

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5726 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF DECEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF F. KING ROAD, NORTH OF MAURICE TAYLOR ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.21 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 6). (2016-421-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-421-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 24 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-421-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated in Section 6, Township 5 South, Range 12 East, Greensburg District, State of Louisiana, and more fully described as follows:

From the quarter section corner between Sections 6 and 7 of the aforesaid Township and Range, run North 00 degrees 15 minutes West a distance of 20.00 chains to a point; thence run South 89 degrees 45 minutes East a distance of 8.00 chains to a point; thence run North 15 degrees 45 minutes East a distance of 4.00 chains to a point; thence run North 03 degrees 30 minutes East a distance of 13.37 chains to a point marked "A" on a map and plat of survey prepared by C.R. Schultz, Surveyor, dated June 22, 1971, a copy of which is attached to an act recorded under Instrument No. 280845 in the official records of St. Tammany Parish; thence run South 80 degrees 30 minutes East a distance of 960.3 feet to a point; thence run North a distance of 208.7 feet to a point marked "B" on the aforesaid map and plat of survey, which is the point of beginning.

From the point of beginning, run North 239.9 feet to a point marked "C" on the aforesaid map and plat of survey; thence run West a distance of 305.3 feet to a point; thence run North a distance of 72.0 feet to a point; thence run West a distance of 106.7 feet to a point; thence run South a distance of 243.0 feet to a point; thence run East a distance of 417.4 feet to the point of beginning heretofore set; containing 2.21 acres of land, all in accordance with the aforesaid map and plat of survey, which is adopted herein by reference.

