

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6951

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. CANULETTE

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 WASHINGTON STREET, EAST OF 22ND STREET; BEING LOTS 1, 2, AND 3, SQUARE 160, LACOMBE PARK SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF .516 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 7) (2021-2629-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2629-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: APRIL 27, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2629-ZC

LOTS 1,2 and 3, LACOMBE PARK SUBDIVISION, SQUARE 160, St. Tammany Parish, Louisiana. Each lot measuring 50 feet front on Washington Street, by a depth of 150 feet between equal and parallel lines. Said SQUARE 160 being bounded by Washington Street, Twenty-First (21), Jefferson Street and Twenty Second (22) Street and said square measuring 300 feet by 300 feet.

Case No.: 2021-2629-ZC

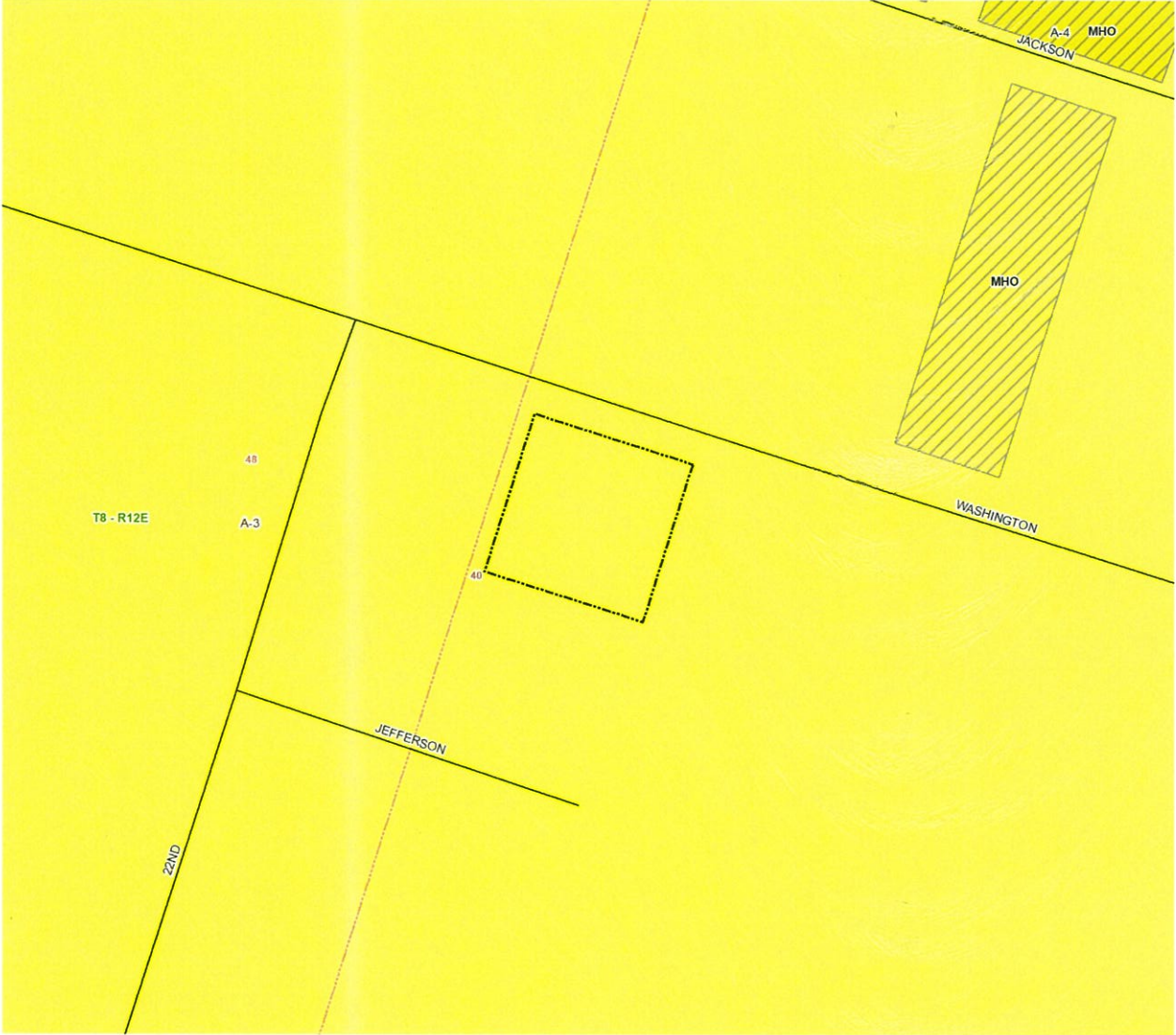
PETITIONER: Francisco Avila

OWNER: Francisco Avila

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

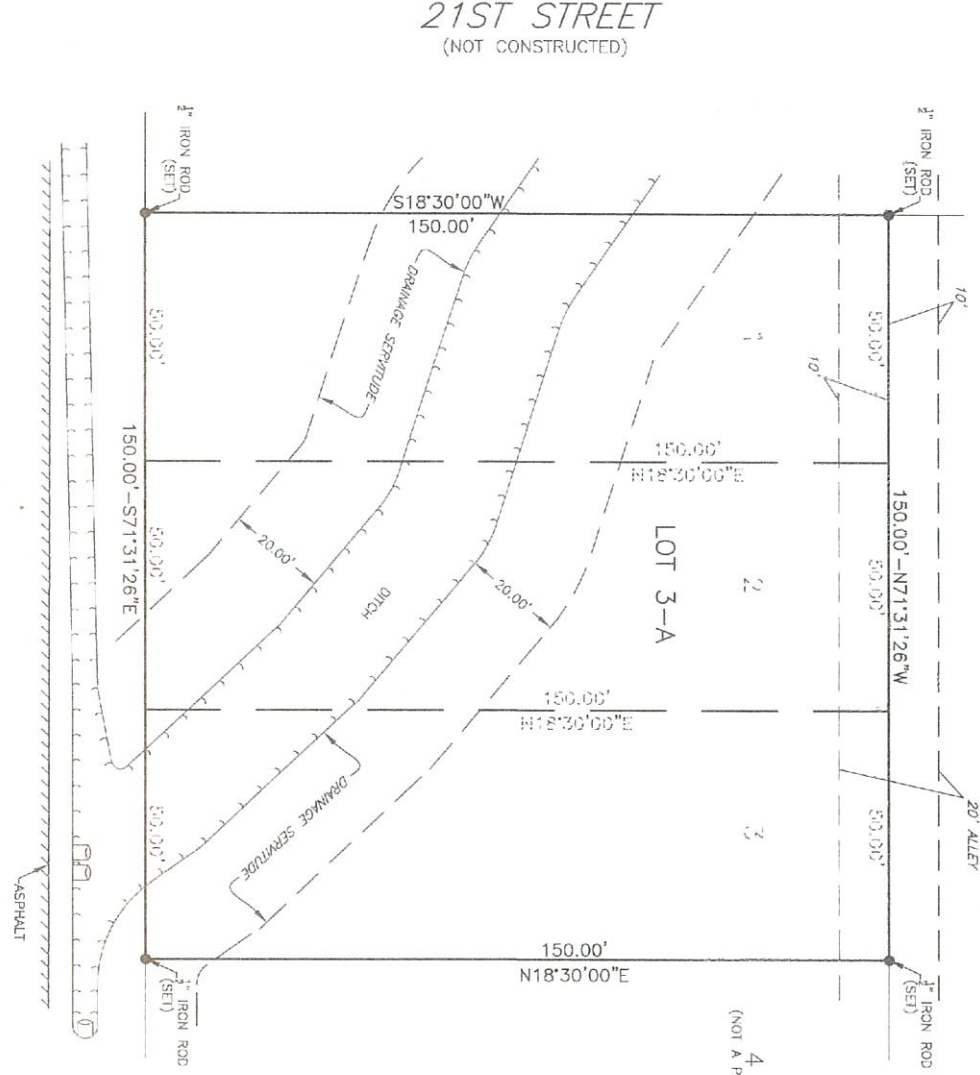
LOCATION: Parcel located on the south side of Washington Street, east of 22nd Street; being Lots 1, 2, and 3, Square 160, Lacombe Park Subdivision

SIZE: .516 acres



2021-2629-ZC

JEFFERSON STREET (SIDE)
(NOT CONSTRUCTED)



22ND STREET (SIDE)

WASHINGTON STREET
PUBLIC RIGHT OF WAY



AREA TABLE		
	SQ. FT.	ACRES
ORIGINAL LOT 1	7,500	0.172
