

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6279                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BELLISARIO  
ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF ARTHUR ROAD, WEST OF HILL STREET, EAST OF ROSE STREET, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .61ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 2) (2019-1595-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1595-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-4 (Single Family Residential District) to an A-4 (Single Family Residential 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-4 (Single Family Residential 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-4 (Single Family Residential District) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 DECEMBER , 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: OCTOBER 30 , 2019

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

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

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

**2019-1595-ZC**

ALL OF THAT CERTAIN LOT OR PARCEL, of ground together with all the buildings and improvements thereon, and all of the rights, ways privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana and more fully described as follows:

Situated in Section Forty-two (42), Township Six (6) South, Range Eleven (11) East, as follows: From the second mile post on the Township line between Townships Six (6) and Seven (7), Range Eleven (11) East, run South 89 degrees, 45 minutes East on thousand nine hundred fifty-three (1,953') feet to a stake; Thence North one thousand two hundred fifty-four (1,254') feet to a stake on the Northeast line of the property, and the point of beginning; thence run along the South side of Arthur Road, North 83 degrees, 12 minutes West a distance of 123 feet to a point; thence continuing along the south side of Arthur Road run South 86 degrees west a distance 86 feet to a point; thence run south a distance of 135.5 feet to a point; thence run South 89 degrees, 45 minutes east a distance of 203 feet to a point; thence run North along the west side of a road a distance of 127 feet to the point of beginning. All in accordance with a sketch of survey dated January 19, 1968, annexed to Act of Partition before Philip Pfeiffer, Notary Public, registered under Entry No. 250931 in COB 485, folio 407 of the conveyance records of St. Tammany Parish, LA.

**Case No.:** 2019-1595-ZC

**PETITIONER:** Shannon Roussell

**OWNER:** Cynthia Rankins

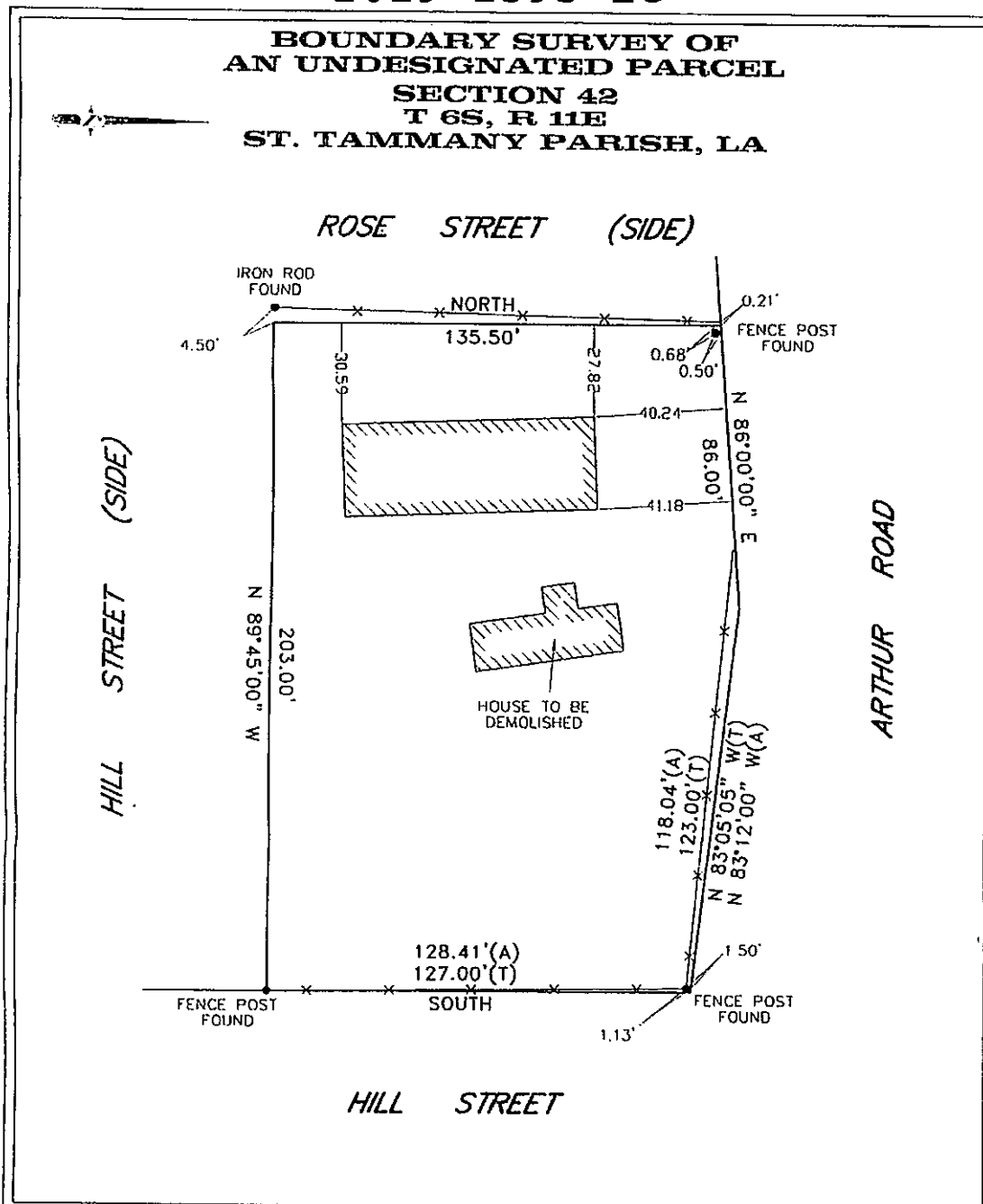
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

