

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5712

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 3 DAY OF NOVEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF DREAMLAND COURT, NORTH OF BRUHL ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.86 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (2016-387-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-387-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-1(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-1(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-1(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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF DECEMBER, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 27, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-387-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 19, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the 1/4 corner common to Sections 19 and 30 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana run North 00 degrees 27 minutes 46 seconds West, 1336.76 feet; thence North 00 degrees 30 minutes West 668.29 feet to the POINT OF BEGINNING.

From the Point of Beginning run North 00 degrees 30 minutes West, 333.85 feet to a point; thence North 89 degrees 23 minutes 18 seconds East, 252.62 feet to a point; thence South 03 degrees 05 minutes 09 seconds West, 334.82 feet to a point; thence South 89 degrees 26 minutes 36 seconds West, 231.68 feet back to the Point of Beginning.

Case No.: 2016-387-ZC

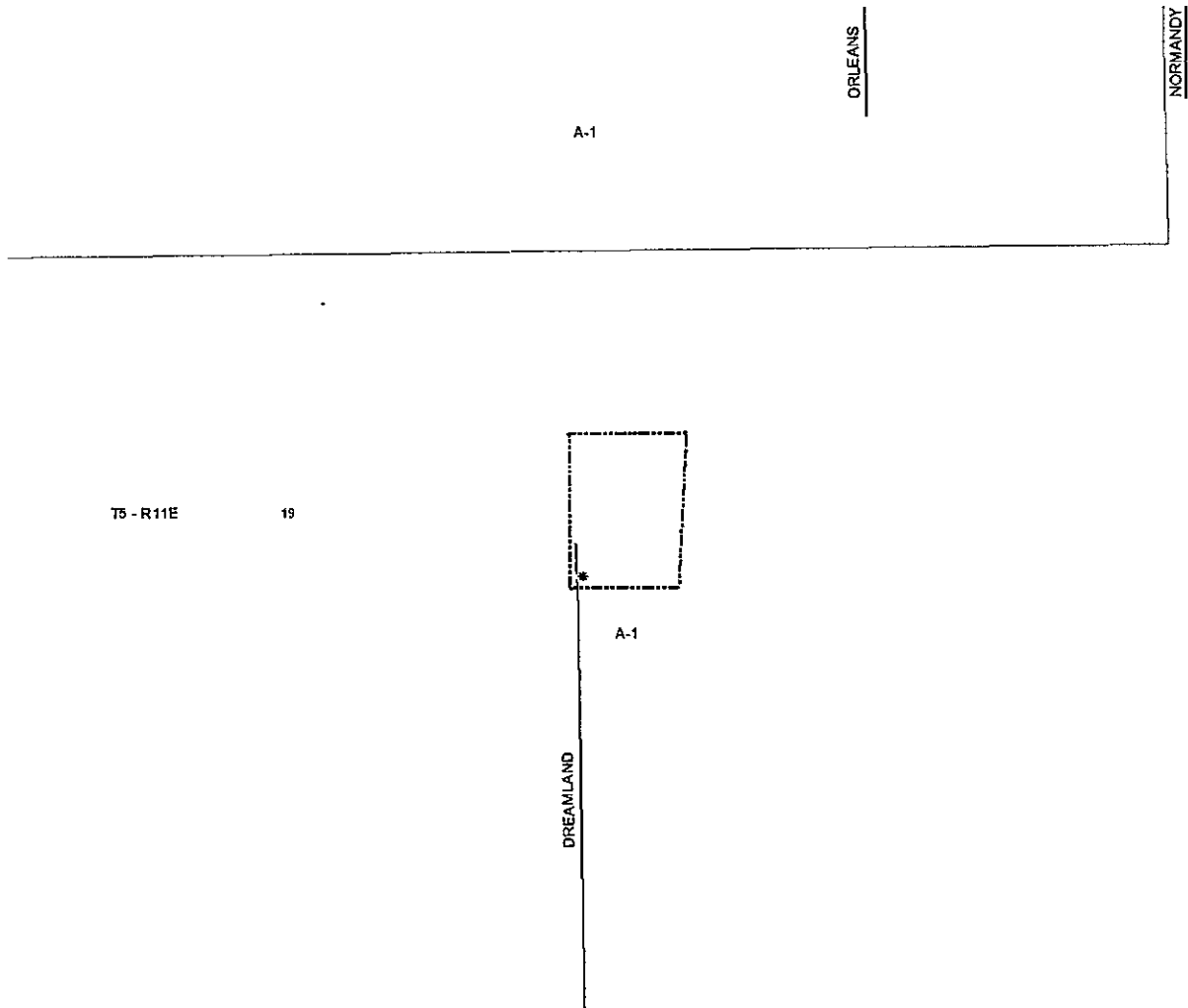
PETITIONER: Manuel & Kathy Hoffmann

OWNER: Manuel & Kathy Hoffmann

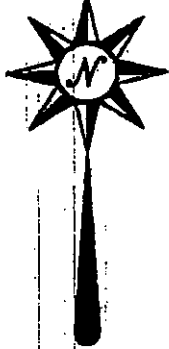
REQUESTED CHANGE: From A-1 Suburban District to MHO Manufactured Housing Overlay, A-1 Suburban District

LOCATION: Parcel located at the on the east side of Dreamland Court, north of Bruhl Road ; S19, T5S, R11E; Ward 2, District

SIZE: 1.86 acres



2016-387-20



Approximate Flood Zone Delineation Line

