

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6723

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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 SOUTH SIDE OF VIOLET STREET, EAST OF ROSE STREET, BEING LOTS 3, 4, 5, 6, 7 & 8, SQUARE 24, WEST ABITA SPRINGS SUBDIVISION; ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 0.35 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 10, DISTRICT 2). (2021-2323-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2223-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) & NC-4 (Neighborhood Institutional 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) & NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2021-2323-ZC

EIGHT CERTAIN LOTS OF GROUND, being Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Square 24, of West Abita Springs Subdivision, St. Tammany Parish, Louisiana, as shown on a plan of survey by Pumilia, dated February 24, 1919 and registered in the official records of the Parish of St. Tammany at Map File No. 1740A. According to said plan, Square 24 is bounded by Rose Street, Independence Street Violet and Affluence Street. Lots 1, 3, 5, and 7 front 25 feet each on Rose Street between equal and parallel rear lines, by a depth of 100 feet between equal and parallel side lines, and lots 2, 4, 6, and 8 front 25 feet on Violet Street, between equal and parallel rear lines, by a depth of 100 feet between equal and parallel side lines and according to survey, Lot 7-A is formed from Lot 3, 5, and 7 of Square 24. Lot 4A, a resubdivision of Lots 4, 6, 8, of Square 24 and lots 1 and 2 of Square 24 West Abita Springs Subdivision St. Tammany Parish, LA

