

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6891

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. DEAN

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

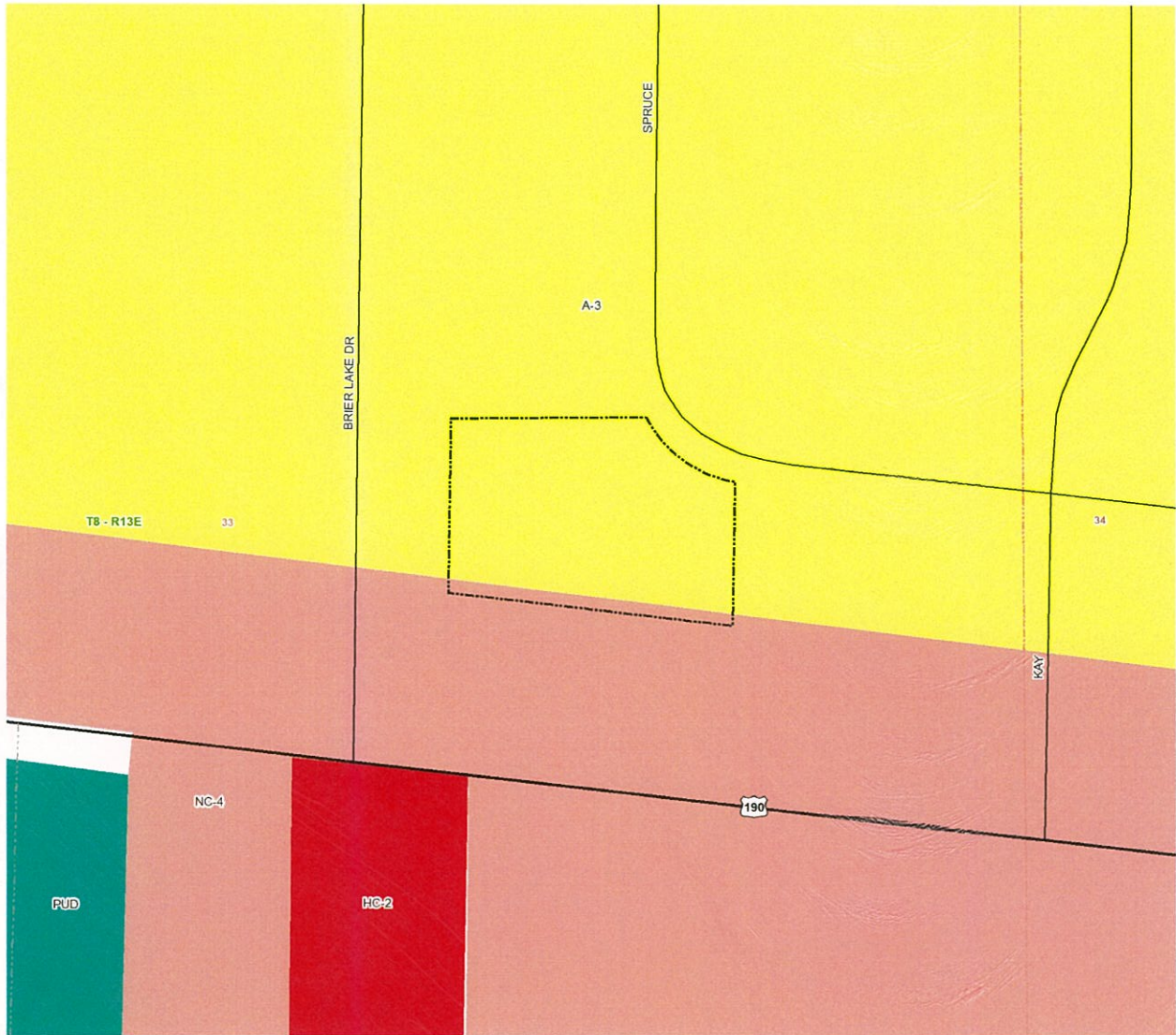
PETITIONER: Paul Bartholomew

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



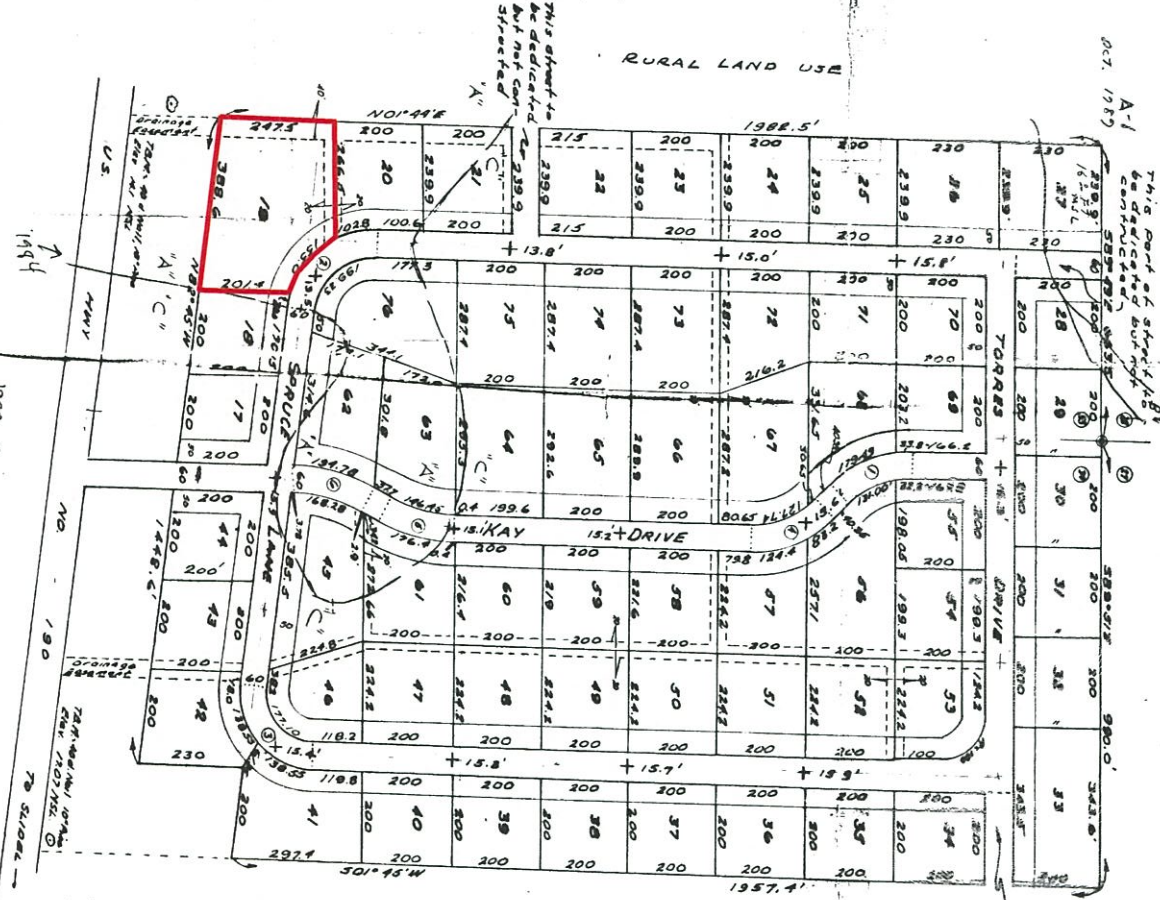
Subject Property

2021-2640-ZC

PINE GROVE SUBDIVISION

LOCATED IN SECTION 33 34 TOWNSHIP 8 SOUTH
RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA

LOT NUMBER	HOUSE #	HOUSE #
17	101	302
18	103	305
19	106	307
20	107	309
21	109	311
22	111	313
23	113	315
24	115	317
25	117	319
26	119	321
27	121	323
28	123	325
29	125	327
30	127	329
31	129	331
32	131	333
33	133	335
34	135	337
35	137	339
36	139	341
37	141	343
38	143	345
39	145	347
40	147	349
41	149	351
42	151	353
43	153	355
44	155	357
45	157	359
46	159	361



FINALIZED
PLAY

FINALIZED
PLAY

Curve No.	Curve Data	For Center-Line	Street	D	
1	113.0	233.196	1700.0	108.247	22.716
2	113.0	146.455	1700.0	73.540	16.100
3	113.0	146.455	1700.0	73.540	16.100
4	113.0	146.455	1700.0	73.540	16.100
5	113.0	146.455	1700.0	73.540	16.100
6	113.0	146.455	1700.0	73.540	16.100
7	113.0	146.455	1700.0	73.540	16.100
8	113.0	146.455	1700.0	73.540	16.100
9	113.0	146.455	1700.0	73.540	16.100
10	113.0	146.455	1700.0	73.540	16.100
11	113.0	146.455	1700.0	73.540	16.100
