

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6891

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 3 DAY OF FEBRUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF SPRUCE LANE, WEST OF KAY DRIVE; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.15 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 7, DISTRICT 11) (2021-2640-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2640-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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: JANUARY 26 , 2022

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

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

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

## EXHIBIT "A"

2021-2640-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 8 South, Range 13 East, St. Tammany Parish, State of Louisiana, and more particularly described as follows, to-wit:

LOT NINETEEN (19), PINE GROVE SUBDWISION, ADDITION NO. ONE (1), ST. TAMMANY PARISH, LOUISIANA.

**Case No.:** 2021-2640-ZC

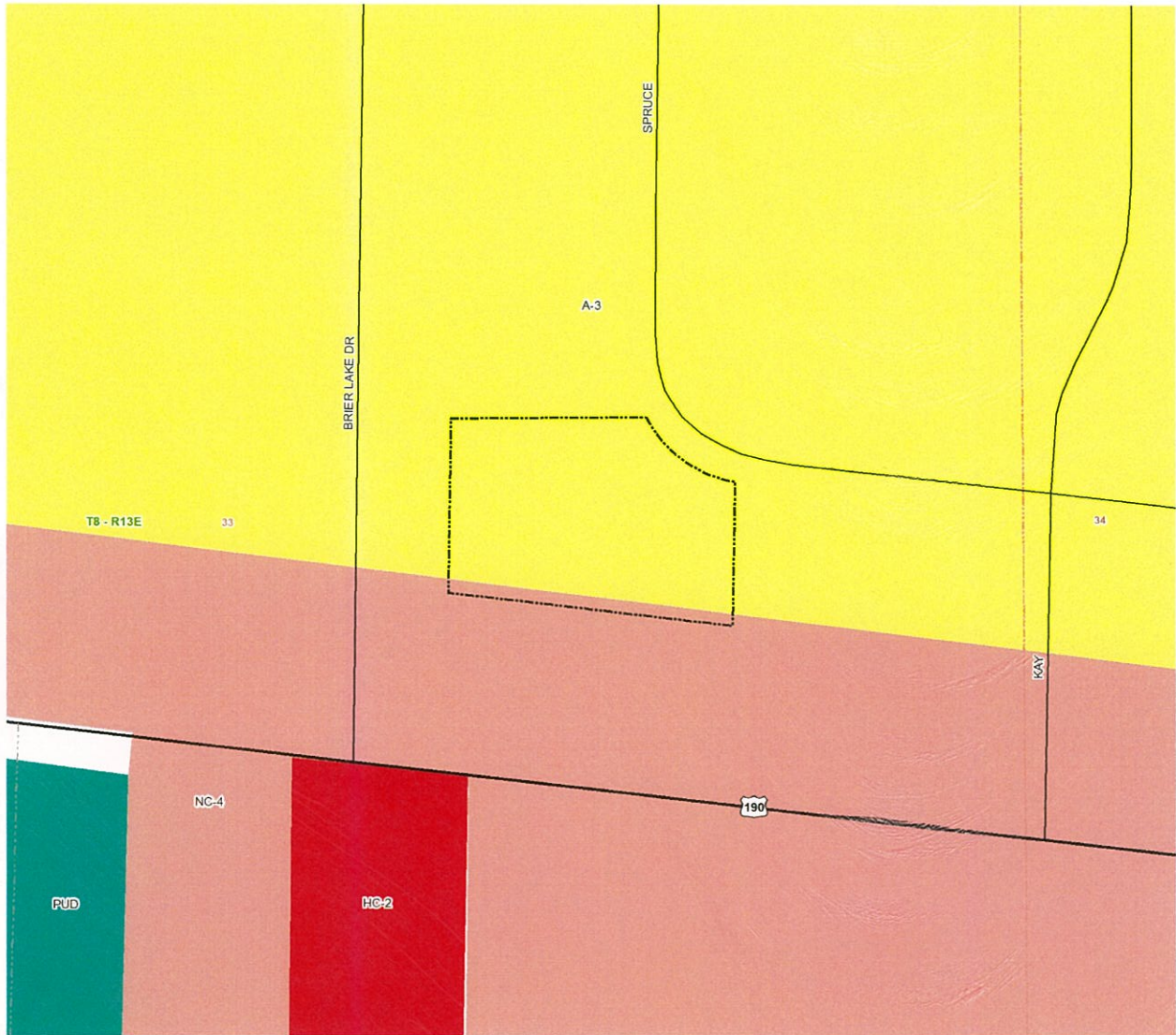
**PETITIONER:** Paul Bartholomew

**OWNER:** Paul Bartholomew

**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Spruce Lane, west of Kay Drive; Lacombe

**SIZE:** 2.15 acres



Subject Property

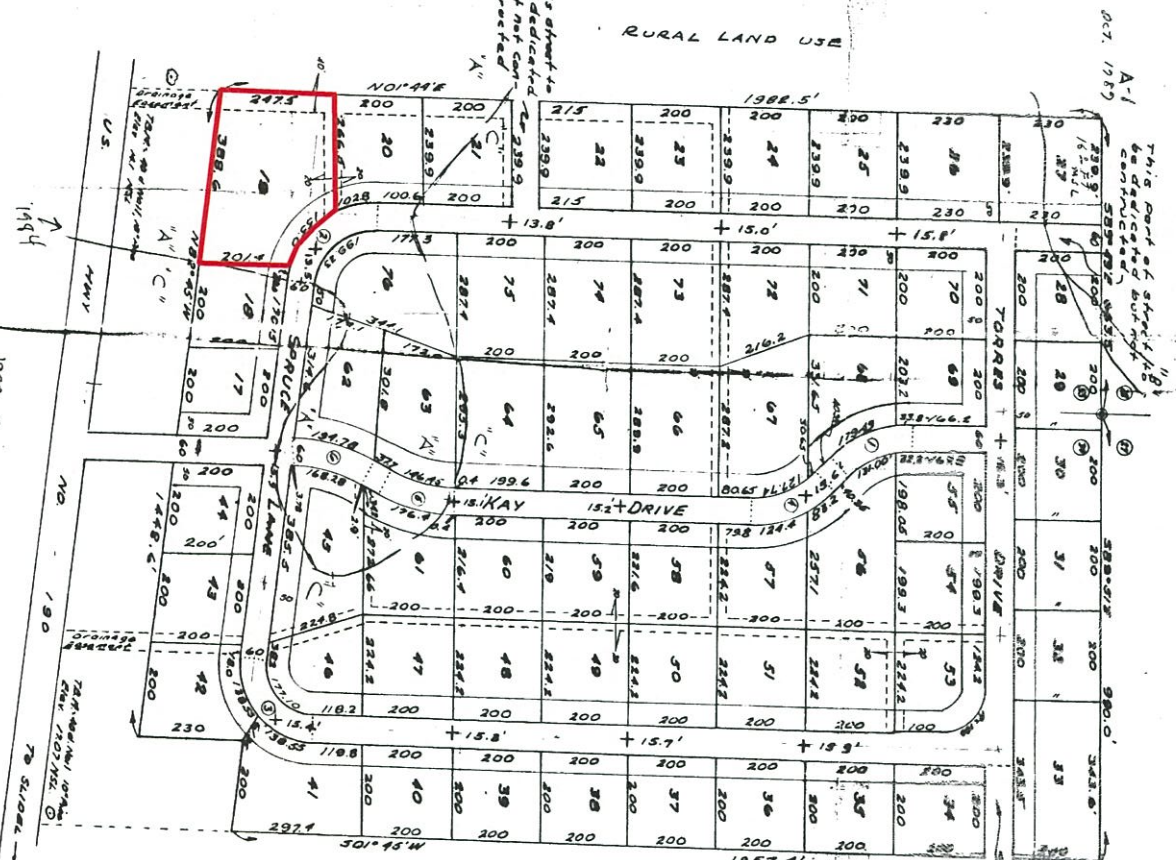
