

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5723                      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 NORTH SIDE OF KARRIE LANE, EAST OF ELAINE LANE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.42 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 3). (2016-411-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-411-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

### 2016-411-ZC

A CERTAIN PIECE OR PORTION OF LAND, being a 1.42, more or less, acre tract in Section 13, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the section corner common to Sections 13 and 24, Township 6 South, Range 10 East, and the section corner common to Sections 18 and 19, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, run North 00 degrees 15 minutes West 1342.6 feet; thence run South 89 degrees 20 minutes West 1002.2 feet to the Point of Beginning; From the Point of Beginning run North 89 degrees 20 minutes East 280 feet; thence run South 222.8 feet; thence run West 280 feet; thence run North 219.5 feet back to the Point of Beginning.

Said parcel contains 1.42 acres, more or less, and is shown on a survey by John E. Bonneau & Associates, Inc. being survey number 2001 491, dated June 25, 2001.

Case No.: 2016-411-ZC

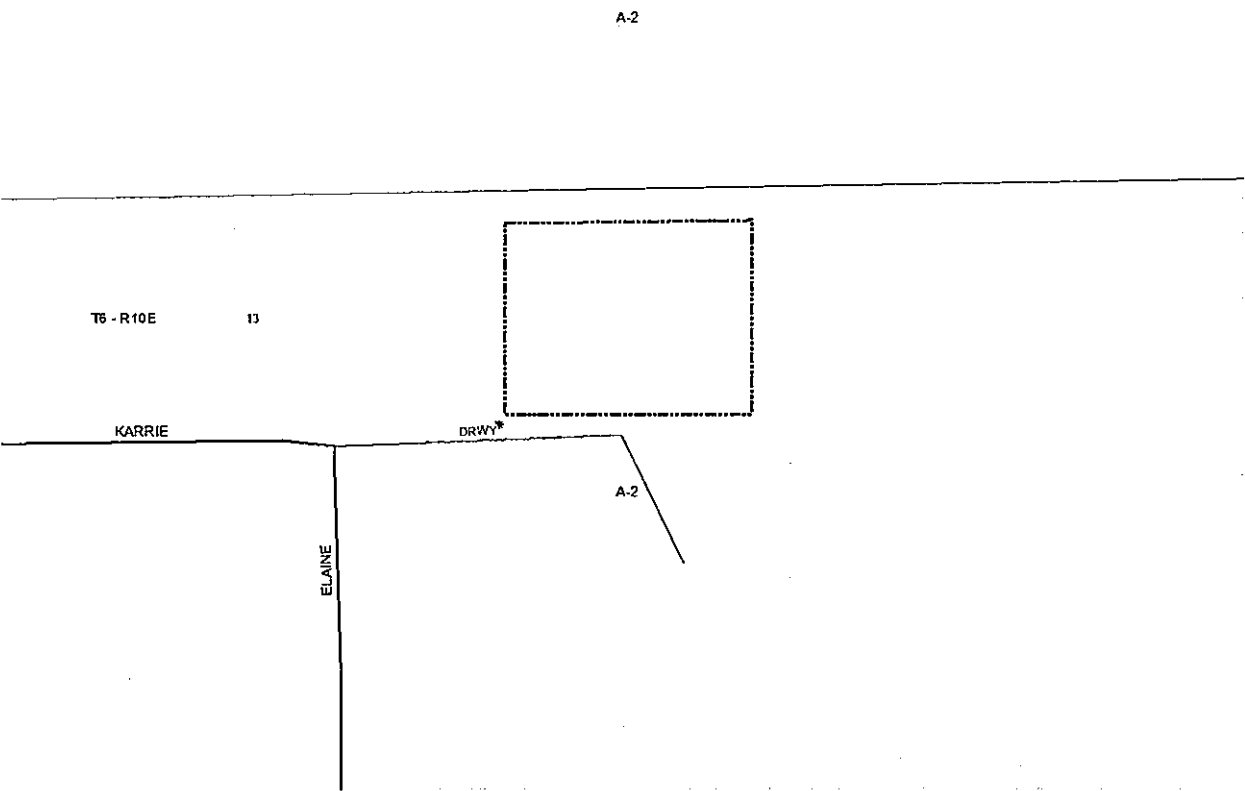
PETITIONER: Verazonda & Robert Walker

OWNER: Verazonda & Robert Walker

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

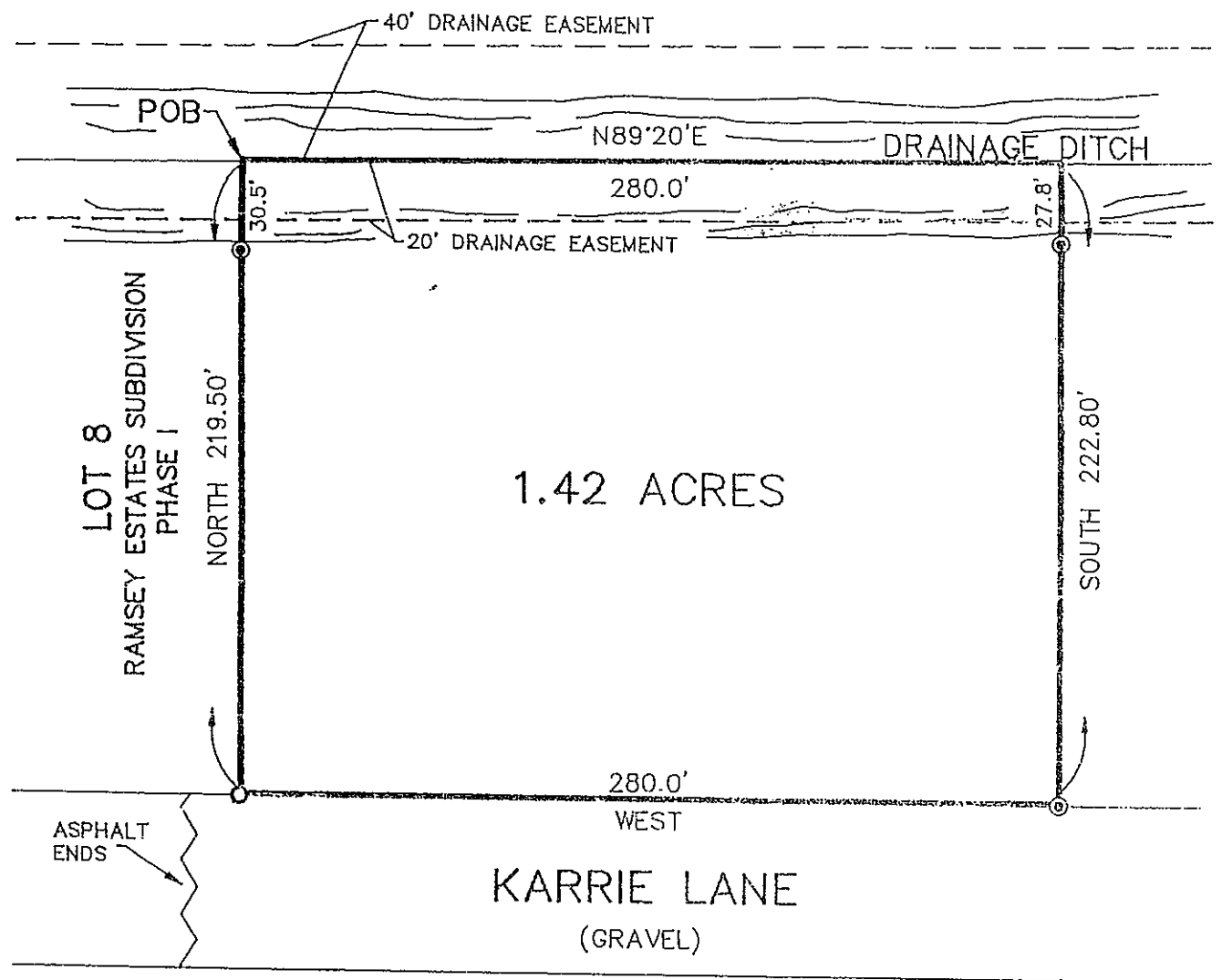
LOCATION: Parcel located on the north side of Karrie Lane, east of Elaine Lane ; S13, T6S, R10E; Ward 3, District 3

SIZE: 1.42 acres



2016-411-ZC

POB is reported to be N00°15'W 1342.60'  
and S89°20'W 1002.20' from the Section  
Corner common to Sections 13 & 24, T6S,  
R10E, and Sections 18 & 19, T6S, R11E,  
St. Tammany Parish, Louisiana.



- LEGEND**
- = 3/8" Iron Rod Found
  - ⊙ = 1/2" Iron Rod Set

NOTE: This property is located in Flood Zone C,  
per F.E.M.A. Map No. 225205 0125 C,  
