

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6934

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. CANULETTE

ON THE 7 DAY OF APRIL , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF CHARLENE LANE, SOUTH OF KARRIE LANE; BEING LOT 74, RAMSEY ESTATES SUBDIVISION, PHASE 1; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 40,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 3, DISTRICT 3) (2022-2702-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2702-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) to an A-2 (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-2 (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-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

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MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MARCH 30, 2022

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

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

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

**EXHIBIT "A"**

**2022-2702-ZC**

**All that certain tract or portion of land, 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 Ramsey Estates Subdivision, Phase I, being a subdivision of a portion of the South half of the Southeast Quarter of Section 13, Township 6 South, Range 10 east, and a portion of the North half of the Northeast Quarter of Section 24, Township 6 South, Range 10 East, all in St. Tammany Parish, Louisiana, and being more particularly described as follows, to wit:**

**Lot 74, Ramsey Estates, Phase 1**

**Case No.:** 2022-2702-ZC

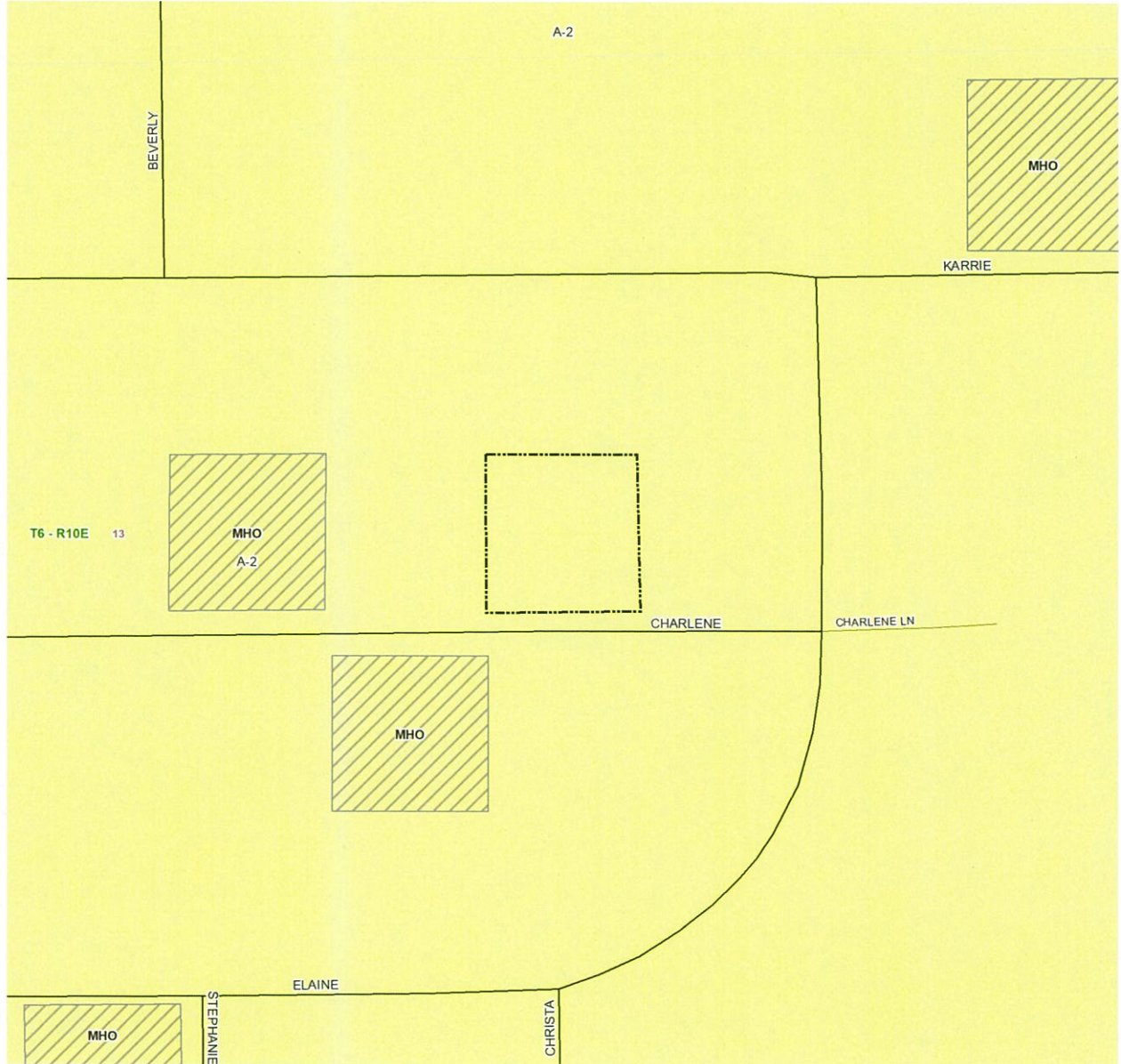
**PETITIONER:** Francisco Avila

**OWNER:** Tamprop Inc. - Jamie Lindsay; JP & KP WA, LLC – Karen Porter

**REQUESTED CHANGE:** From A-2 Suburban District TO A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Charlene Lane, south of Karrie Lane; being Lot 74, Ramsey Estates Subdivision, Phase 1; Covington; S13, T6S, R10E; Ward 3, District 3

