted: April 7, 2021

Meeting Date: June 1, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Dionne Labat

OWNER: Dionne Labat

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of Deer Haven Drive & on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; Lacombe; S29, T7S, R13E; Ward 6, District 11

SIZE: 2.4670 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 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-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: 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-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Deer Haven Drive and on the south side of White Tail Street, being lot 17, Deer Haven Subdivision; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is flanked on all sides by property that is zoned A-2 Suburban District. There are no sites within the Deer Haven Subdivision that have been rezoned to accommodate the MHO Manufactured Housing Overlay. The site is surrounded by a mixture of stick-built homes and mobile homes.