

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4919 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6 DAY OF DECEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF JIM LOYD ROAD, SOUTH OF LA HIGHWAY 40 AND WHICH PROPERTY COMPRISES A TOTAL 5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY). (WARD 2, DISTRICT 3) (ZC12-11-107)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-107, 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) and 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) and 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) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JANUARY , 2013 ; 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: NOVEMBER 29 , 2012

Published Adoption: _____ , 2012

Delivered to Parish President: _____ , 2012 at _____

Returned to Council Clerk: _____ , 2012 at _____

Exhibit "A"

ZC12-11-107

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 16, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the Quarter Section corner between Sections 15 and 16, above Township and Range, run West 1338.4 feet; thence North 27.0 feet to a point set on the north right of way line of Jim Loyd Road, and the point of beginning of the property herein described.

From the point of beginning, run along said right of way line North 88 degrees 29 minutes West 385.0 feet; thence North 49 degrees 45 minutes West 75.0 feet; thence North 27 degrees 13 minutes West 190.0 feet; thence North 47 degrees 48 minutes West 255.0 feet; thence North 31 degrees 38 minutes West 11.3 feet; thence leaving said right of way line run East 723.6 feet; thence South 408.6 feet to the point of beginning heretofore set. Said parcel of land contains 5.00 acres.

CASE NO.:

ZC12-11-107

REQUESTED CHANGE:

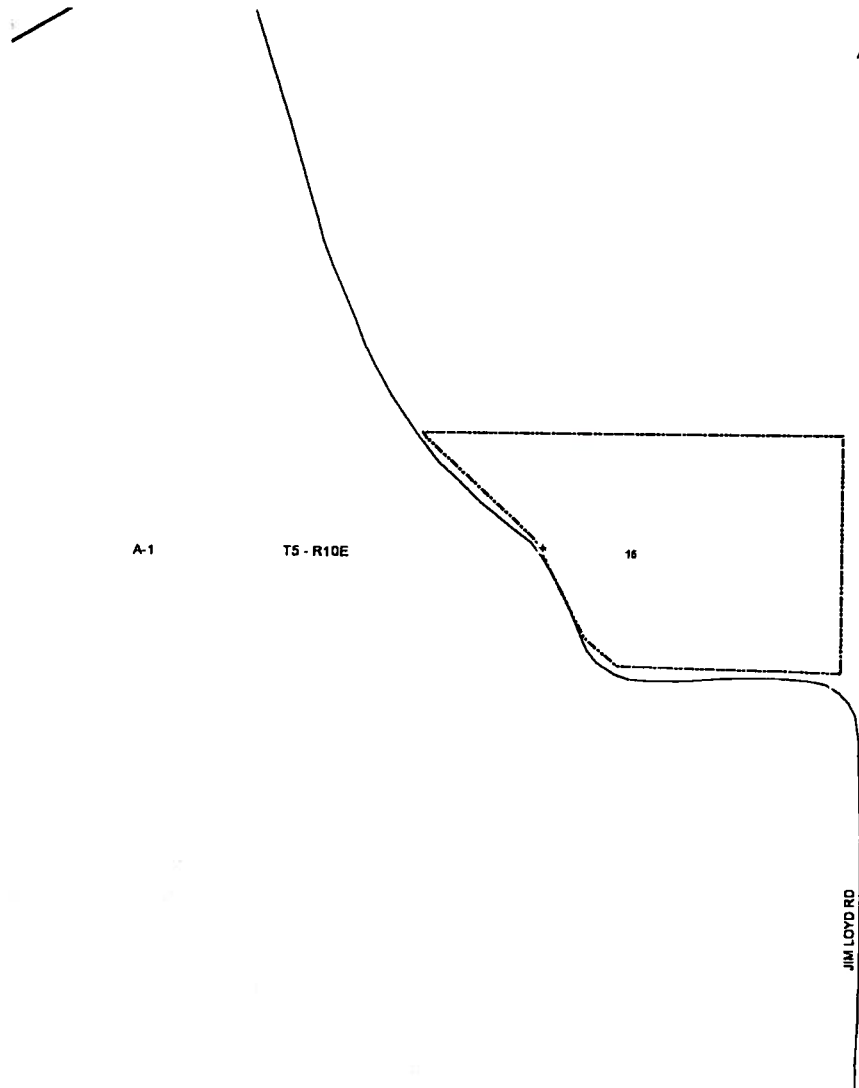
From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION:

