

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6858

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TOLEDANO

ON THE 6 DAY OF JANUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BEVERLY DRIVE, SOUTH OF LAKE RAMSEY ROAD; BEING 75476 BEVERLY DRIVE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 3, DISTRICT 3). (2021-2602-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2602-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) and RO (Rural Overlay) to an A-2 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay) to an 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), RO (Rural Overlay) 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) and RO (Rural Overlay) to an A-2 (Suburban District), RO (Rural Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF FEBRUARY, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 29, 2021

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2602-ZC**

**ALL THAT CERTAIN PIECE OR PORTION OF LAND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, **situated in Sections 12 and 13, Township 6 South, Range 10 East, Greensburg District, Louisiana, St. Tammany Parish, in LAKE RAMSEY HEIGHTS, and all as per map and plat of survey by Eddie J. Champagne, Surveyor, being Map File No. 1293, (now Map File No. 315A), filed for records May 22, 1970, in the official records of St. Tammany Parish, State of Louisiana, and being more fully described as follows, to-wit:**

**Being a one (1) acre portion of LOT NO. FIFTY-TWO (52) in said Lake Ramsey Heights, which said lot measures 200.0 feet front on Beverly Drive; same width in the rear, by a depth of 217.5 feet on the line separating Lot No. Fifty-One (51) from Lot No. Fifty-Two (52); and by a depth of 217.5 feet on the line separating Lot No. Fifty-Three (53) from Lot No. Fifty-Two (52).**

**Case No:** 2021-2602-ZC

**PETITIONER:** Rebecca and Juan Miraflores

**OWNER:** Rebecca and Juan Miraflores

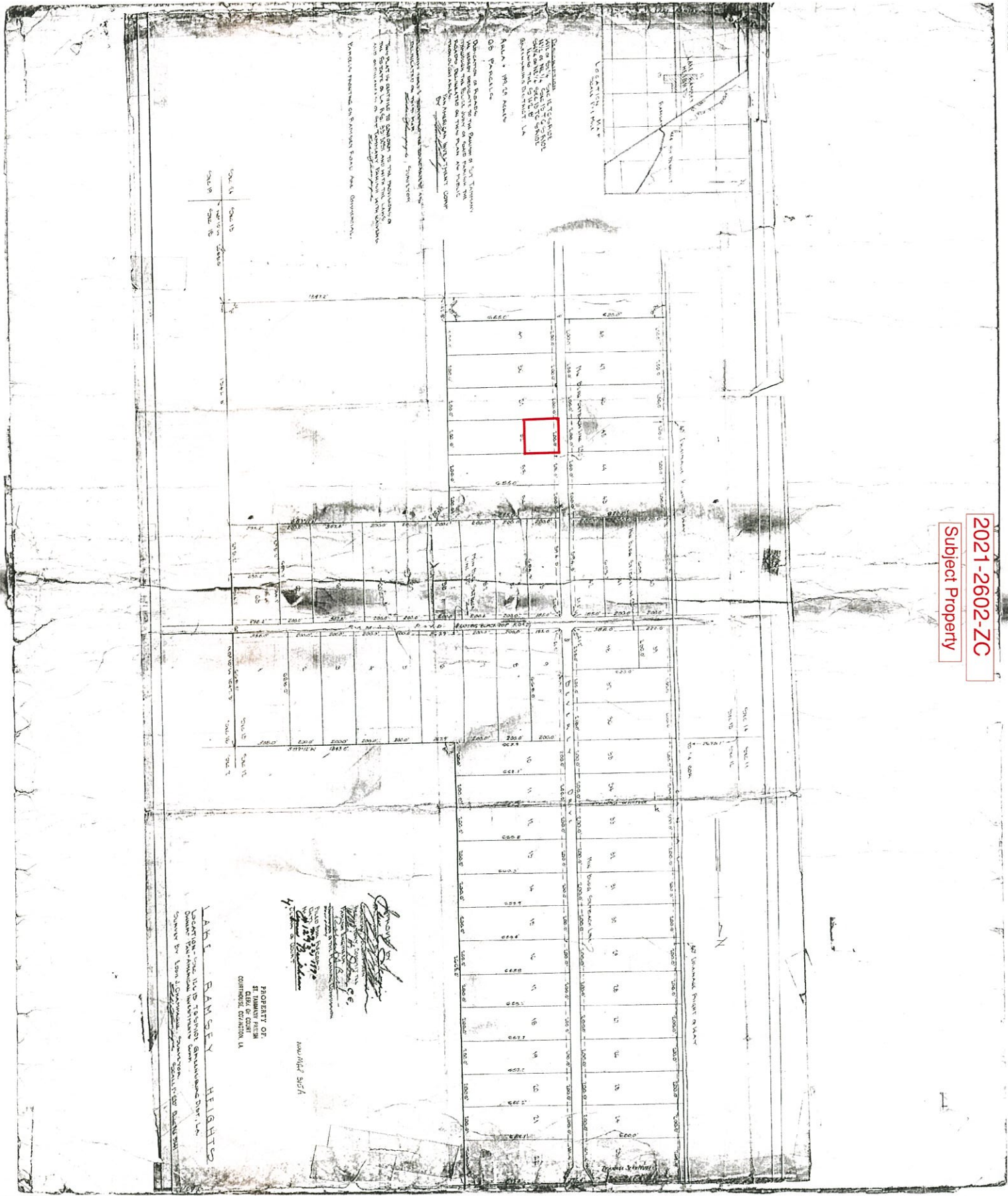
**REQUESTED CHANGE:** From A-2 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured

**LOCATION:** Parcel located on the east side of Beverly Drive, south of Lake Ramsey Road; being 75476 Beverly Drive; Covington S13, T6S, R10E; Ward 3, District 3

**Size:** 1 acre



2021-2602-ZC  
Subject Property





2021-2602-ZC

A-2

T6 - R10E

13

BEVERLY

A-2





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** November 30, 2021

**Meeting Date:** December 7, 2021

**Case No.:** 2021-2602-ZC

**Determination:** Approved as Amended To 1 Acre

**Posted:** November 24, 2021

**GENERAL INFORMATION**

**PETITIONER:** Rebecca and Juan Miraflores

**OWNER:** Rebecca and Juan Miraflores

**REQUESTED CHANGE:** From A-2 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured

**LOCATION:** Parcel located on the east side of Beverly Drive, south of Lake Ramsey Road; being 75476 Beverly Drive; Covington S13, T6S, R10E; Ward 3, District 3

**SIZE:** 3 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 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-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-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 east side of Beverly Drive, south of Lake Ramsey Road; being 75476 Beverly Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The entire Lake Ramsey Heights subdivision is zoned A-2 Suburban District which allows single-family residential dwellings as a permitted use. The subject site is currently developed with an unoccupied manufactured home. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the electrical connection of an existing manufactured home.