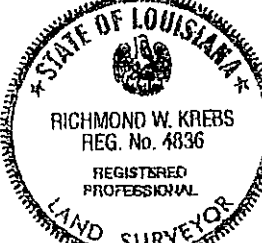
**LOCATION:** Parcel located on the south side of Arthur Road, west of Hill Street, east of Rose Street, being 20218 Arthur Rd., Covington; S42, T6S, R11E; Ward 3, District 2

**SIZE:** .61 acres



2019-1595-ZC



	<b>GENERAL NOTES</b>	
	ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN 1: PLOT OF SURVEY BY C.R. SCHULTZ DATED FEBRUARY 27, 1973	
	THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.	
<p>THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY</p> <p>MADE AT THE REQUEST OF CYNTHIA RANKINS</p> <p>BY: <i>Richmond W. Krebs</i></p>	<b>ELEVATION NOTES</b>	
	THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 10/17/89 FLOOD ZONE: C BASE FLOOD ELEVATION: N/A COMMUNITY PANEL #: 225205 0230 C	
	<p><b>RICHMOND W. KREBS</b> PROFESSIONAL LAND SURVEYING P.O. BOX 8641 METAIRIE, LA. 70011-8641 PHONE: (504) 889-8616 FAX: (504) 889-0916 E-MAIL: richmondw@krebssurvey.com</p>	
DATE: AUGUST 25, 2006		DRAWN BY: NDK
SCALE: 1" = 40'		COMPUTER #:
JOB #: 062587		FILE #:



2019-1595-ZC

T6S -  
R11E

A-4A

HC-2

HC-2

HC-2

HC-2

A-6

42

TAMMANY TRACE

New  
Claiborne

TAMMANY TRACE

1,2

3,5,6,  
7,8

4

5

6

7

8

5TH

6TH

8TH

9TH

10TH

C

B

A

BOGUE FALAYA

ARTHUR

PARCELA

PARCEL B

LAURENTS

A-4

PARCEL A

PARCEL B

ROSE

The Vineyards

PUD

C

A-2

63

61

Alpine  
Village

A-2

65

32

31

River Parc

30

29

28

27



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 9/27/2019  
Case No.: 2019-1595-ZC  
Posted: 9/23/2019

Meeting Date: 10/9/2019  
Determination: Approved

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#### GENERAL INFORMATION

**PETITIONER:** Shannon Roussell

**OWNER:** Cynthia Rankins

**REQUESTED CHANGE:** From A-43 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Arthur Road, west of Hill Street, east of Rose Street, Covington; S42, T6S, R11E; Ward 3, District 2

**SIZE:** .61 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 1 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-4 Single-Family Residential District and MHO Manufactured Housing Overlay
South	Residential	A-4 Single-Family Residential District
East	Residential	PUD Planned Unit Development
West	Residential	A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

##### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

##### 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-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. This site is located on the south side of Arthur Road, west of Hill Street, east of Rose Street, being 20218 Arthur Rd., Covington. The 2025 future land use plan calls for this site to be developed with residential uses that vary in site design and density, including manufactured homes. Staff does not have any objection to the request.

##### STAFF RECOMMENDATION:

The staff recommends that the request for the A-4 Single-Family Residential District and MHO Manufactured Housing Overlay designation be approved.