2021-2640-ZC

# PINE GROVE

SUBDIVISION  
LOCATED IN SECTION 3334 TOWNSHIP 8 SOUTH  
RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA

**FINALIZED**  
PLAY

LOT NUMBER	HOUSE #	AREA	HOUSE #	AREA
17	101	67	302	102
18	103	69	305	104
19	105	71	307	106
20	107	73	309	108
21	109	75	311	110
22	111	77	313	112
23	113	79	315	114
24	115	81	317	116
25	117	83	319	118
26	119	85	321	120
27	121	87	323	122
28	123	89	325	124
29	125	91	327	126
30	127	93	329	128
31	129	95	331	130
32	131	97	333	132
33	133	99	335	134
34	135	101	337	136
35	137	103	339	138
36	139	105	341	140
37	141	107	343	142
38	143	109	345	144
39	145	111	347	146
40	147	113	349	148
41	149	115	351	150
42	151	117	353	152
43	153	119	355	154
44	155	121	357	156
45	157	123	359	158
46	159	125	361	160



**FINALIZED**  
PLAY

Curve	Delta	Chord	Center-Line	Street	Area
1	113.0	233.196	100.0	108.247	227.918
2	113.0	233.196	100.0	108.247	227.918
3	113.0	233.196	100.0	108.247	227.918
4	113.0	233.196	100.0	108.247	227.918
5	113.0	233.196	100.0	108.247	227.918
6	113.0	233.196	100.0	108.247	227.918
7	113.0	233.196	100.0	108.247	227.918
8	113.0	233.196	100.0	108.247	227.918
9	113.0	233.196	100.0	108.247	227.918
10	113.0	233.196	100.0	108.247	227.918
11	113.0	233.196	100.0	108.247	227.918
12	113.0	233.196	100.0	108.247	227.918
13	113.0	233.196	100.0	108.247	227.918
