

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6202 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 EAST SIDE OF PRESS SHARP ROAD, NORTH OF OTIS SHARP ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 6) (2019-1373-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1373-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-1 (Suburban District) to an A-1A (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-1A (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-1 (Suburban District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 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"

2019-1373-ZC

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 43, Township 4 South, Range 12 East and Section 51, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the First Mile Post from the West side of Township, run West 257.40 feet; thence North 00 degrees 10 minutes 27 seconds West, 226.04 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 10 minutes 27 seconds West, 25.00 feet to a point; thence East 824.93 feet to a point; thence continue East 571.83 feet to a point; thence South 10 degrees 42 minutes 11 seconds West, 592.06 feet to a point; thence West, 509.87 feet to a point; thence North 00 degrees 06 minutes 21 seconds West, 556.76 feet to a point; thence West, 775.83 feet back to the Point of Beginning.

This tract contains 8.00 acres, all as more fully shown on survey of Jeron R. Fitzmorris, Registered Land Surveyor, dated May 21, 2002, under No. 9674.

Case No.: 2019-1373-ZC

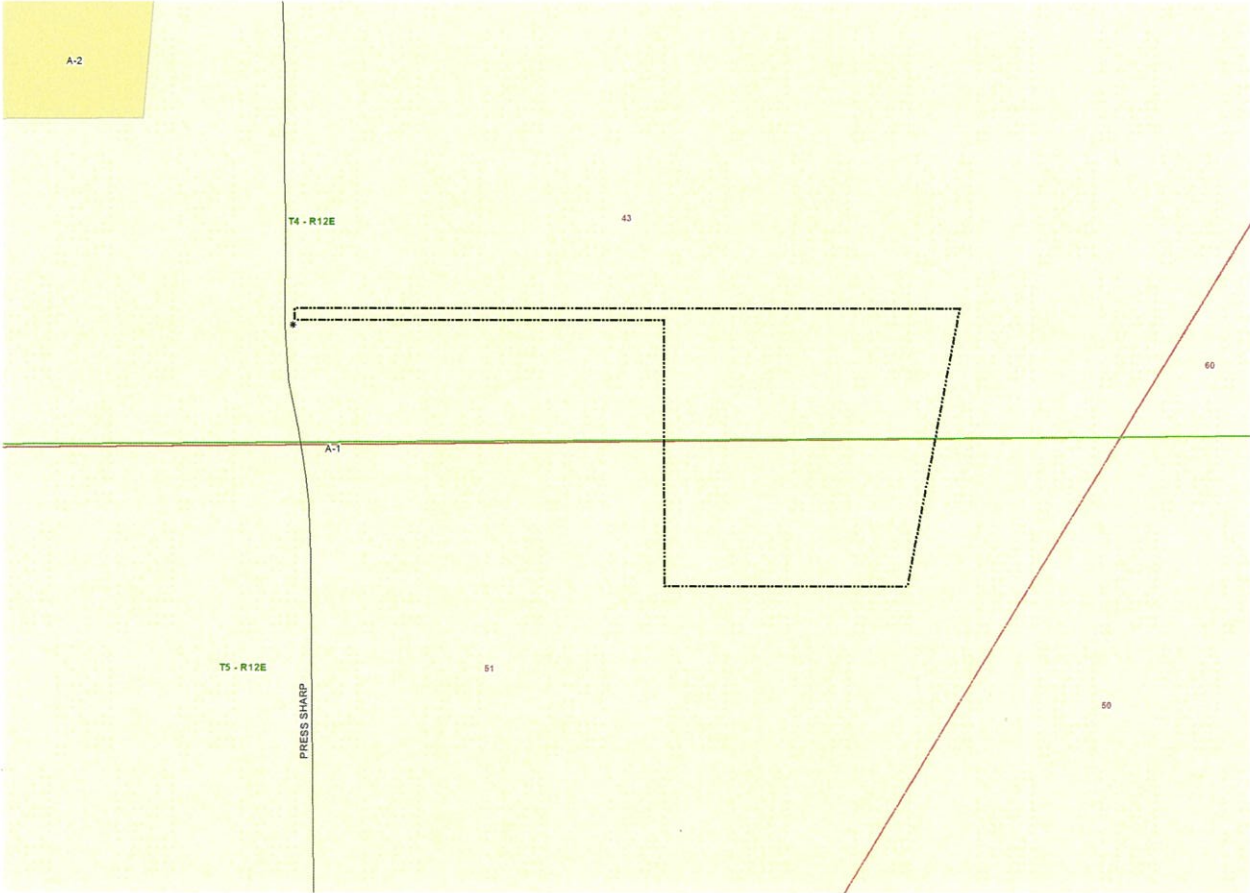
PETITIONER: Tayler Migue

OWNER: August Joseph & Tonja D. Catanzaro

REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road ; S51, T5S, R12E; Ward 2, District 6

