

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5745

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TANNER

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF JOSEPHINE ROAD, SOUTH OF MILL ROAD, LOT 11, BEING 72152 JOSEPHINE ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 28, 800 SQ. FT. 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 2). (2016-446-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-446-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 29 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-446-ZC

All that certain piece or parcel of ground, together with all the rights, ways, privileges, servitudes, prescriptions, advantages, and appurtenances thereunto belonging or in any way appertaining thereunto, situated in the Greensburg Subdivision in Section 36, Township 6 South, Range 11 East of St. Helena Meridian, Greensburg Land District, in the Parish of St. Tammany, State of Louisiana; designated as Lot Number Eleven (11) on plat by C.R. Schultz, Surveyor, dated September 26, 1961, print of which is on file in the office of the Clerk of Court of St. Tammany Parish, and described as follows: From the southwest corner of said subdivision, formed by the intersection of two existing 40-foot gravel roads, run in a northerly direction, along east side of road, 272 feet to the point of beginning; thence run in an easterly direction 330 feet; thence run in a northerly direction 80 feet; thence run in a westerly direction 330 feet to aforesaid gravel road; thence run along said road, in a southerly direction, 80 feet to the point of beginning heretofore set.

Case No.: 2016-446-ZC

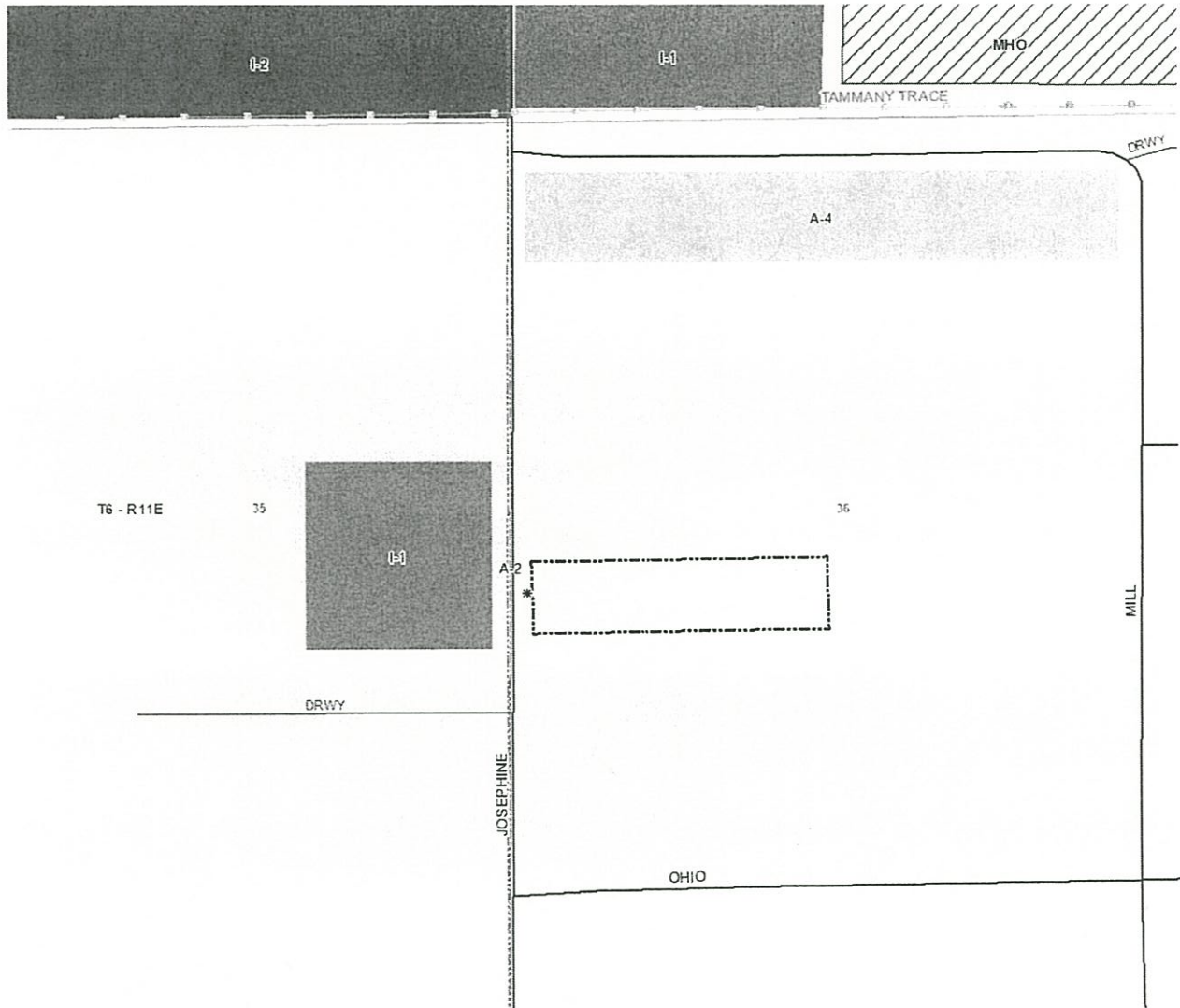
PETITIONER: Stephanie Cyprian

OWNER: Stephanie Cyprian

