

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6207                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. DEAN                      SECONDED BY: MR. THOMPSON  
ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 41, SOUTH OF LA HIGHWAY 21, BEING 81833 HIGHWAY 41, BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 1.63 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-3 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 5, DISTRICT 6) (2019-1447-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1447-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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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), MHO (Manufactured Housing Overlay & RO (Rural 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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-3 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 8 DAY OF AUGUST , 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: JUNE 26 , 2019

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

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

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

**EXHIBIT "A"**

**2019-1447-ZC**

ALL THAT CERTAIN PIECE OR PARCEL 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 Section 42, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, and according to survey by Bruce M. Butler, III, Registered Land Surveyor, dated April 4, 2013, said parcel is more particularly described as follows, to-wit:

From the Southwest Corner of Section 42, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, run North 89 degrees 52 minutes 48 seconds East, 1796.31 feet; thence North 82 degrees 51 minutes 20 seconds East, 203.46 feet; thence North 89 degrees 54 minutes 26 seconds East, 228.40 feet; thence South 89 degrees 56 minutes 39 seconds East, 303.29 feet; thence North 06 degrees 18 minutes 39 seconds East, 1067.60 feet to the Point of Beginning.

From the Point of Beginning run North 85 degrees 33 minutes 29 seconds West, 163.01 feet to a point; thence North 05 degrees 42 minutes 52 seconds East, 421.22 feet to a point; thence North 88 degrees 57 minutes 17 seconds East, 168.69 feet to a point; thence South 06 degrees 18 minutes 39 seconds West, 437.48 feet back to the Point of Beginning and containing 1.63 acres of land.

Improvements thereon bear the Municipal No. 81833 Highway 41, Bush, Louisiana 70431

