

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5839                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER            PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BELLISARIO

ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HORSESHOE ISLAND ROAD, EAST OF LA HIGHWAY 434, BEING 30565 HORSESHOE ISLAND RD, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.81 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 6, DISTRICT 11). (2017-637-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law Case No. 2017-637-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) & 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) & 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) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JUNE 28 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

**EXHIBIT "A"**

**2017-637-ZC**

A CERTAIN PIECE OF PORTION OF GROUND, situated in Section 33, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the ¼ Section Corner common to Sections 33 and 34, T7S, R13E, go N89 degrees 25"W 100.00 to a 5/8" rod and the POINT OF BEGINNING. From the POINT OF BEGINNING, go N89degrees 25"00"W 755.10 feet to a point on the centerline of Bayou Lacombe; thence upstream along the center of Bayou Lacombe N45 degrees 09'47"E 162.05 feet to a point; thence N32 degrees 40'55"E 30.59 feet to a point; thence N04 degrees 01' 39"E 220.01 ft. to a point in said center of Bayou Lacombe; thence leave said bayou S58 degrees 52' 49"E 710.41 ft. to a 5/8" iron rod and the POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.81 ACRES.

Case No.: 2017-637-ZC

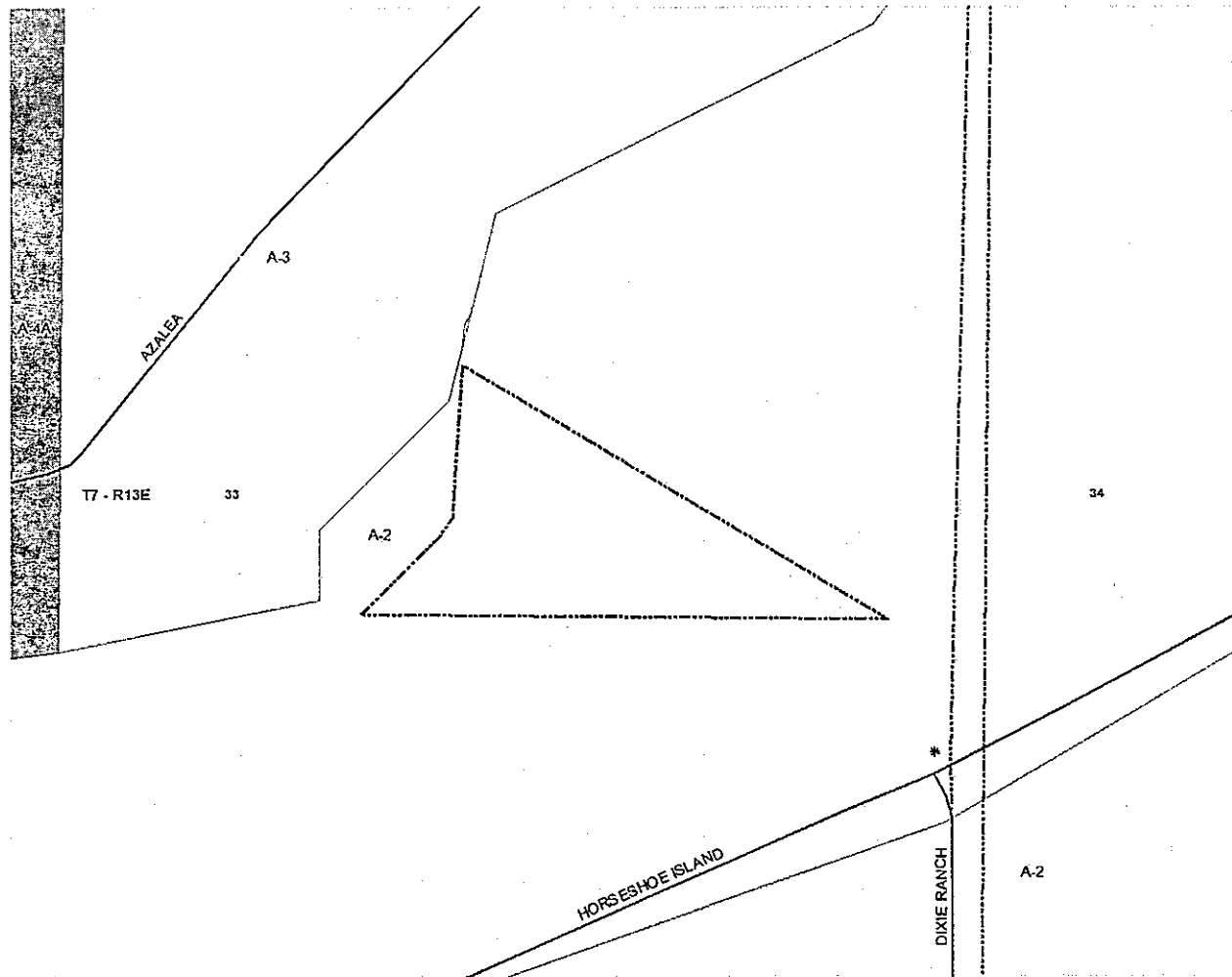
PETITIONER: Loretta Taylor

OWNER: Loretta Taylor

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Horseshoe Island Road, east of LA Highway 434, being 30565 Horseshoe Island Road, Lacombe; S33, T7S, R13E; Ward 6, District 11