12	113.0	146.455	1700.0	73.540	16.100
13	113.0	146.455	1700.0	73.540	16.100
14	113.0	146.455	1700.0	73.540	16.100
15	113.0	146.455	1700.0	73.540	16.100
16	113.0	146.455	1700.0	73.540	16.100
17	113.0	146.455	1700.0	73.540	16.100
18	113.0	146.455	1700.0	73.540	16.100
19	113.0	146.455	1700.0	73.540	16.100
20	113.0	146.455	1700.0	73.540	16.100
21	113.0	146.455	1700.0	73.540	16.100
22	113.0	146.455	1700.0	73.540	16.100
23	113.0	146.455	1700.0	73.540	16.100
24	113.0	146.455	1700.0	73.540	16.100
25	113.0	146.455	1700.0	73.540	16.100
26	113.0	146.455	1700.0	73.540	16.100
27	113.0	146.455	1700.0	73.540	16.100
28	113.0	146.455	1700.0	73.540	16.100
29	113.0	146.455	1700.0	73.540	16.100
30	113.0	146.455	1700.0	73.540	16.100
31	113.0	146.455	1700.0	73.540	16.100
32	113.0	146.455	1700.0	73.540	16.100
33	113.0	146.455	1700.0	73.540	16.100
34	113.0	146.455	1700.0	73.540	16.100
35	113.0	146.455	1700.0	73.540	16.100
36	113.0	146.455	1700.0	73.540	16.100
37	113.0	146.455	1700.0	73.540	16.100
38	113.0	146.455	1700.0	73.540	16.100
39	113.0	146.455	1700.0	73.540	16.100
40	113.0	146.455	1700.0	73.540	16.100
41	113.0	146.455	1700.0	73.540	16.100
42	113.0	146.455	1700.0	73.540	16.100
43	113.0	146.455	1700.0	73.540	16.100
44	113.0	146.455	1700.0	73.540	16.100
45	113.0	146.455	1700.0	73.540	16.100
46	113.0	146.455	1700.0	73.540	16.100