dated October 17, 1989.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR  
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR  
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH  
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.  
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE  
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

**John G. Cummings and Associates**  
Professional Land Surveyors

503 N. JEFFERSON AVE.

(504) 802-1540

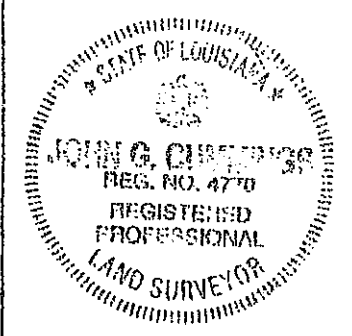
COVINGTON, LA. 70433

PLAT PREPARED FOR: *Frank Walker*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP  
6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH,  
LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON  
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,  
AND CONFORMS TO ALL APPLICABLE STANDARDS SET  
FORTH BY THE STATE OF LOUISIANA, AND BEARS A  
CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'	JOB NO. 02147	DATE: 10/11/02	REVISED:
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**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-411-ZC  
**Posted:** 10/12/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Verazonda & Robert Walker  
**OWNER:** Verazonda & Robert Walker  
**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District with MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the north side of Karrie Lane, east of Elaine Lane ; S13, T6S, R10E; Ward 3, District 3  
**SIZE:** 1.42 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	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 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-2 Suburban District to A-2 Suburban District with MHO Manufactured Housing Overlay. This site is located on the north side of Karrie Lane, east of Elaine Lane. The 2025 Future land Use Plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff has no objection to the request considering that the area is mostly developed with manufactured homes.

**STAFF RECOMMENDATION:**

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