14	113.0	233.196	100.0	108.247	227.918
15	113.0	233.196	100.0	108.247	227.918
16	113.0	233.196	100.0	108.247	227.918
17	113.0	233.196	100.0	108.247	227.918
18	113.0	233.196	100.0	108.247	227.918
19	113.0	233.196	100.0	108.247	227.918
20	113.0	233.196	100.0	108.247	227.918
21	113.0	233.196	100.0	108.247	227.918
22	113.0	233.196	100.0	108.247	227.918
23	113.0	233.196	100.0	108.247	227.918
24	113.0	233.196	100.0	108.247	227.918
25	113.0	233.196	100.0	108.247	227.918
26	113.0	233.196	100.0	108.247	227.918
27	113.0	233.196	100.0	108.247	227.918
28	113.0	233.196	100.0	108.247	227.918
29	113.0	233.196	100.0	108.247	227.918
30	113.0	233.196	100.0	108.247	227.918
31	113.0	233.196	100.0	108.247	227.918
32	113.0	233.196	100.0	108.247	227.918
33	113.0	233.196	100.0	108.247	227.918
34	113.0	233.196	100.0	108.247	227.918
35	113.0	233.196	100.0	108.247	227.918
36	113.0	233.196	100.0	108.247	227.918
37	113.0	233.196	100.0	108.247	227.918
38	113.0	233.196	100.0	108.247	227.918
39	113.0	233.196	100.0	108.247	227.918
40	113.0	233.196	100.0	108.247	227.918
41	113.0	233.196	100.0	108.247	227.918
42	113.0	233.196	100.0	108.247	227.918
43	113.0	233.196	100.0	108.247	227.918
44	113.0	233.196	100.0	108.247	227.918
45	113.0	233.196	100.0	108.247	227.918
46	113.0	233.196	100.0	108.247	227.918