SIZE: 8 acres

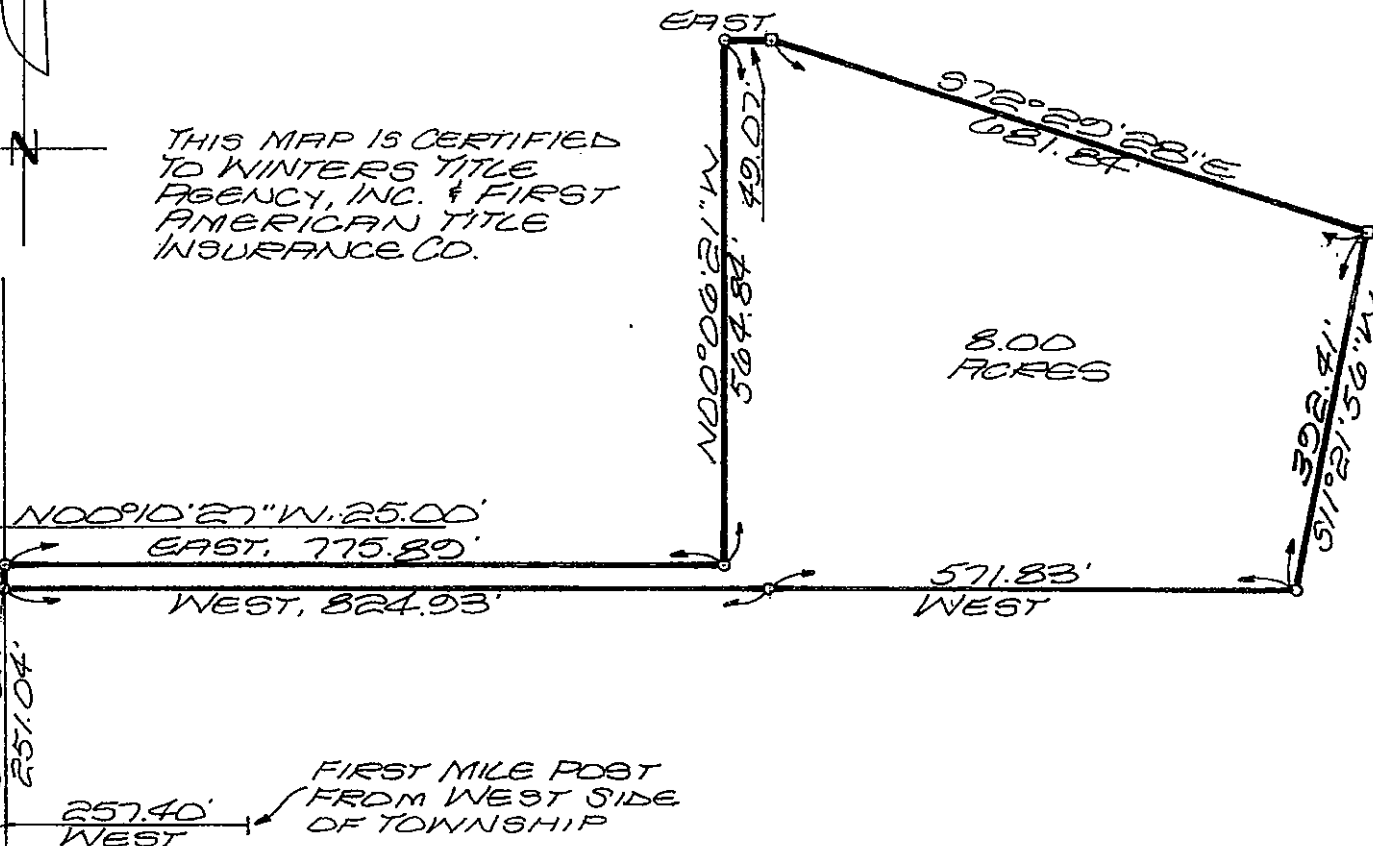


SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED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

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMM. PANEL NO. 225205 005DC, MAP REVISED 10-17-1989.

THIS MAP IS CERTIFIED TO WINTERS TITLE AGENCY, INC. & FIRST AMERICAN TITLE INSURANCE CO.

Press SHARP ROAD



THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 40:LY1.

0 1/2" REBAR SET
0 CONC. MON. FOUND

MAP PREPARED FOR **DAVID C. PORREYTO, AMANDA S. ANSEL, SALLY BRONAUGH** WIFE OF AND **JUSTIN ANSEL, SR.**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 43 Township 4 South, Range 12 East, 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.

LAND SURVEYING Inc.
COVINGTON, LOUISIANA



SCALE: 1" = 200' DATE: May 21, 2002 NUMBER: 2075



2019-1373-ZC

A-2

T4-R12E

43

A-1

PRESS SHARP

60

T5-R12E

51

50

OTTIS SHARP

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1373-ZC
Posted: 5/20/19
Prior Action: Postponed 04/02/19

Meeting Date: 6/4/2019
Determination: Approved as amended to A-1A

GENERAL INFORMATION

PETITIONER: Tayler Mígues

OWNER: August Joseph & Tonja D. Catanzaro III

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Press Sharp Road, north of Otis Sharp Road ; S51, T5S, R12E; Ward 2, District 6

SIZE: 8 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 | A-1 Suburban District |
| South | Residential | A-1 Suburban District |
| East | Residential | A-1 Suburban District |
| West | Residential | A-1 Suburban District |

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density -- but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. This site is located on the east side of Press Sharp Road, north of Otis Sharp Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation. However, staff does not see any compelling reason to recommend approval of the requested A-2 Suburban District, considering that the surrounding area is zoned A-1 Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for the MHO Manufactured Housing Overlay designation be approved and the request for the A-2 Suburban District designation be denied.