SIZE: 2.81 acres



2017-637-20

A SURVEY OF THE PROPERTY  
OF  
LORETTA MAULE

**LEGEND**  
FROM OLD FOUND  
2" DIA PIPE FOUND

Survey for Linda Smith and Leno Evans by  
P.L.S. Said plot was used as the basis of

REVERSE: JUNE 18, 1999 LEGAL DESCRIPTION

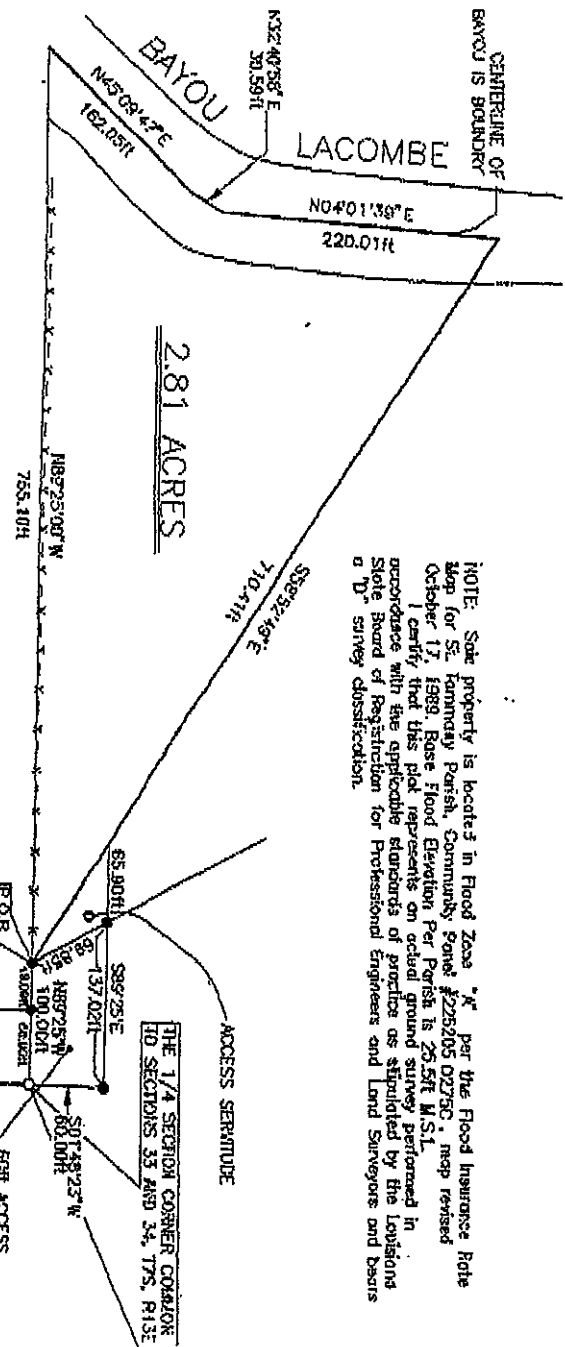
GROUND SITUATED IN SECTION 33,  
T. 7 SOUTH, RANGE 13 EAST,  
PARISH OF EARSH, LOUISIANA.

**S SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYORS  
180 BURE 2001 CONVENT, LA 70433  
PHONE: 815-482-2847  
FAX: 815-482-2847

DATE: JUNE 11, 1999  
SHEET NO. 1 OF 1  
SCALE: 1" = 100'

WAYNE R. SHAW  
REG. NO. 4771  
PROFESSIONAL LAND SURVEYOR  
STATE OF LOUISIANA

WAYNE R. SHAW P.L.S. #4771



**DESCRIPTION:**  
A CERTAIN PIECE OR PORTION OF GROUND situated in Section 33, Township 7 South, Range 13 East, 3E Township Parish, Louisiana and more fully described as follows:  
From the 1/4 Section Corner common to Sections 33 and 34, T7S, R13E, go N89°25'W 100.00ft to a 5/8" iron rod and the point of beginning, from the point of beginning go N89°25'00\"/>

NOTE: Said property is located in Flood Zone "X" per the Flood Insurance Rate Map for St. Landry Parish, Community Panel #226205 02730; map revised October 17, 1989. Base Flood Elevation for Parish is 25.5ft M.S.L. I certify that this plot represents an actual ground survey performed in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a "D" survey classification.

NOTE: SURVEY WAS PERFORMED PARTIALLY WITHOUT THE BENEFIT OF ACTUAL FIELD MEASUREMENTS.