Case No.: 2021-2323-ZC

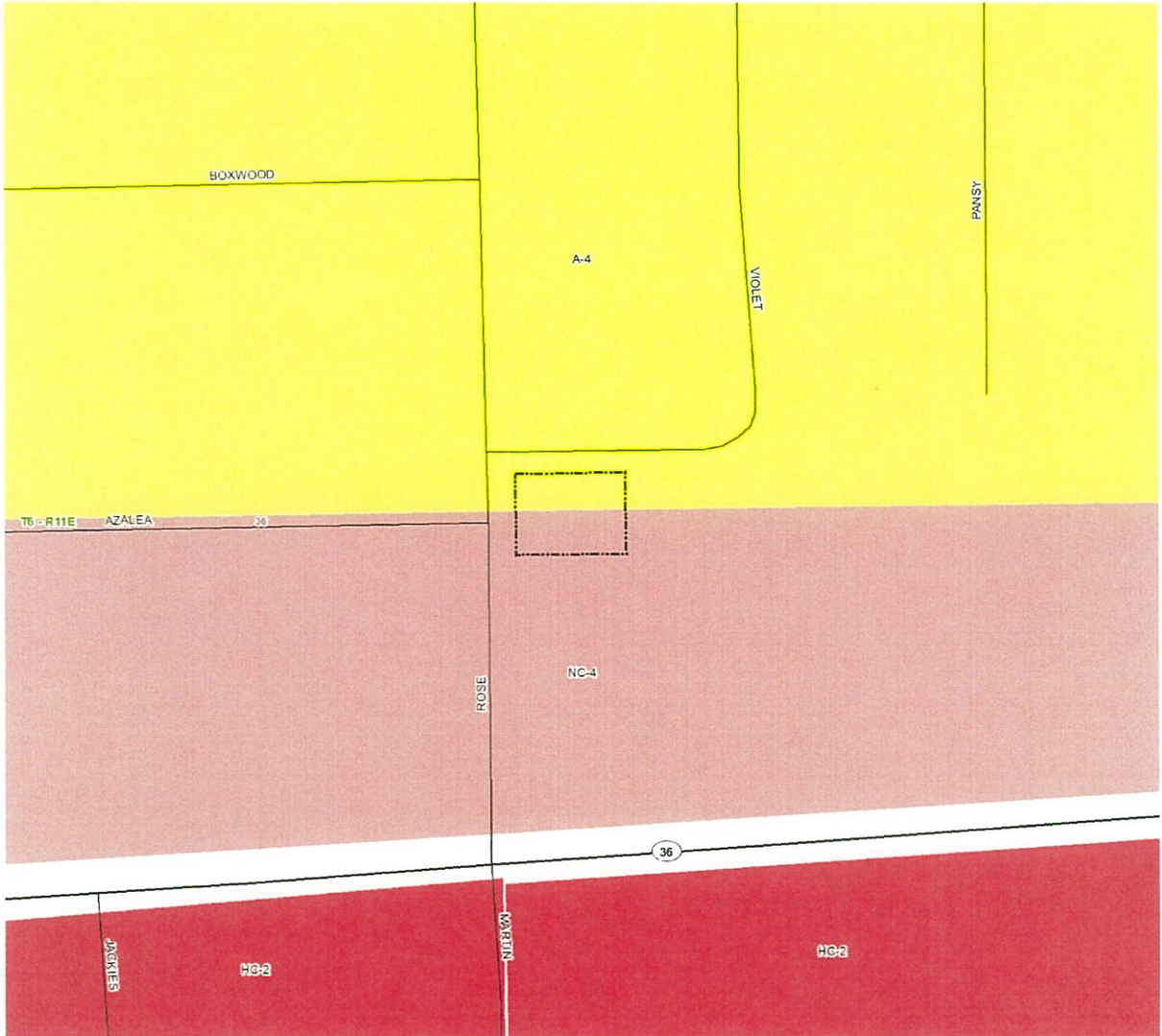
PETITIONER: Sabrina Barnes

OWNER: Kerry Barnes

REQUESTED CHANGE: From A-4 Single-Family Residential District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

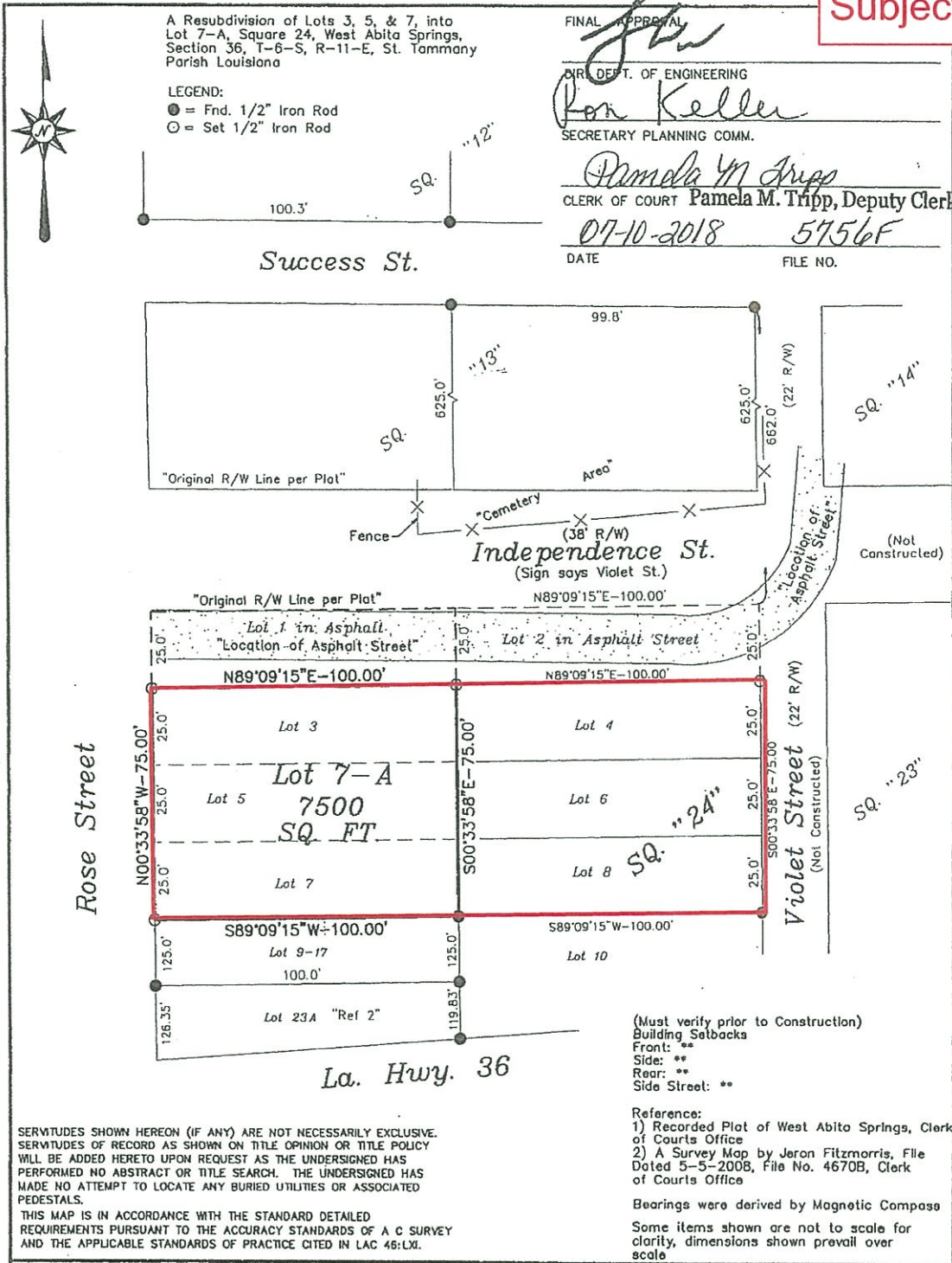
LOCATION: Parcel located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs, S36, T6S, R11E; Ward 10, District 2