**SIZE:** 40,000 sq. ft.

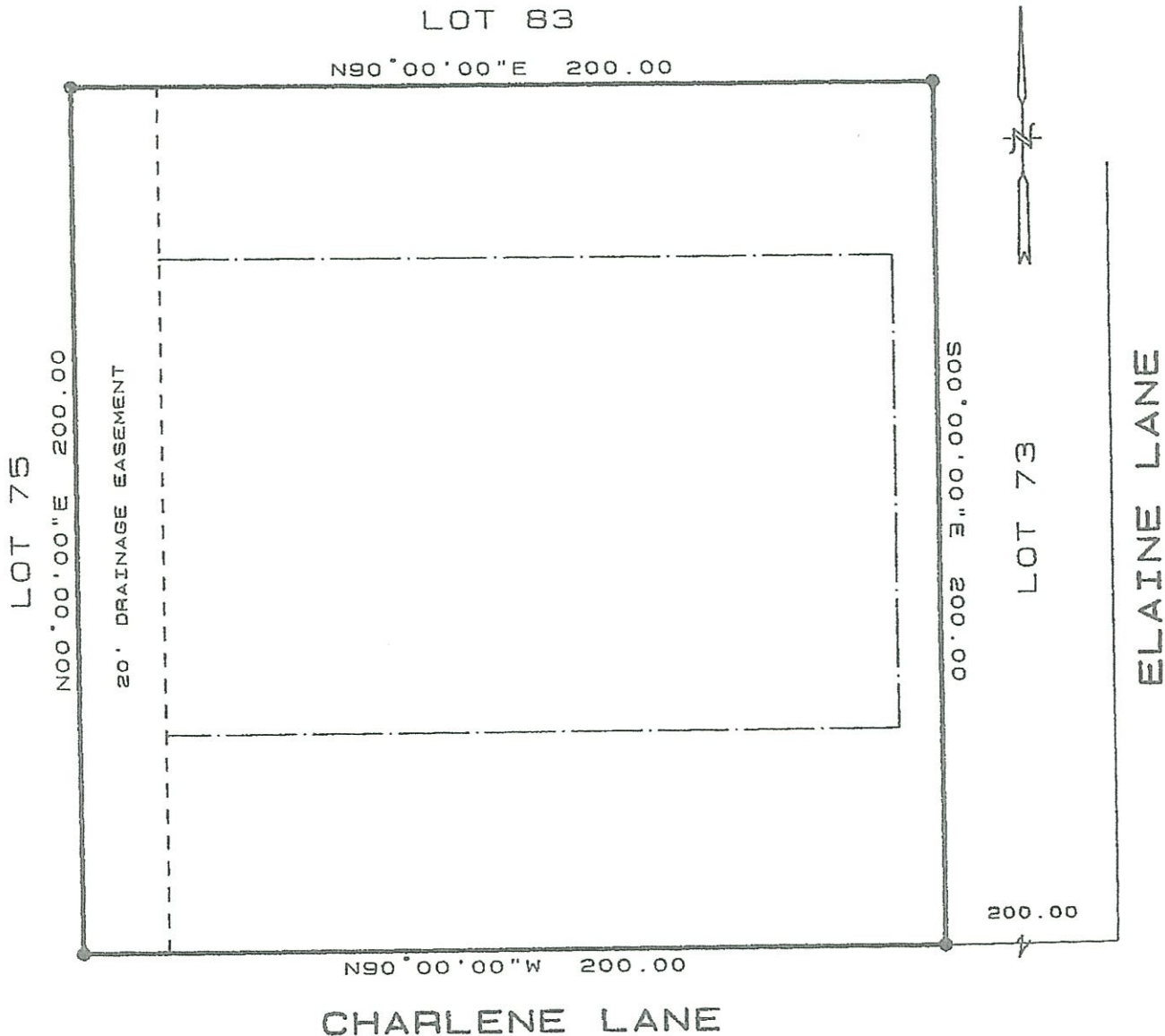


**LEGAL DESCRIPTION:**

LOT 74, PHASE I, RAMSEY ESTATES SUBDIVISION, according to the plat thereof as recorded in Map File No. 645-A, Clerk of Court, St. Tammany Parish, Louisiana.

**2022-2702-ZC**

PHASE I



**CERTIFIED TO:**

DEREK M. LEGENDRE  
ACADIAN BANK  
FIRST AMERICAN TITLE INSURANCE COMPANY

**LEGEND:**

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND OLD WOOD
- FENCE ---X---X---
- BEARINGS: RECORD
- SETBACK LINES -----
- FRONT 50 SIDES 10
- REAR 40 STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the the Minimum Standard Detailed Requirements for ALTA / ASCM Land Title Surveys, providing the accuracy standards of a SUBURBAN PLAT OF LOT/S, the applicable standards of practice in LA C.A.S. 1:10. Signature must be in RED and sealed by a duly licensed or this plat to be certified correct.

CLASS/TYPE	"C"	CPN: 225205 0125 C
BOUNDARY	10 JUL 97	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5696	SCALE: 1 inch = 40 ft

**BRUCE W. POPE, II**  
REG. No. 1872  
REGISTERED PROFESSIONAL SURVEYOR

**WILSON-POPE, INC.**  
LOUISIANA REGISTERED LAND SURVEYORS NO. 38  
1990 SUDBURY DRIVE  
MANDEVILLE, LOUISIANA 70448  
TEL: (504) 626-5651 FAX: (504) 626-5626

A-2

BEVERLY

KARRIE

ELAINE

13

T6 - R10E

CHARLENE

CHARLENE

A-2

STEPHANIE

24

CHRISTA

BONNIE

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** February 23, 2022  
**Case No.:** 2022-2702-ZC  
**Posted:** February 16, 2022

**Meeting Date:** March 2, 2022  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Francisco Avila

**OWNER:** Tamprop Inc. - Jamie Lindsay; JP & KP WA, LLC – Karen Porter

**REQUESTED CHANGE:** From A-2 Suburban District TO A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Charlene Lane, south of Karrie Lane; being Lot 74, Ramsey Estates Subdivision, Phase 1; Covington; S13, T6S, R10E; Ward 3, District 3

**SIZE:** 40,000 sq. ft.

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**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-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 north side of Charlene Lane, south of Karrie Lane; being Lot 74, Ramsey Estates Subdivision, Phase 1, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

A majority of the Ramsey Estates subdivision is zoned A-2 Suburban District which allows single-family residential dwellings as a permitted use. A significant number of lots within the subdivision have been rezoned to A-2 and MHO to accommodate the development of manufactured homes. The neighborhood is comprised of stick-built homes and mobile homes and a change in zoning will allow for the electrical connection of an existing manufactured home.