2017-637-ZC

AZALEA

A-3

T7-R13E 33

A-2

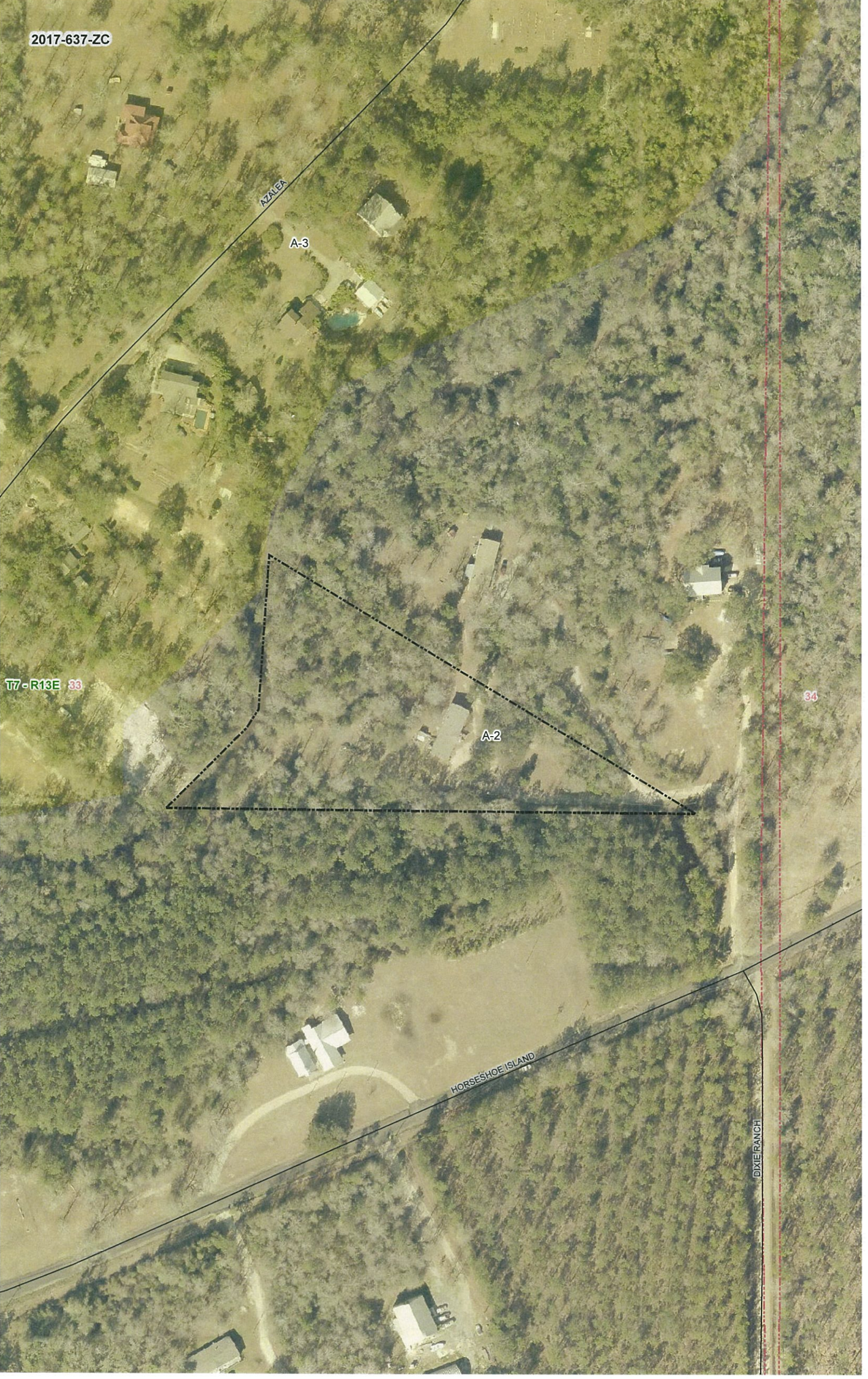
34

HORSESHOE ISLAND

DIXIE RANCH

0 300 Feet

N





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 5/26/2017  
**Case No.:** 2017-637-ZC  
**Posted:** 05/26/17

**Meeting Date:** 6/6/2017  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Loretta Taylor

**OWNER:** Loretta Taylor

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Horseshoe Island Road, east of LA Highway 434, being 30565 Horseshoe Island Road, Lacombe; S33, T7S, R13E; Ward 6, District 11

**SIZE:** 2.81 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	Residential & Undeveloped	A-2 Suburban District
South	Residential & Undeveloped	A-2 Suburban District
East	Residential & Undeveloped	A-2 Suburban District
West	Residential & Undeveloped	A-2 & A-3 Suburban Districts

**EXISTING LAND USE:**

**Existing development:** Yes    **Multi occupancy development:** Yes

**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-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Horseshoe Island Road, east of LA Highway 434, being 30565 Horseshoe Island Road, Lacombe. 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 an A-2 Suburban District & MHO Manufactured Housing Overlay designation be approved