SIZE: .35 acres



2021-2323-ZC

Subject Property



MAP PREPARED FOR **KERRY D. BARNES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 3, 5, 7, SQUARE 24, WEST ABITA SPRINGS, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurl@bellsouth.net email

BRUCE M. BUTLER, III
 License No. 4894
 CERTIFIED PROFESSIONAL LAND SURVEYOR
 LOUISIANA PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894
 Signature: *Bruce M. Butler* 05-16-2018

SCALE: 1" = 40' DATE: 3-21-2018 NUMBER: 18638A

Tec3/KerryBarnesResub3-7

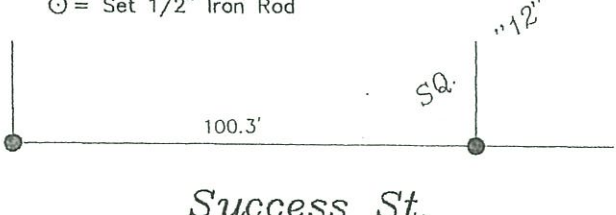
2021-2323-ZC

Subject Property

A Resubdivision of Lots 4, 6, & 8, into Lot 4-A, Square 24, West Abita Springs, Section 36, T-6-S, R-11-E, St. Tammany Parish Louisiana

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod



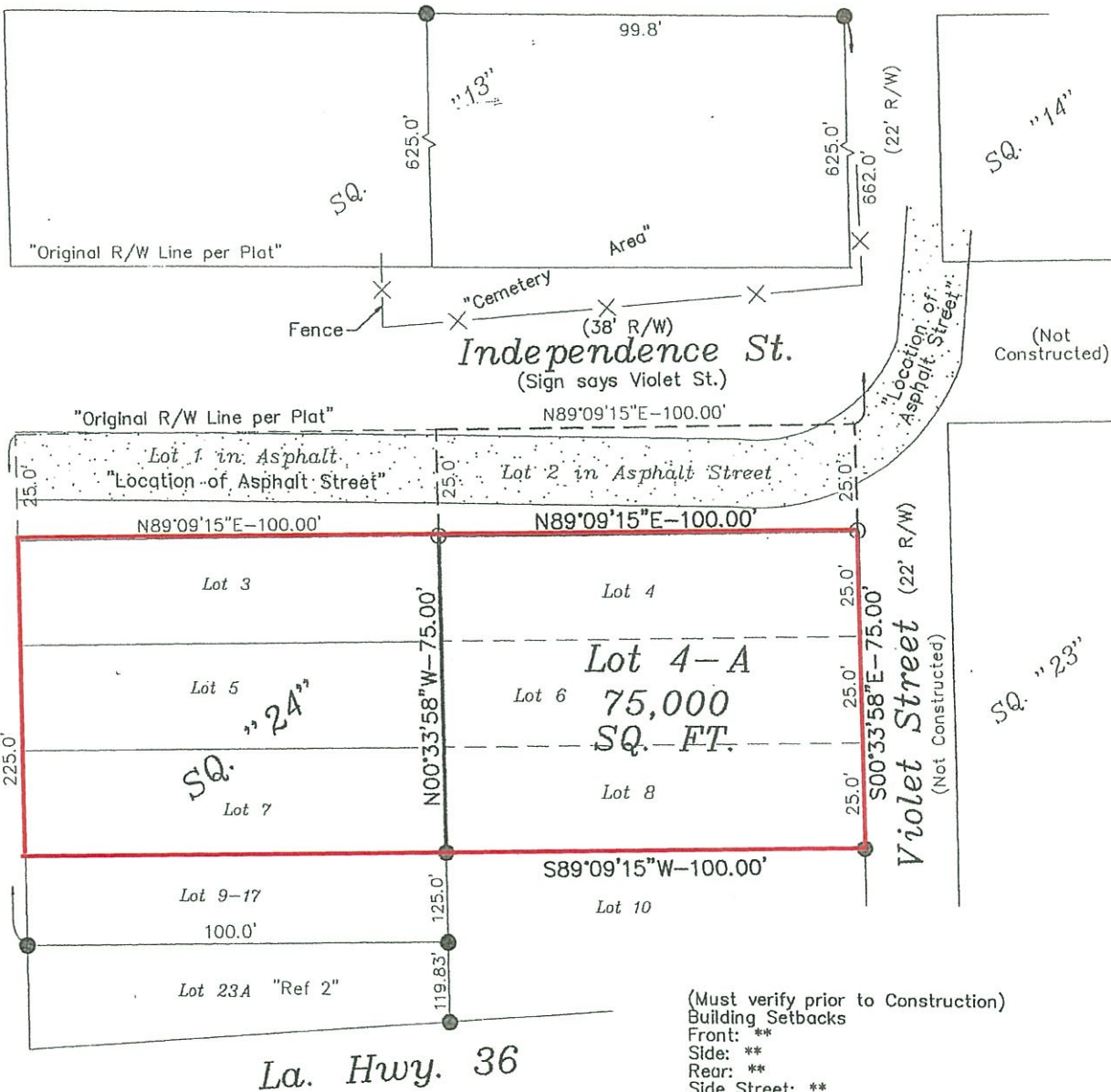
FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

