

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4902

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. ARTIGUE

ON THE 1 DAY OF NOVEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 450, NORTH OF ED WILLIAMS ROAD EAST, SOUTH OF THE WASHINGTON PARISH LINE AND WHICH PROPERTY COMPRISES A TOTAL 2 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) (ZC12-08-085)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-085, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-08-085**

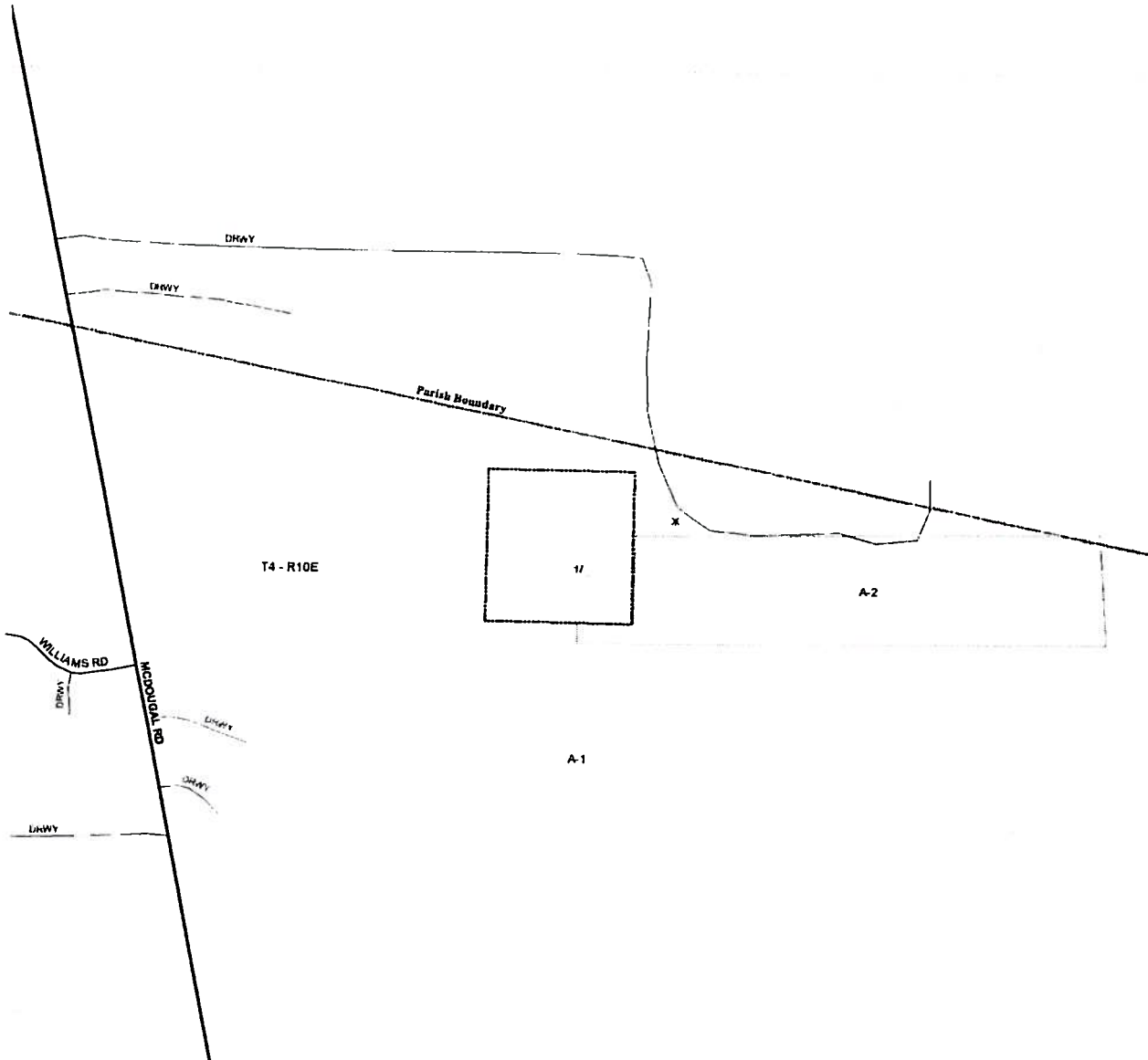
*Located in Section 17 Township 4 South, Range 10 East, St. Tammany Parish, Louisiana.*

