

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6157

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

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 4 DAY OF APRIL , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF VIOLET STREET, NORTH OF PROGRESS STREET, BEING LOTS 28, 30, 32, 34, 36 & 38, SQUARE 1, WEST ABITA SPRINGS SUBDIVISION, BEING 72495 VIOLET STREET, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL OF 15,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 10, DISTRICT 6) (2019-1355-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1355-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-4 (Single Family Residential District) to an A-4 (Single Family Residential District) & 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-4 (Single Family Residential District) & 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-4 (Single Family Residential District) to an A-4 (Single Family Residential District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF MAY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 27 , 2019

Published Adoption: \_\_\_\_\_ , 2019

Delivered to Parish President: \_\_\_\_\_ , 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2019 at \_\_\_\_\_

## **Exhibit "A"**

### **2019-1355-ZC**

ALL THOSE CERTAIN PARCELS OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in West Abita Springs Subdivision, being more fully described as follows:

THREE LOTS OF LAND being Lots 28, 30, 32 each lot measuring 25 feet fronting on Violet Street by a depth between parallel lines of 100 feet located in Square 1 of West Abita Springs Subdivision in Ward 10 R of the Parish of St. Tammany being acquired 2<sup>nd</sup> day of July, 1979 at COB 933 page 590 from Brown Title Corporation.

THREE LOTS OF LAND being Lots 34, 36, 38 each lot measuring 25 feet fronting on Violet Street by a depth between parallel lines of 100 feet located in Square 1 of West Abita Springs Subdivision in Ward 10 R of the Parish of St. Tammany being acquired 20<sup>th</sup> day of March, 1978 at COB 866 page 651 from Brown Title Corporation.

**Case No.:** 2019-1355-ZC

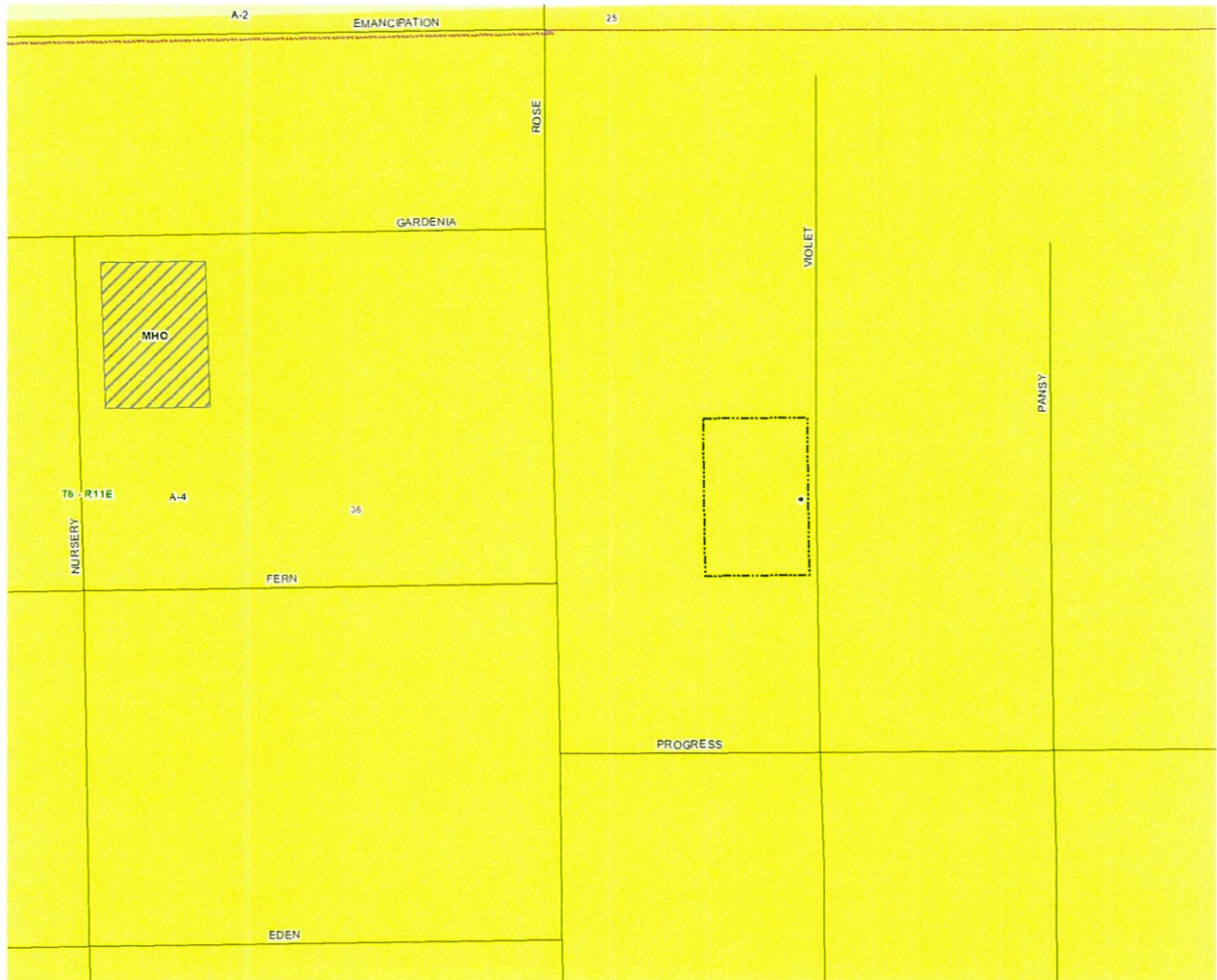
**PETITIONER:** Janet Ford Payne

**OWNER:** Clarence Payne & Dennis Payne

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 6

**SIZE:** 15,000 sq.ft.



2019-1355-ZC

A-2

25

ROSE

GARDENIA

MHO

DAISY

T6-R11E  
FERN

PROGRESS

A-4

36

EDEN

VIOLET

PANSY

DOGWOOD

SUCCESS

0 220 Feet



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: 2/25/2019  
Case No.: 2019-1355-ZC  
Posted: 02/13/19

Meeting Date: 3/6/2019  
Determination: Approved

---

### GENERAL INFORMATION

**PETITIONER:** Janet Ford Payne

**OWNER:** Clarence Payne & Dennis Payne

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 6

**SIZE:** 15,000 sq.ft.

---

### 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	Manufactured Home	A-4 Single-Family Residential District
South	Undeveloped	A-4 Single-Family Residential District
East	Manufactured Home	A-4 Single-Family Residential District
West	Manufactured Home	A-4 Single-Family Residential 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 from A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the west side of Violet Street, north of Progress Street, being lots 28, 30, 32, 34, 36 & 38, Square 1, West Abita Springs Subdivision, being 72495 Violet Street, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

##### STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.