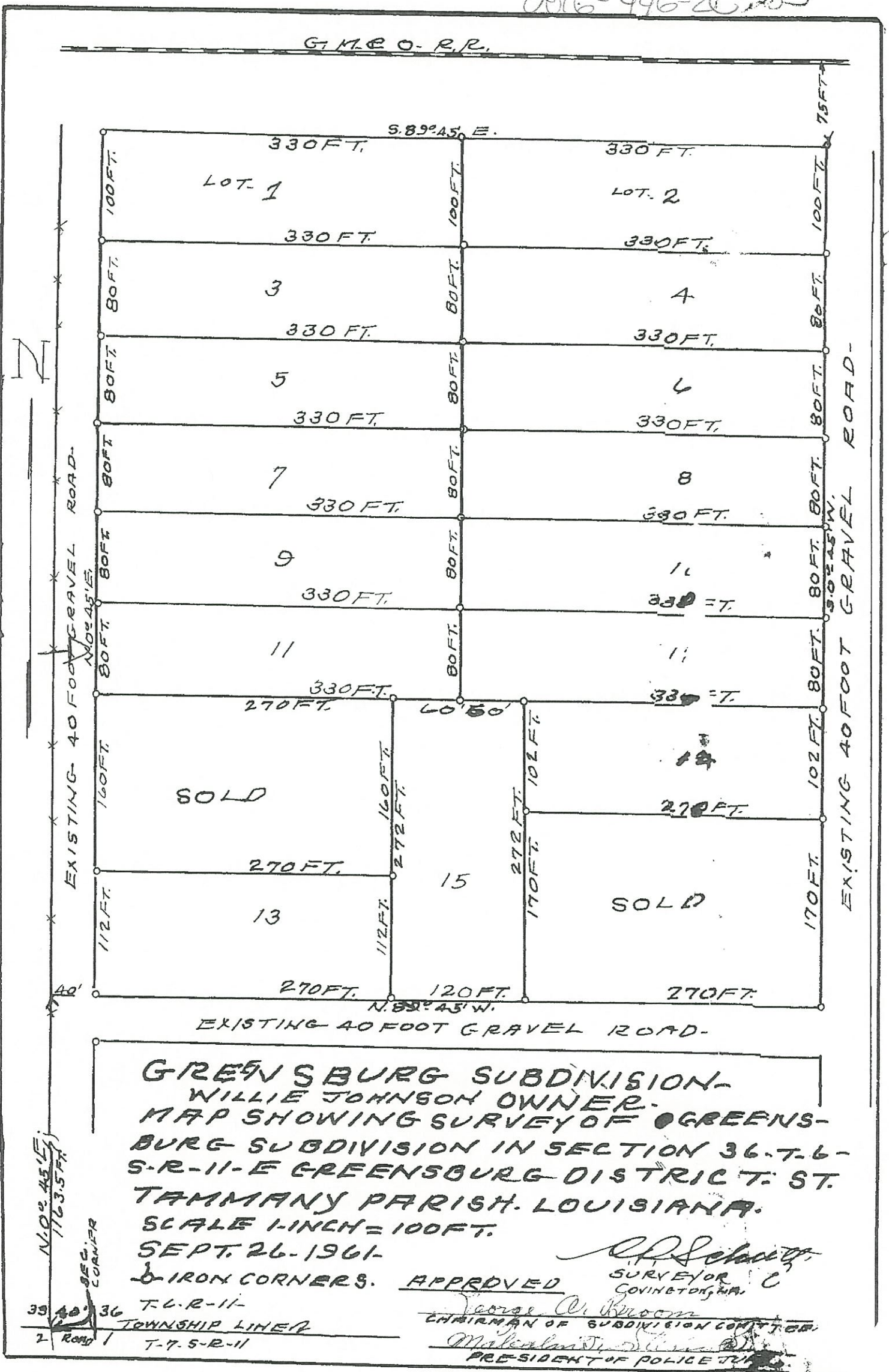
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Road, Covington; S36, T6S, R11E; Ward 3, District 2

SIZE: 28,800 sq. ft.



2016-446-20, 283



GREENSBURG SUBDIVISION-
 WILLIE JOHNSON OWNER.
 MAP SHOWING SURVEY OF GREENSBURG SUBDIVISION IN SECTION 36-T-6-S-R-11-E GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

SCALE 1-INCH=100FT.
 SEPT. 26-1961

IRON CORNERS.

APPROVED

[Signature]
 SURVEYOR
 COVINGTON, LA.

[Signature]
 CHAIRMAN OF SUBDIVISION COMMITTEE

[Signature]
 PRESIDENT OF POLICE TRUST

39 40 36 T-6-R-11-
 TOWNSHIP LINE
 2 Road 1 T-7-S-R-11

2016-446-ZC

I-2

TAMMANY TRACE

TAMMANY TRACE

MILL

A-4

JOSEPHINE

I-1

T6-R11E 35

36

A-2

OHIO

0 200 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-446-ZC
Posted: 11/17/2016

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Stephanie Cyprian

OWNER: Stephanie Cyprian

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

LOCATION: Parcel located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Road, Covington; S36, T6S, R11E; Ward 3, District 2

SIZE: 28,800 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Land 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-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	I-1 Industrial District
West	Industrial	A-2 Suburban District

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-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the east side of Josephine Road, south of Mill Road, Lot 11, being 72152 Josephine Road, Covington. The 2025 Future Land Use plan calls for the area to be developed with residential uses including manufactured home. Staff has no objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & MHO Manufactured Housing Overlay designation be approved.