Case No.: 2016-421-ZC

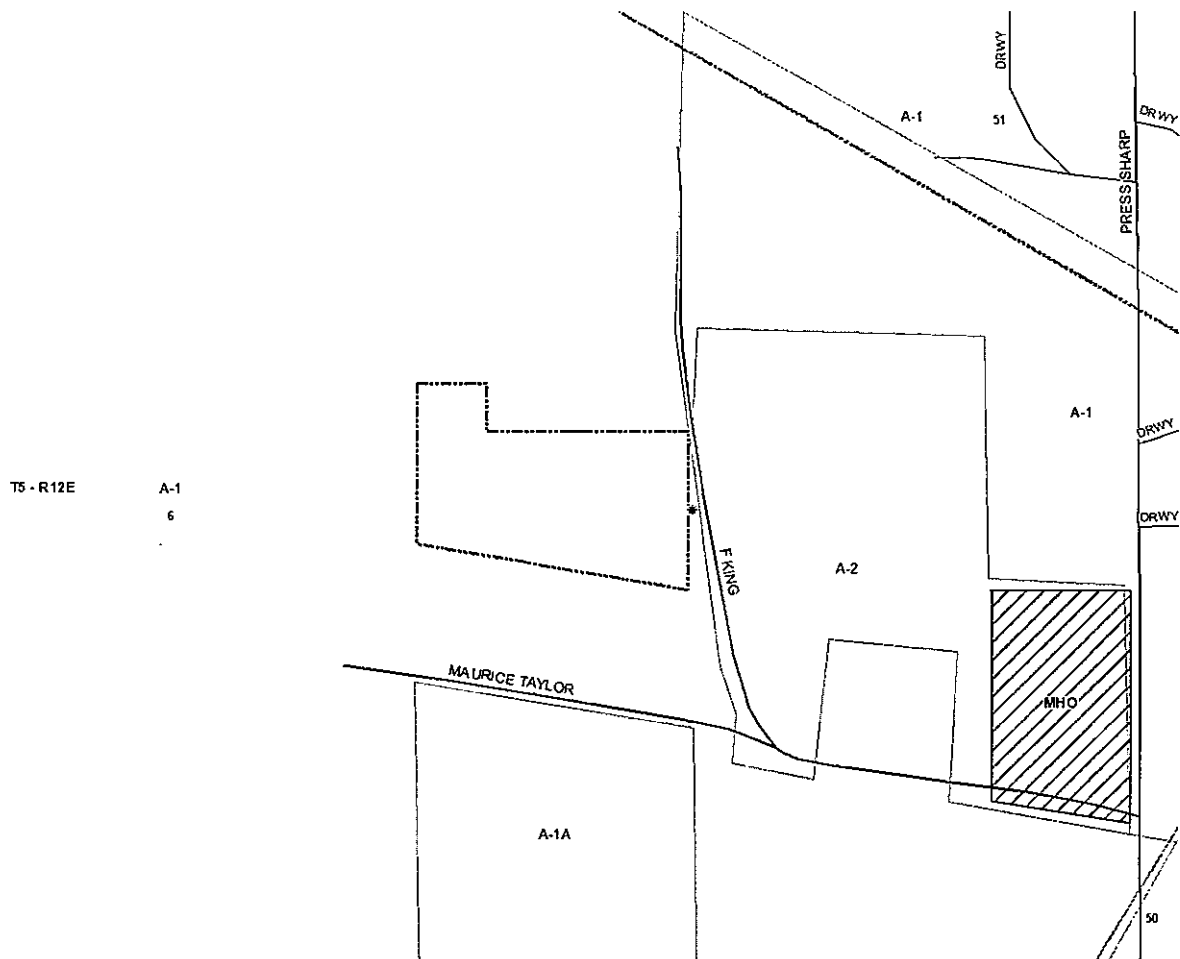
PETITIONER: Dawn Marchand

OWNER: Kim & Jason Best

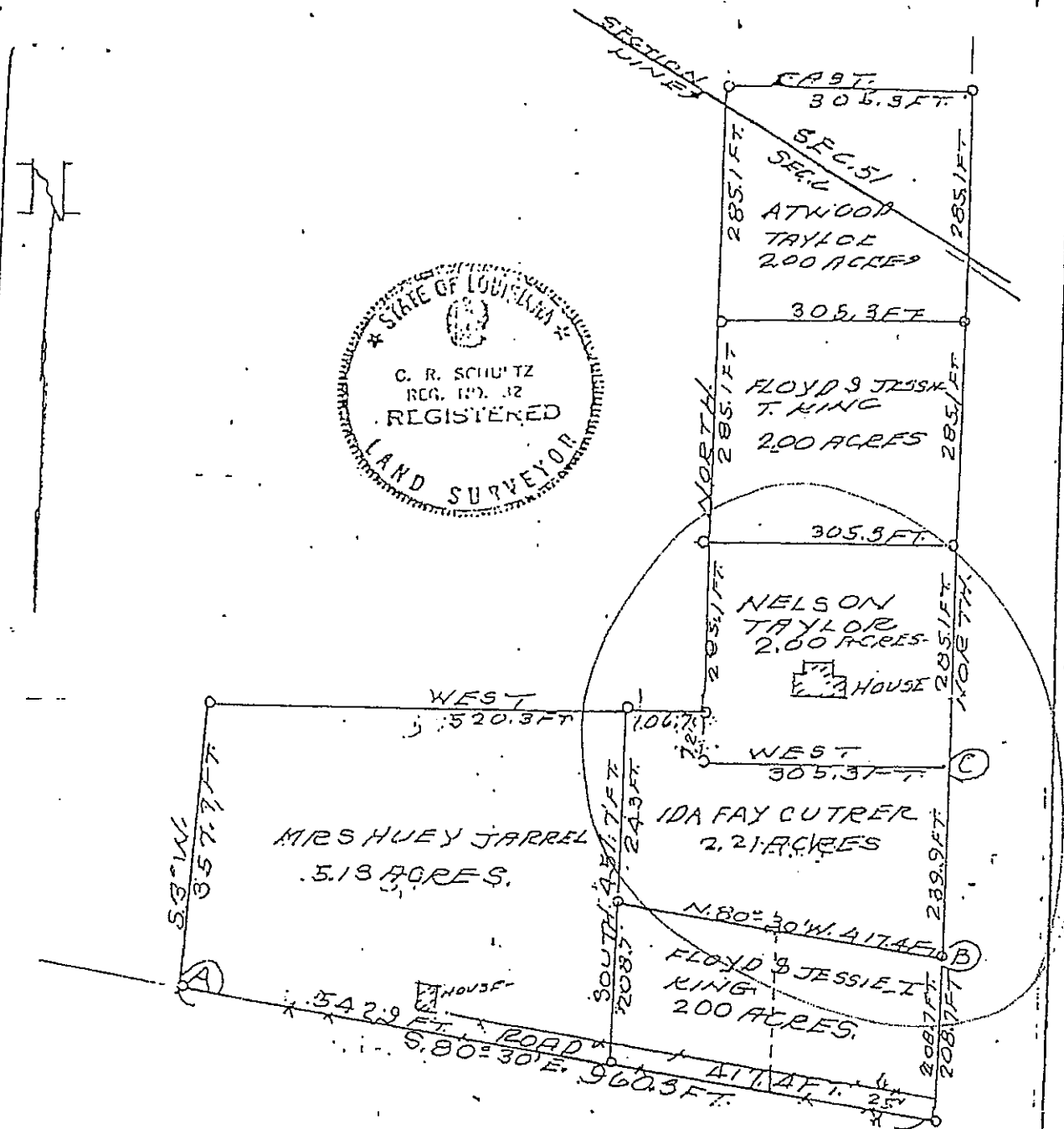
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the west side of F. King Road, north of Maurice Taylor Road ; S6, T5S, R12E; Ward 2, District 6

SIZE: 2.21 acres



2016-421-ZC



MAP SHOWING SURVEY AND DIVISION OF THE
MAURICE TAYLOR PROPERTY IN SECTIONS
6 AND 51, T.5S-R.12E, GREENSBURG DISTRICT
ST. TAMMANY PARISH, LOUISIANA.

SCALE 1 INCH = 200 FT.
JUNE - 22 - 1971
0 IRON CORNERS

C. R. Schmitz
SURVEYOR
COVINGTON, LA.

FROM 1/4 SECTION CORNER TO SECTIONS 6 & 7, T.5S-R.12E, RUN N. 0° 15' W. 20.00 CH. THENCE S. 89° 45' E. 7.42 CH. THENCE N. 20° 45' E. 8.00 CH. THENCE N. 15° 45' E. 4.00 CH. AND N. 3° E. 13.87 CH. TO CORNER, A.

2016-421-ZC

OTTIS SHARP

51

DRWY

DRWY

T5-R12E

A-1

6

F KING

A-2

MAURICE TAYLOR

A-1A



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/21/2016
Case No.: 2016-421-ZC
Posted:10/11/2016

Meeting Date: 11/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Dawn Marchand
OWNER: Kim & Jason Best
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the west side of F. King Road, north of Maurice Taylor Road ; S6, T5S, R12E; Ward 2, District 6
SIZE: 2.21 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 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-2 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:
Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay. This site is located on the west side of F. King Road, north of Maurice Taylor Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request.

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