ORIGINAL LOT 2	7,500	0.172
ORIGINAL LOT 3	7,500	0.172
NEW LOT 3-A	22,500	0.516

NOTE:
NO FIRE HYDRANT
FOUND IN THE AREA

RESUBDIVISION OF
LOTS 1, 2, & 3
INTO
LOT 3-A, SQUARE 160
LACOMBE PARK SUBDIVISION
ST. TAMMANY PARISH, LA
SCALE: 1" = 30'

- NOTES:
1. THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REPEATED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS PLAN.
 2. THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
 3. CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
 4. ALL FENCE DIMENSIONS ARE MEASURED FROM FACE OF FENCE. FENCE IS ON THE PROPERTY LINE IF NO DIMENSION IS GIVEN.
 5. REFERENCES, LEGAL DESCRIPTION, RESUBDIVISION OF LOTS 3, 4, 5, & 6 IN LOTS 3-A OF SQUARE 160, ST. JOHN G. CUMMINGS & ASSOCIATES, DATED NOVEMBER 12, 2013.
 6. NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.

FINAL APPROVAL: _____
SECRETARY OF PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
CLERK OF COURT _____
DATE _____ FILE NO. _____

SURVEY MADE AT THE REQUEST OF FRANCOISCO E. AVILA

11/12/2021

THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS SET FORTH IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:IXI, CHAPTER 28 FOR A CLASS "C" SURVEY.

BY: *Richard T. Dading*
RICHARD T. DADING, P.L.S. PROFESSIONAL
LA REGISTRATION NO. 4399



Mckay & Associates, L.L.C.
ENGINEERING & LAND SURVEYING
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2021-2629-ZC

SYCAMORE

JACKSON

A-4

A-3

T8 - R12E

WASHINGTON

40

22ND

23RD

48

HC-2

190

HC-1