*From the Section Corner common to Sections 7, 8, 17 & 18 Township 4 South Range 10 East, St. Tammany Parish, Louisiana run South 00 degrees 16 minutes West, 356.9 feet; thence North 68 degrees 52 minutes East, 645.3 feet; thence South 11 degrees 09 minutes East, 323.2 feet; thence South 89 degrees 12 minutes 00 seconds East, 660.50 feet; thence South 00 degrees 38 minutes 00 seconds West, 644.10 feet; thence South 89 degrees 12 minutes 00 seconds East, 195.50 feet to the Point of Beginning.*

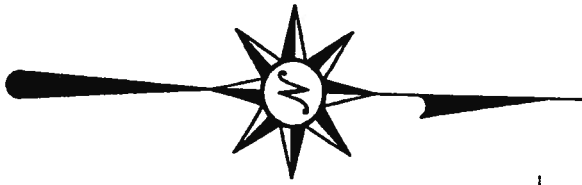
*From the Point of Beginning run North 00 degrees 38 minutes 00 seconds East, 300.00 feet to a point; thence South 89 degrees 12 minutes 00 seconds East, 290.40 feet to a point; thence South 00 degrees 38 minutes 00 seconds West, 300.00 feet to a point; thence North 89 degrees 12 minutes 00 seconds West, 290.40 feet back to the Point of Beginning.*

*This tract contains 2.00 Acres.*

**CASE NO.:** ZC12-08-085  
**PETITIONER:** Vera Brown Harvey  
**OWNER:** Vera Brown Harvey, Dennis Brown, Roy C. Brown, Daphne B. Agillard, Darnell Brown, Linda Neezy, Barbara Brown, Kenneth Brown  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of LA Highway 450, north of Ed Williams Road East, south of the Washington Parish line; S17,T4S,R10E; Ward 2, District 3  
**SIZE:** 2 acres



580-80-085



N11°11'58"W, 78.52'

Point "A"

La. Hwy. 450

N89°12'00"W, 660.50'

Approximate Location of Parish Line

S89°12'00"E, 1162.50'

This is not a property boundary survey map, the sole purpose of this map is for zoning only. This map is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

Point "A" is 500'16"W, 356.9'; N68°52'E, 645.9'; S11°09'E, 323.2' from the Section Corner common to Sections 7, 8, 17 & 18 T4S R10E, Washington and St. Tammany Parishes, Louisiana

Reference Survey:  
Survey prepared by Porter, Wilson & Assoc. dated Oct. 12, 1974 revised Oct. 25, 1974

N00°38'00"E, 644.10'

7.22 Acres

N89°12'00"W, 485.90'

195.50'

N00°38'00"E

300.00'

2.00 Acres

S89°12'00"E, 290.40'

290.40'

300.00'

N00°38'00"E, 720.90'

420.90'

St. Tammany Parish

Washington Parish

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.

Building setback lines should be determined by owner or contractor prior to any construction

MAP PREPARED FOR

Vera Harvey

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN Section 17 Township 4 South Range 10 East, Washington and St. Tammany Parish, Louisiana

SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax

Revised: June 18, 2012, June 19, 2012, July 26, 2012

CERTIFIED CORRECT

ORVILLE M. BUTLER, III

LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 200'

DATE: June 11, 2012

NUMBER: 15601

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** September 24, 2012  
**Case No.:** ZC12-08-085  
**Posted:**09/13/12

**Meeting Date:** October 2, 2012  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Vera Brown Harvey  
**OWNER:** Vera Brown Harvey, Dennis Brown, Roy C. Brown, Daphne B. Agillard, Darnell Brown, Linda Neezy, Barbara Brown, Kenneth Brown  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of LA Highway 450, north of Ed Williams Road East, south of the Washington Parish line; S17,T4S,R10E; Ward 2, District 3  
**SIZE:** 2 acres

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** State **Road Surface:** 2 lane asphalt **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1 (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). The site is located on the east side of LA Highway 450, north of Ed Williams Road East, south of the Washington Parish line. The 2025 future land use plan calls for the area to be developed with agricultural and rural residential uses. Staff has no objections to the request.

**STAFF RECOMMENDATION:**

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