**FINALIZED**  
PLAY

LAND SURVEYING Inc.  
COVINGTON, LOUISIANA

FILE NO 395 B & 395 C O  
W 4 7 / 9  
R 0 1 4 5 8 9 5 - D 4 2 9

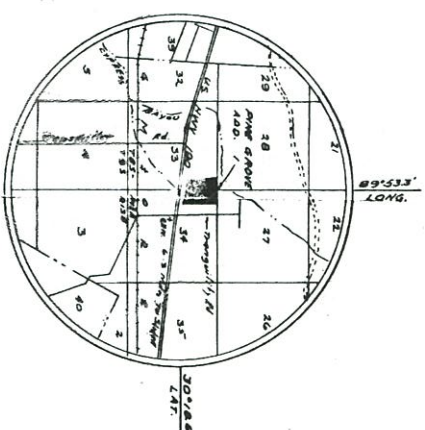
FINAL APPROVAL  
*Robert J. Bennett*  
PRESIDENT, POLICE JURY

*Madeline J. St. Louis*  
CHAIRMAN, SOB REC COMMITTEE

*Walter J. St. Louis*  
SECRETARY, PARSY PLANNING

*Walter H. St. Louis*  
PARISH ENGINEER

FILED FOR RECORD  
*Walter H. St. Louis*  
CLERK OF COURSE  
Nov. 15, 1974  
1735  
DATE FILE NUMBER



- RESTRICTIVE COVENANTS TO RUN WITH EACH TRACT
1. EACH LOT WILL HAVE NO MORE THAN ONE DWELLING OR ONE MOBILE HOME
  2. NO TRAILER
  3. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED AND MET THE APPROVAL OF THE STATE BOARD OF HEALTH
  4. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET ESTABLISHMENTS
  5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THERE ON WHICH TRAFFIC OR MAY BECOME AN OBSTACLE OR OBSTRUCTION TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOOPS AS DRIVEWAYS OR JUNK CAR STORAGE
  6. NO SIGNAGE OR ADVERTISING SHALL BE PLACED ON THIS AREA WHICH IS SUBJECT TO THE APPROVAL OF THE PARISH DEPARTMENT OF PLANNING AND ENGINEERING OR THE POLICE JURY
  7. SETBACK LINES ARE AS FOLLOWS:  
FRONT SETBACK LINES SHALL BE 30'  
REAR SETBACK LINES SHALL BE 35'
- CERTIFICATION  
THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF LOUISIANA R.S. 33:3501 AND 33:3502 AND IS APPROVED BY THE PARISH OF ST. TAMMANY.  
*Johnnie M. St. Louis*  
JOHNIE M. ST. LOUIS, PARISH ENGINEER
- DEDICATION OF STREETS  
THIS PLAN IS CERTIFIED TO THE PARISH OF ST. TAMMANY THROUGH THE POLICE JURY THAT THE STREETS DESCRIBED IN THIS PLAN AS PUBLIC THROUGH PARISH JURISDICTION.  
*Robert J. Bennett*  
PRESIDENT
- THIS PLAN IS GRANTED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE OF THE GROUNDS UNDER THE SUPERVISION OF THE UNDERSIGNED.  
*Walter H. St. Louis*  
LAND SURVEYING INC.  
LOUISIANA REGISTERED LAND SURVEYOR

2021-2640-ZC

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T8 - R13E

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43

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11

190

NC-4

HC-2

8

7

6

5

4

3

PUD

SUNSET OAK

ROWLEY

A-2

1

2

3

SPRUCE

KAY

A-3  
BRIER LAKE



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** December 28, 2021  
**Case No.:** 2021-2640-ZC  
**Posted:** December 14, 2021

**Meeting Date:** January 4, 2022  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Paul Bartholomew

**OWNER:** Paul Bartholomew

**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Spruce Lane, west of Kay Drive; Lacombe

**SIZE:** 2.15 acres

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### 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	Undeveloped	A-3 Suburban District
South	Residential	NC-4 Neighborhood Institutional District
East	Residential	A-3 Suburban District
West	Residential	A-3 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-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Spruce Lane, west of Kay Drive, Lacombe. The 2025 Future Land Use plan designates the site to be developed with residential dwellings that vary in site design and density.

A majority of the Pine Grove subdivision is zoned A-3 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.