OWNER: DEVELOPER
LANDMARK DEVELOPMENT CORP
SUITE 3000 ONE SHELL SQUARE
HOUSTON TEXAS 77002
PRESIDENT: GUY WILSON
SECRETARY: WES AMERSON WOODR
ARCHITECT: JAMES WOODR
ENGINEER: WES AMERSON WOODR

NOTES:
OWNER'S POSTMENT SHALL BE S. EACH SIDE OF
LOT 40.
ALL LOTS ARE TO BE ADJACENT TO EACH OTHER
AND TO BE SUBJECT TO INUNDATION IN NORMAL AND
ELEVATIONS SHOWN IN STREETS ARE FEET
ABOVE M.S.L. ON STAKE OR GRAVEL.

FINALIZED
PLAY

FINAL APPROVAL
Ralph J. Bennett
PRESIDENT, POLICE JURY

Melvin S. Stewart
CHAIRMAN, SOI REC COMMITTEE

Wes Wilson
SECRETARY, SOI REC COMMITTEE

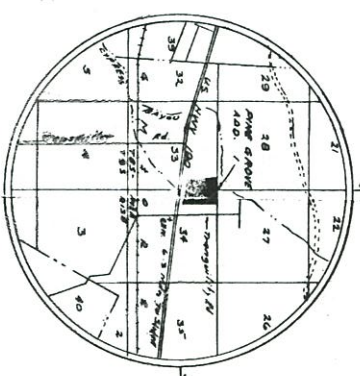
Wes Wilson
ARCHITECT

Wes Wilson
ENGINEER

FILED FOR RECORD
NOV 15 1974 1735
CLERK OF COURSE
DATE FILE NUMBER

RESTRICTIVE COVENANTS TO RUN WITH EACH TITLE

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 HAZARD TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOGS AS BARRIERS DURING OR LONG TERM STORAGE.
6. INUNDATION DUE TO BREAK DOWN OF LEAKY CAR STORAGE.
7. INUNDATION DUE TO BREAK DOWN OF LEAKY CAR STORAGE.
8. NO APPROVALS CLEARER THAN AS PROVIDED IN THIS AREA WHICH IS SUBJECT TO THE APPROVAL OF THE PARISH DEPARTMENT OF PLANNING AND ENGINEERING OR POLICE JURY
9. SETBACK LINES ARE AS FOLLOWS:
FRONT SETBACK LINES SHALL BE 30'
REAR SETBACK LINES SHALL BE 25'



DEDICATION OF STREETS
THIS PLAN IS SUBMITTED TO THE BOARD OF ST. TAMMANY PARISH THROUGH THE POLICE JURY FOR THE PURPOSE OF DEDICATING THE STREETS SHOWN ON THIS PLAN AS PUBLIC THROUGH PARISH.

THIS PLAN IS SUBMITTED TO BE CONSIDERED AND IN ACCORDANCE WITH A POLITICAL SURVEY MADE OF THE GROUNDS UNDER THE SUPERVISION OF THE UNDERSIGNED.

DATE: NOVEMBER 4, 1974

LAND SURVEYING INC.
COVINGTON, LOUISIANA

FILE NO 395 B & 395 C
W 47/9
Replat 3895-D 4-2-9

2021-2640-ZC

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20

63,75,76

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T8 - R13E

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15

14

13

43

12

11

190

HC-3

NC-4

HC-2

8

7

6

5

4

3

PUD

SUNSET OAK

ROWLEY

A-2

1

2

3

BRIER LAKE
A-3

SPRUCE

KAY

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

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

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.