

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6016 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 2 DAY OF AUGUST , 2018

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF CLIFFORD SINGLETARY ROAD, EAST OF KENNEDY AND WHICH PROPERTY COMPRISES A TOTAL OF 1.306 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). (2018-1060-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1060-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JULY 25 , 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

## Exhibit "A"

### Case No. 2018-1060-ZC

ALL THAT CERTAIN PARCEL of land being situated in Section 27, Township 7 South, Range 14 East, Parish of St. Tammany, State of Louisiana, being more fully described as follows:

Commence at the intersection of the West line of the Southeast Quarter of Said Section 27 and the North Right-Of-Way line of Old East Louisiana Railroad (Dummy Line Road); thence measure South 69 degrees 35 minutes East, along said Northerly Right of Way line of Dummy Line Road, a distance of 410.0 feet to a point; thence measure North 00 degrees 07 minutes East, a distance of 408.22 feet to the POINT OF BEGINNING.

From the Point of Beginning measure North 00 degrees 03 minutes 45 seconds West, a distance of 50.0 feet to a point; thence measure North 72 degrees 46 minutes 24 seconds East, a distance of 50.00 feet to a point; thence measure North 73 degrees 05 minutes 18 seconds East, a distance of 122.40 feet to a point; thence measure South 03 degrees 02 minutes 40 seconds East, a distance of 140.65 feet to a point; thence measure South 01 degrees 52 minutes 05 seconds East, a distance of 143.98 feet to a point; thence measure South 03 degrees 47 minutes 59 seconds West, a distance of 48.98 feet to a point; thence measure North 79 degrees 39 minutes 23 seconds West, a distance of 37.55 feet to a point; thence measure North 79 degrees 39 minutes 23 seconds West, a distance of 166.76 feet back to the POINT OF BEGINNING, containing 1.306 acres.

**Case No.:** 2018-1060-ZC

**PETITIONER:** Lola Lagman

**OWNER:** Lola Lagman

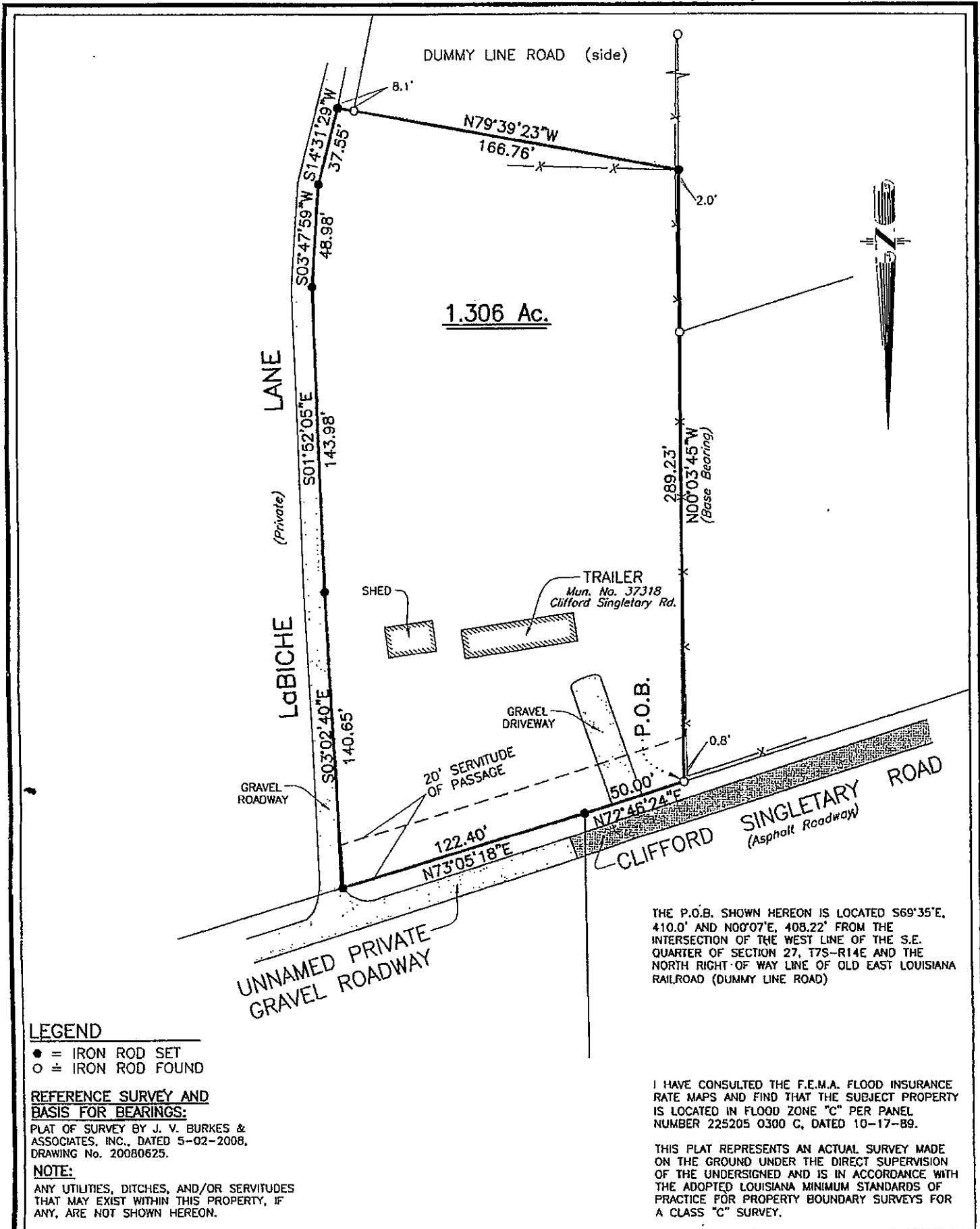
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Clifford Singletary Road, east of P. Kennedy Road; S27, T7S, R14E; Ward 6, District 11