60' Right-of-Way to Bruhl Road (Dreamland Court)

1/2" Rebar Found

N89°23'18"E

252.62'

1/2" Rebar Set

77.5'

Flood Zone C
Flood Zone A

148.50'

783.99'

17.5' 35' Right-of-Way
1.86 Acres

N89°13'55"E

503°06'09"W

334.82'

THIS POINT IS N00°27'48"W, 1338.78'; N00°30'W, 668.29' FROM THE 1/4 CORNER COMMON TO SECTIONS 19 & 30 TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

1/2" Rebar Found

231.68'

S89°26'36"W

1/2" Rebar Set

THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C, AS PER FEMA FIRM COMM. PANEL NO. 225205 0125 C, MAP DATE 10-17-1989

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.

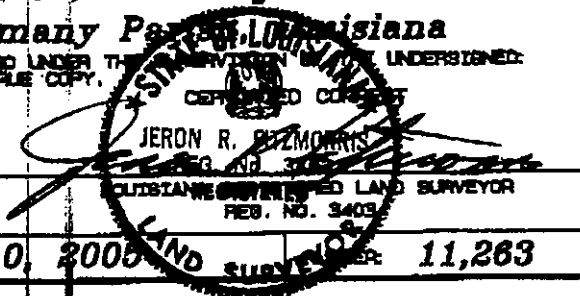
THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **Tina M. wife/of and Jeremy M. Welch**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **Section 19, Township 5 South, Range 11 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" = 100'

DATE: May 10, 2006 LAND SURVEY NO. 11,263

2016-387-ZC

ORLEANS

T5-R11E

19

2016-387-ZC

A-1

DREAMLAND

0 300 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 9/26/2016
Case No.: 2016-387-ZC
Posted: 09/21/16

Meeting Date: 10/4/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Manuel & Kathy Hoffmann

OWNER: Manuel & Kathy Hoffmann

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

LOCATION: Parcel located on the east side of Dreamland Court, north of Bruhl Road ; S19, T5S, R11E; Ward 2, District 3

SIZE: 1.86 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	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: None

Multi occupancy development: None

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-1 Suburban District to MHO Manufactured Housing Overlay. This site is located on the east side of Dreamland Court, north of Bruhl Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including Manufactured Housing. Staff has no objection to the request.

STAFF RECOMMENDATION:

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