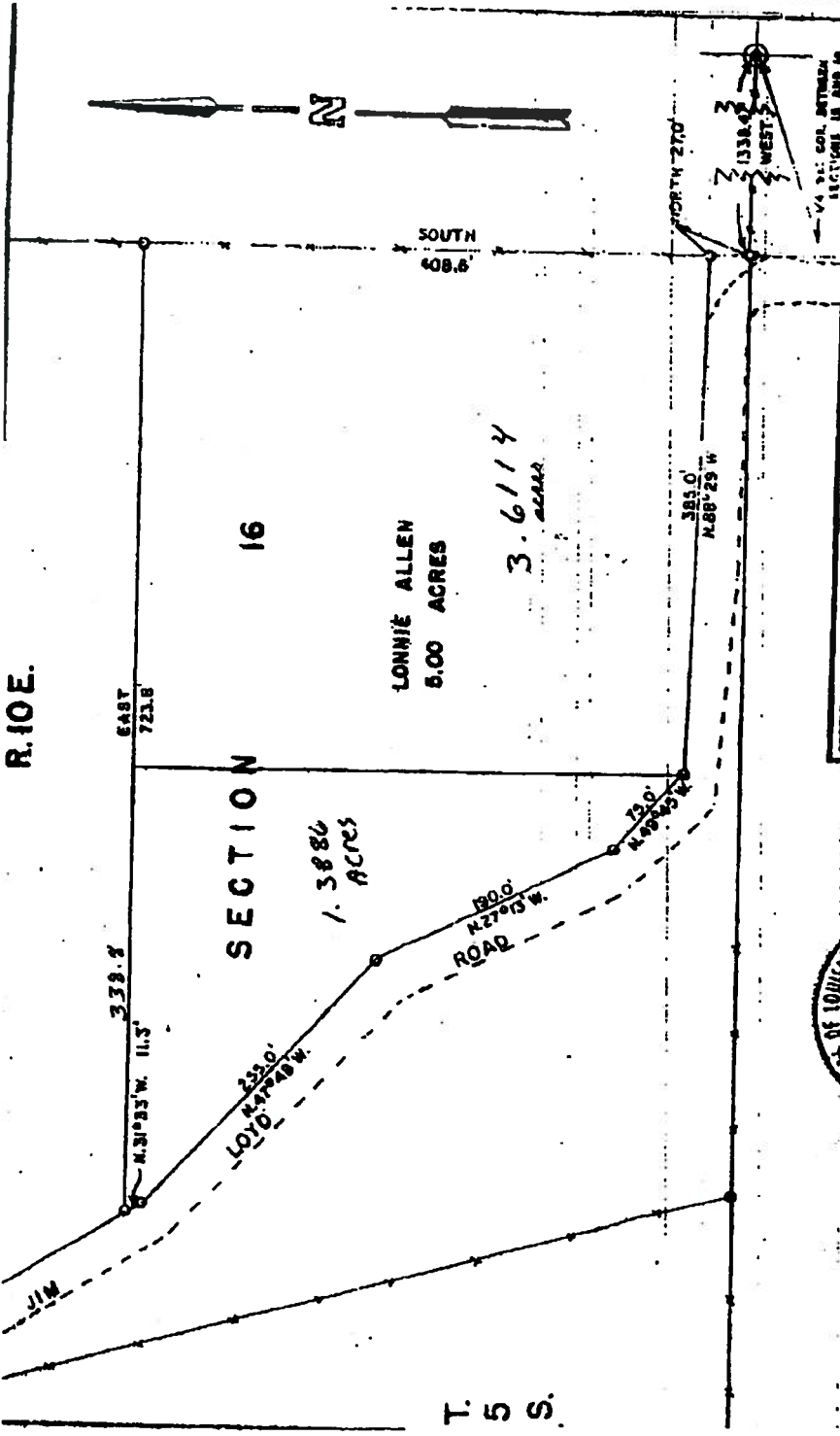
Parcel located on the east side of Jim Loyd Road, south of LA Highway 40; S16,T5S,R10E; Ward 2, District 3

SIZE:

5 acres



2012-11-107



CERTIFIED CORRECT TO:

LONNIE ALLEN

SCALE: 1" = 100'

APPROVED BY: *Lowell E. Cummings*

DRAWN BY: J.E.C.

REVISED

LOCATED IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

LOWELL E. CUMMINGS REG. SUR. 'S-135'
 RT. 6 BOX 768 PM 892-1849 COVINGTON, LA

DRAWING NUMBER 80-28



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 29, 2012
Case No.: ZC12-11-107
Posted: 10/11/2012

Meeting Date: November 7, 2012
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Jim Loyd Road, south of LA Highway 40; S16,T5S,R10E; Ward 2, District 3
SIZE: 5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **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	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	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.

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

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 Jim Loyd Road, south of LA Highway 40. The 2025 Future Land Use Plan calls for conservation, agricultural and residential uses for this parcel. The requested MHO overlay fits the future land use plan objectives. Staff does not object to the request.

STAFF RECOMMENDATION:

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