Case No.: 2019-1447-ZC

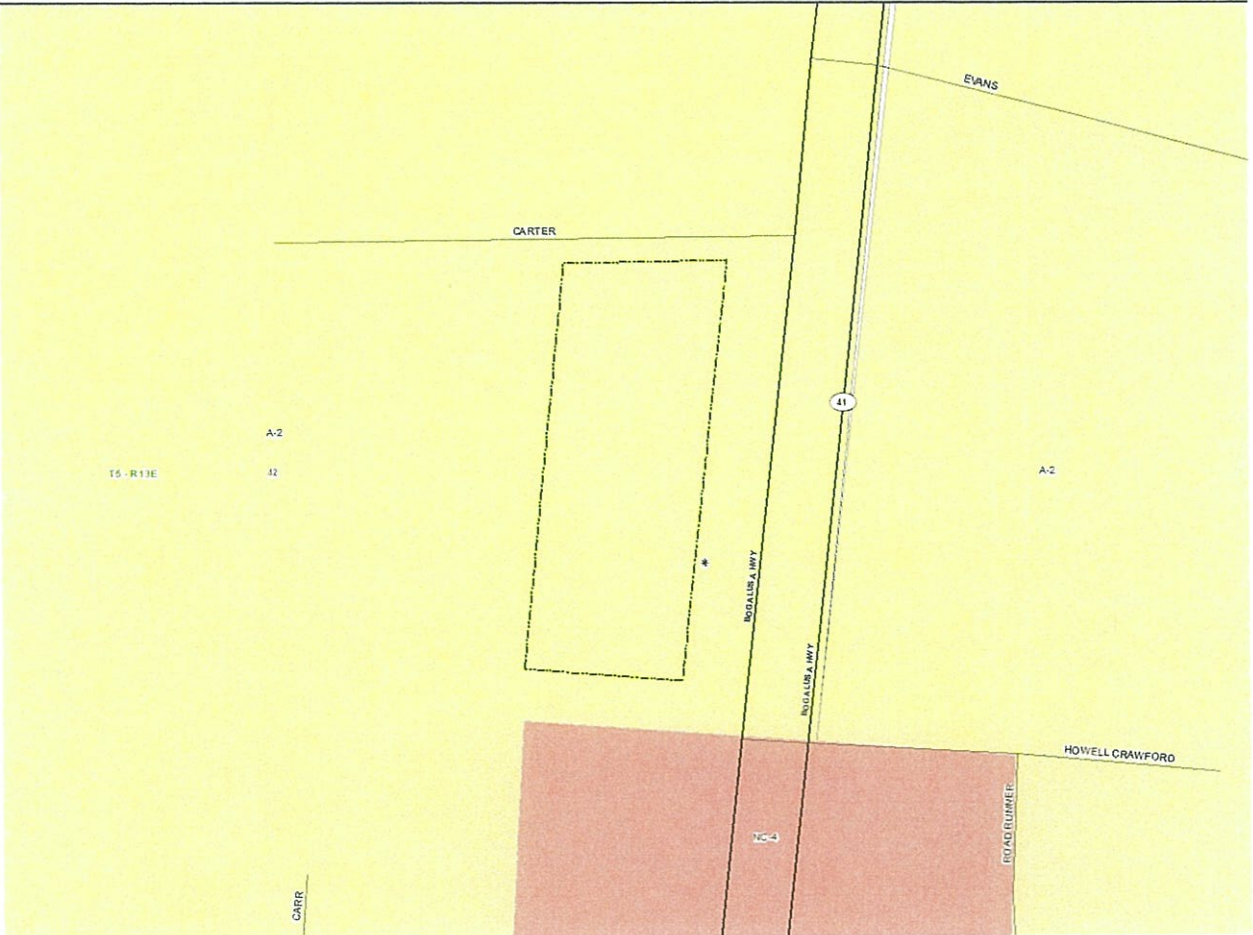
OWNER: Judy Cannon

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**REQUESTED CHANGE:** From A-2 Suburban District with a MHO Manufactured Home Overlay and a RO Rural Overlay to A-3 Suburban District, with a MHO Manufactured Home Overlay and a RO Rural Overlay

**LOCATION:** Parcel located on the west side of LA Highway 41 and the south of LA Highway 21; being 81833 Highway 41, Bush; Section 42, Township 5S, Range 13E; Ward 5, District 6

**SIZE:** 1.63 acres



*Reference Survey:*

### Basis of Bearings

1. State of Louisiana Dept. of  
Transportation & Development  
Office of Hwys. Sheet No. 21  
Right-of-way Map State Project  
No. 852-33-01 dated 1-23-1987  
revised 5-19-1993, 5-26-1993  
and 6-18-1993

2. State of Louisiana Dept. of  
Transportation & Development  
Office of Hwys. Sheet No. 20  
Right-of-way Map State Project  
No. 852-33-01 dated 1-23-1987  
revised 7-6-1992, 5-19-1993,  
6-15-1993 and 6-18-1993

3. Survey prepared by Land  
Surveying, Inc. dated  
Mar. 18, 2008 Survey No. 13523

*Point A is N89°52'48"E, 1796.31'; N82°51'20"E, 203.46'; N89°54'26"E, 228.40'; S89°56'39"E, 303.29'; N06°18'39"E, 1067.60' from the Southwest Corner of Section 42 T5S R13E, St. Tammany Parish, Louisiana*

*This property is located in Flood  
Zone C as per FEMA FIRM,  
Comm. Panel No. 225205  
0160 B, map dated 3-1-1984*

*This map is certified to  
First American Title Insurance  
Company and Winters Title  
Agency, Inc.*

*Building setback lines should be determined by owner or contractor prior to any construction*

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A.C. SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

*Legend:*

- 1/2" Rebar Set
- 1/2" Iron Pipe Found
- 1" Iron Pipe Found
- 1" DOTD Monument Found
- ✖ Fence
- 1/2" Rebar Found
- ⊗ Powerline

MAP PREPARED FOR

*Alice Bullock Laurence*

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 42 Township 5 South Range  
St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