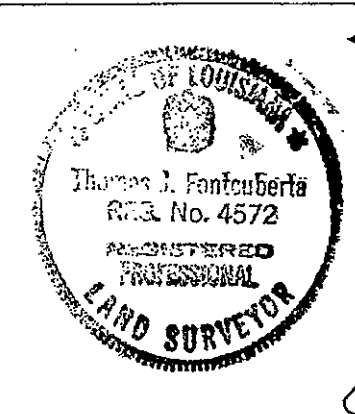
**SIZE:** 1.306 acres



2018-1060-2C



SURVEY OF  
 A PARCEL OF LAND  
 SITUATED IN  
 SECTION 27  
 TOWNSHIP 7 SOUTH  
 RANGE 14 EAST  
 ST. TAMMANY PARISH, LA



**Fontcuberta**  
**Surveys**  
 INCORPORATED

PROFESSIONAL  
 LAND SURVEYORS

*Thomas J. Fontcuberta*  
 SURVEYOR

PREPARED FOR:  
 LOLA & EDGAR LAGMAN

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
9-03-2009	1" = 50'		DPB	TJF	496359	131-222



RAY

YUJON

CLIFFORD SINGLETARY

27

A-2

T7-R14E

P KENNEDY

LARICHE

DUMMY LINE

34





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 6/22/2018  
**Case No.:** 2018-1060-ZC  
**Posted:** 06/13/18

**Meeting Date:** 7/3/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Lola Lagman

**OWNER:** Lola Lagman

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

**LOCATION:** Parcel located on the south side of Clifford Singletary Road, east of P. Kennedy Road; S27, T7S, R14E; Ward 6, District 11

**SIZE:** 1.306 acres

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**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	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped & Residential	A-2 Suburban District
West	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay

**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 south side of Clifford Singletary Road, east of P. Kennedy Road. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

Note that considering the size of the property (1.306 acres), only a Manufactured home as a guest house, limited to a maximum of 1000 sq.ft., will be allowed on the property.

**STAFF RECOMMENDATION:**

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