Shana Hess
 Dy. Shana Hess
 CLERK OF COURT Shana Hess, Deputy Clerk

04-26-2018 5737B
 DATE FILE NO.



(Must verify prior to Construction)
 Building Setbacks
 Front: **
 Side: **
 Rear: **
 Side Street: **

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

Reference:
 1) Recorded Plat of West Abita Springs, Clerk of Courts Office
 2) A Survey Map by Jeron Fitzmorris, File Dated 5-5-2008, File No. 4670B, Clerk of Courts Office

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

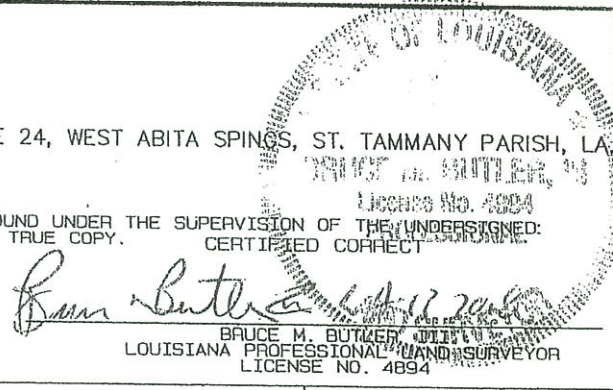
Bearings were derived by Magnetic Compass
 Some items shown are not to scale for clarity, dimensions shown prevail over scale

MAP PREPARED FOR **DIANNE B. MCDONALD**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 4, 6, 8, SQUARE 24, WEST ABITA SPINGS, ST. TAMMANY PARISH, LA

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2021-2323-ZC

CAMELIA

BOXWOOD

ROSE

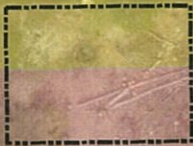
AZALEA

A-4

VIOLET

PANSY

T6-R11E



36

NC-4

ABITA HWY

36

HC-2

HC-2

MARTIN

A-3

JACKIES

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2323-ZC
Posted: May 5, 2021

Meeting Date: June 1, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Sabrina Barnes

OWNER: Kerry Barnes

REQUESTED CHANGE: From A-4 Single-Family Residential District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs, S36, T6S, R11E; Ward 10, District 2

SIZE: .35 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	Residential	NC-4 Neighborhood Institutional District
East	Residential	A-4 Single-Family Residential District and NC-4 Neighborhood Institutional District
West	Residential	A-4 Single-Family Residential District and NC-4 Neighborhood Institutional 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-4 Single-Family Residential District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the south side of Violet Street, east of Rose Street, being lots 3, 4, 5, 6, 7 & 8, Square 24, West Abita Springs Subdivision; Abita Springs. 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 undeveloped and is located within an existing residential area. There is no MHO Manufactured Housing Overlay in the immediate vicinity, however the area is developed with both stick-built and manufactured homes.