**LAND SURVEYING LLC**

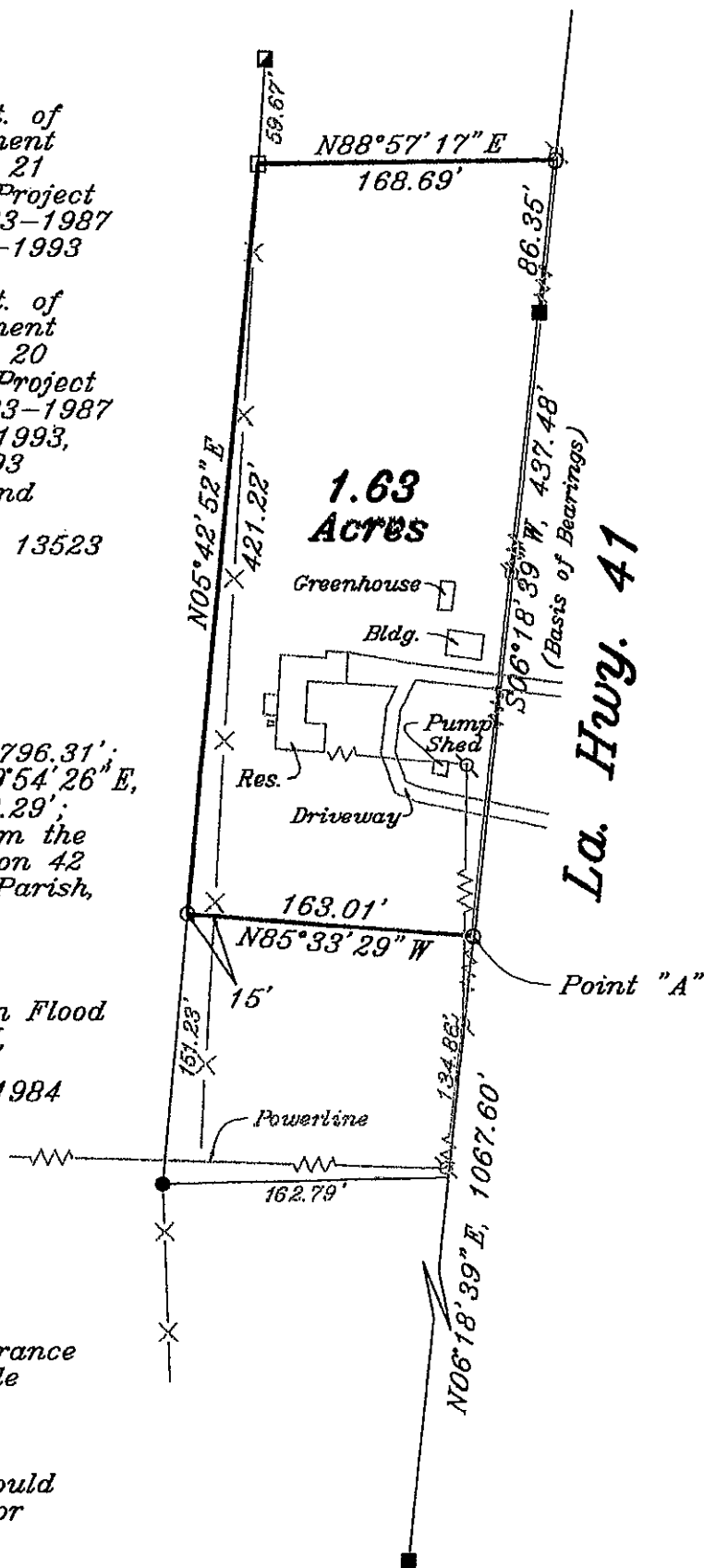
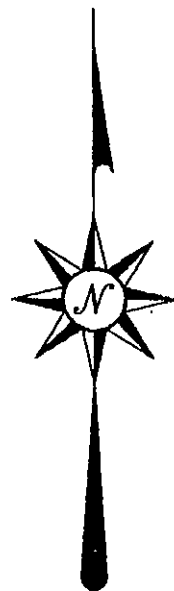
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax

BRUCE M. BUTLER, III  
License No. 4804  
LOUISIANA PROFESSIONAL SURVEYOR  
LICENSE PROFESSIONAL

SCALE:  $1'' = 100'$

DATE: April 4, 2013

NUMBER: 15870





2019-1447-ZC





## ZONING STAFF REPORT

**Meeting Date:** 6/4/2019  
**Determination:** Approved

**SIZE:** 1.63 acres

The staff recommends that the request for the A-3 Suburban District designation be denied.