

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6292

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

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. CAZAUBON

SECONDED BY: MR. CANULETTE

ON THE 16 DAY OF JANUARY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF TOWER LANE, NORTH OF N. PONTCHARTRAIN DRIVE, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .75 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 7, DISTRICT 7). (2019-1650-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1650-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF FEBRUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: NOVEMBER 28 , 2019

Published Adoption: \_\_\_\_\_ , 2020

Delivered to Parish President: \_\_\_\_\_ , 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2020 at \_\_\_\_\_

## EXHIBIT "A"

2019-1650-ZC

ALL THAT CERTAIN PARCEL OF LAND being situated in Section 23, Township 8S, Range 12 East, St. Tammany Parish, LA. being more fully described as follows

From the Section corner common to sections 13.14.23 &24 in said Township and Range go South 89 degrees, 43 minutes, 00 seconds West 1,425.62 feet to a point; Thence go South 06 degrees, 36 minutes, 00 seconds West 540.05 feet to the point of beginning; Thence go South 89 degrees, 16 minutes, 16 seconds West 258.12 feet to a point; Thence go South 09 degrees, 55 minutes, 19 seconds East 139.10 feet to a point; Thence go North 89 degrees, 16 minutes 16 seconds East 218.24 feet to a point; Thence go North 06 degrees, 36 minutes, 00 seconds East 138.45 feet to the point of beginning. Containing in all 0.75 Acres more or less as per survey by Ivan M. Borgen, Surveyor, dated October 10, 1989, revised November 2, 1989, a copy of which is attached hereto and made a part hereof.

**Case No.:** 2019-1650-ZC

**PETITIONER:** Danny Collins

**OWNER:** Danny Collins

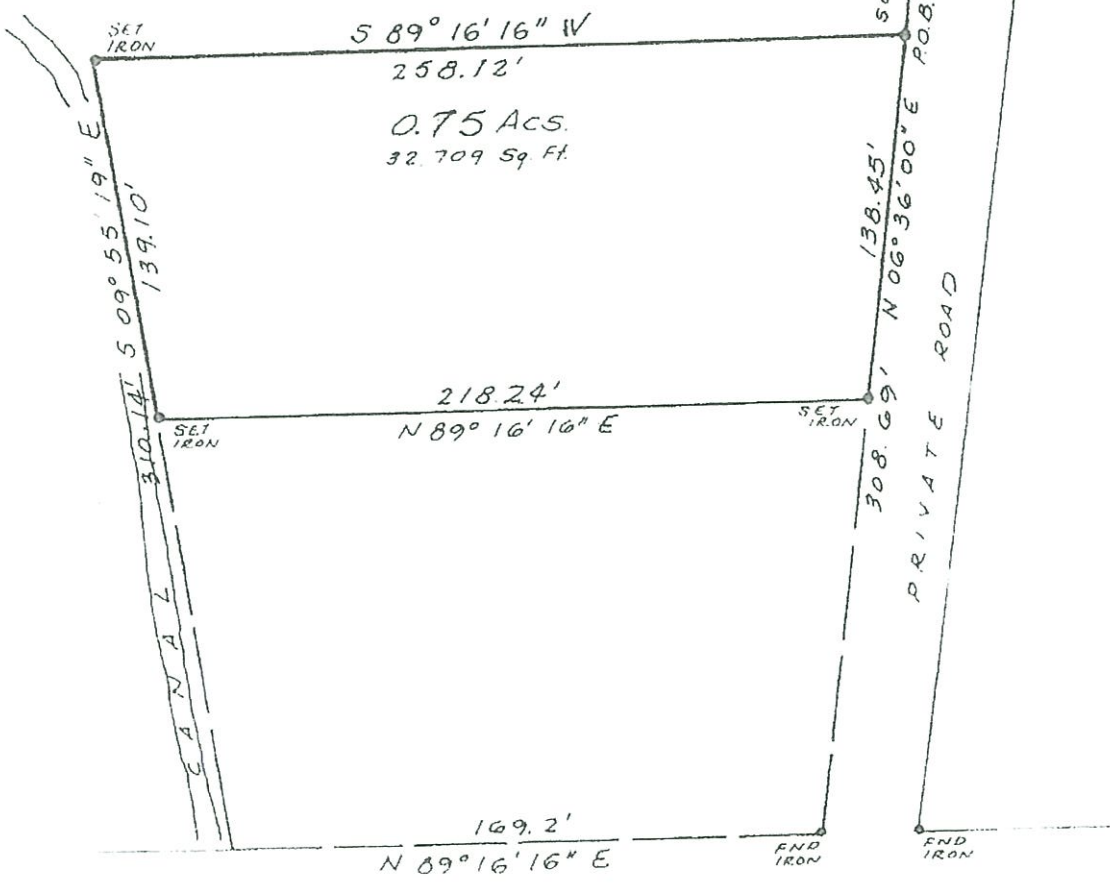
**REQUESTED CHANGE:** A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the west side of Tower Lane, north of N. Pontchartrain Drive, Lacombe ; S23, T8S, R12E; Ward 7, District 7

**SIZE:** .75 acres



589° 49' 00" V C.14 13  
1425.62 SEC.23 24



PONTCHARTRAIN DR

Scale: 1"=50'

N.T.S.

Survey Map

of  
A PARCEL OF LAND IN SECTION 23, T-8-S, R-12-E

in

St. Tammany Parish, Louisiana

for

DANNY COLLINS

Survey Number: 49,688,49700  
Date: 10 OCT. 1989  
Revision: 2 NOV. 1989 *SWK*

This Survey is Certified  
True and Correct by

Ivan M. Borgen  
No. 686



A-2

14

T8S - R12E

A-2

23  
PONTCHARTRAIN

TOWER

TRANQUILITY

SUNRISE LAKE

A-4



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 11/4/2019  
**Case No.:** 2019-1650-ZC  
**Posted:** 10/28/2019

**Meeting Date:** November 13, 2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Danny Collins

**OWNER:** Danny Collins

**REQUESTED CHANGE:** A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the west side of Tower Lane, north of N. Pontchartrain Drive, Lacombe ; S23, T8S, R12E; Ward 7, District 7

**SIZE:** .75 acres

**FINDINGS**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 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-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Tower Lane, north of N. Pontchartrain Drive, Lacombe. The 2025 future land use plan calls for the site to be developed with residential uses that vary in site design and density, including manufactured homes.

Staff has no objection to the request as it adheres to the site's future land use plan designation.