

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6288 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF DECEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF SHORT STREET, EAST OF JEFFERSON STREET, BEING 19504 SHORT STREET, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .33 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 3, DISTRICT 2). (2019-1622-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1622-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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 16 DAY OF JANUARY , 2020 ; 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: NOVEMBER 28 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1622-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, advantages, prescriptions and appurtenances thereunto belonging or in anywise appertaining, being situated in the Mailleville Subdivision and being a portion of Square 108 therein, all in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, as more fully described as follows, to-wit:

Beginning at the intersection of the southerly line of Short Street (gravel) and the westerly line of Jefferson Street (not constructed), go southerly along the westerly line of Jefferson Street 120.0 feet to a one-half inch road; thence at a right angle go westerly 120.0 feet to a one-half-inch iron rod; thence at a right angle go northerly 120.0 feet to a one-half inch iron rod located on the southern edge of Short Street; thence at a right angle go easterly 120.0 feet along the southern edge of Short Street to a one-half inch iron rod located on the western edge of Jefferson Street and the Point of Beginning.

Case No.: 2019-1622-ZC

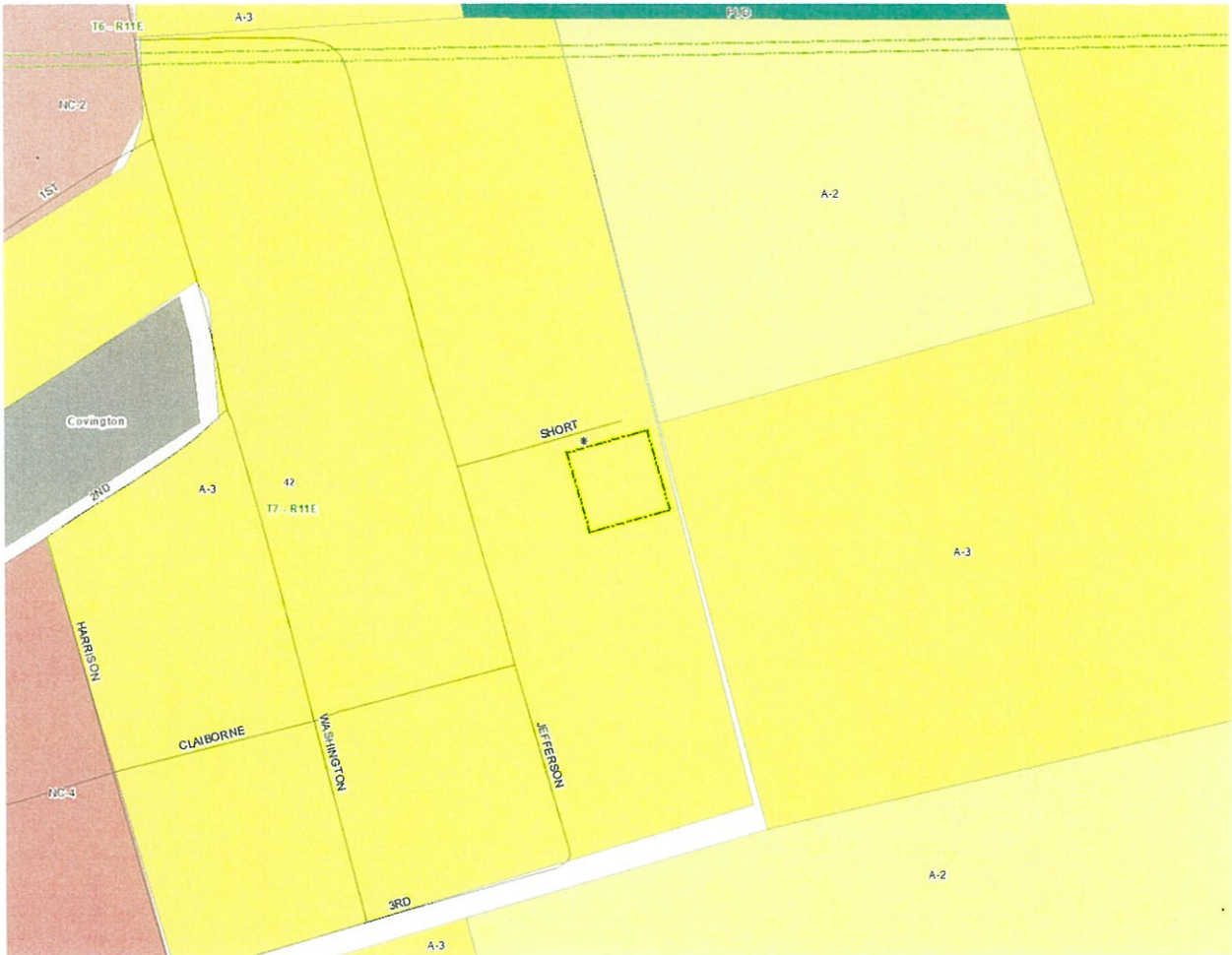
PETITIONER: Bobby and Kim Jameson

OWNER: Bobby and Kim Jameson

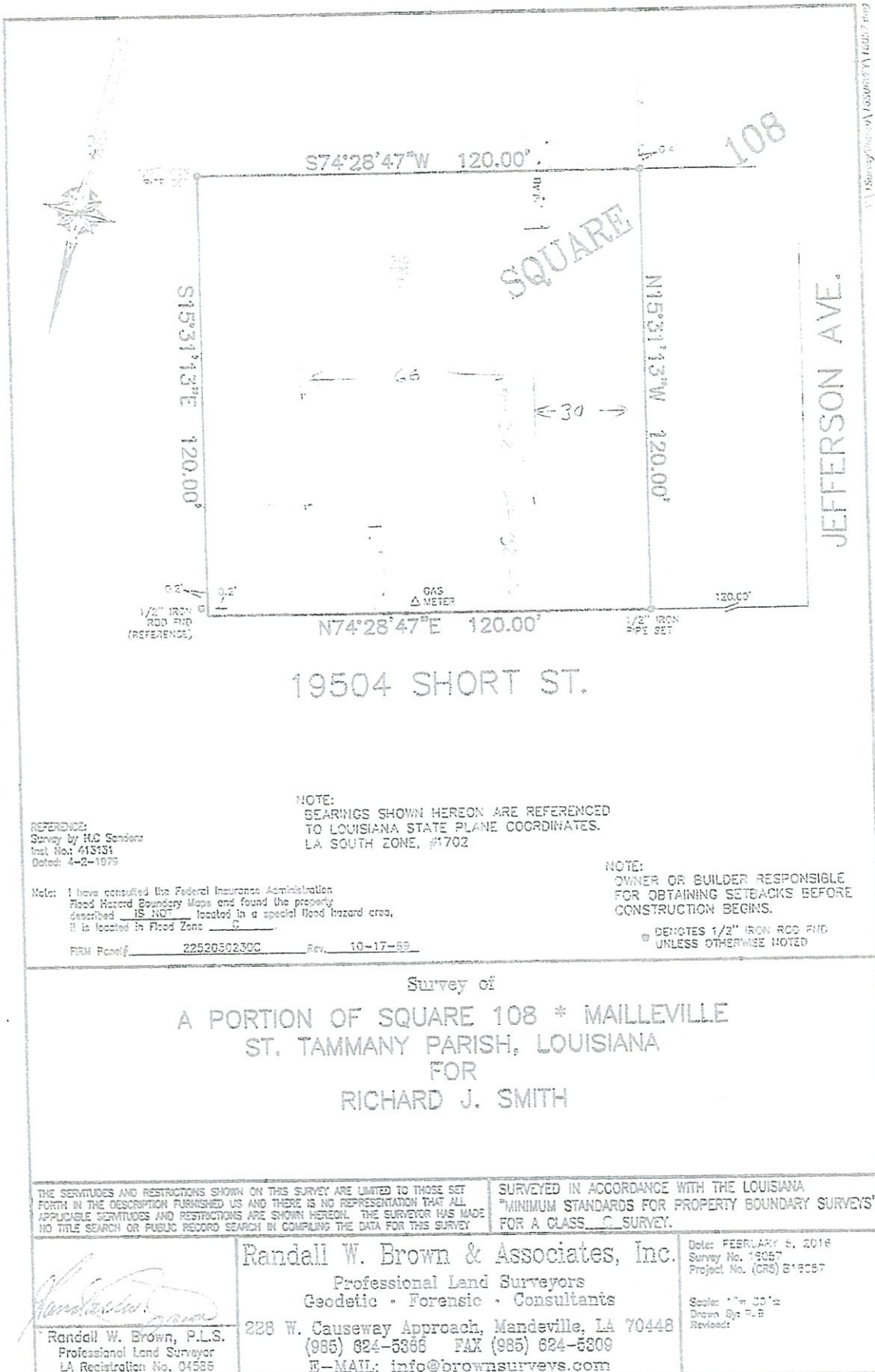
REQUESTED CHANGE: A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Short Street, east of Jefferson Street, being 19504 Short Street, Covington; S42, T7S, R11E; Ward 3, District 2

SIZE: .33 acres



2019-1622-ZC



A-3

42

T6S - R11E

PUD

A-2

A-3

SHORT

42

T7S - R11E

A-3

CLAIBORNE

WASHINGTON

JEFFERSON

3RD

A-3

A-2

HARRISON

4TH

NC-4

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 11/4/2019
Case No.: 2019-1622-ZC
Posted: 10/28/2019

Meeting Date: November 13, 2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Bobby and Kim Jameson

OWNER: Bobby and Kim Jameson

REQUESTED CHANGE: A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Short Street, east of Jefferson Street, being 19504 Short Street, Covington; S42, T7S, R11E; Ward 3, District 2

SIZE: .33 acres

FINDINGS

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-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

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 classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Short Street, east of Jefferson Street, being 19504 Short Street. The 2025 future land use plan designates the area to be developed with residential units that vary in site design and density, including manufactured homes.

Staff does not have any objection to the request considering it adheres to the petitioned property’s future land use plan designation.