

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5534

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF FEBRUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF MARSHALL VAUGHN ROAD, EAST OF LA HIGHWAY 434, BEING 67430 MARSHALL VAUGHN ROAD, LACOMBE, AND WHICH PROPERTY COMPRISES A TOTAL OF 7.416 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 6, DISTRICT 11).
(2015-103-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-103-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 28, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

EXHIBIT "A"

2015-103-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, 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 27, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the section corner common to Sections 21, 22, 27 and 28, Township 7 South, Range 13 East, measure South a distance of 1138.93 feet to the point of beginning of the property herein described.

From the point of beginning measure South 89 degrees 37 minutes 30 seconds East a distance of 900.9 feet; thence measure North a distance of 303.67 feet; thence measure South 89 degrees 37 minutes East a distance of 715.44 feet; thence measure South 0 degrees 59 minutes West 489.27 feet; thence measure North 89 degrees 37 minutes West a distance of 276.6 feet; thence measure North 0 degrees 59 minutes East a distance of 57 feet; thence measure North 89 degrees 37 minutes West a distance of 1331.41 feet; thence measure North a distance of 124.97 feet to the point of beginning heretofore set, and containing 10.0 acres.

All in accordance with map and plat of survey of H. C. Sanders & Associates, C.E., dated December 3, 1973.

LESS AND EXCEPT:

A CERTAIN PARCEL OF GROUND situated in Section 27, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section corner common to Sections 21, 22, 27 and 28, Township 7 South, Range 13 East and measure SOUTH a distance of 1,139.22 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 89 degrees 37 minutes 30 seconds East a distance of 900.90 feet; thence SOUTH a distance of 124.97 feet; thence North 89 degrees 37 minutes 30 seconds West a distance of 900.90 feet; thence NORTH a distance of 124.97 feet to the POINT OF BEGINNING, and containing 2.584 acres of land, more or less, all as per survey by Kelly J. McHugh and Associates, Inc., dated 7-1-99. drawing number 98-335-2.

Case No.: 2015-103-ZC

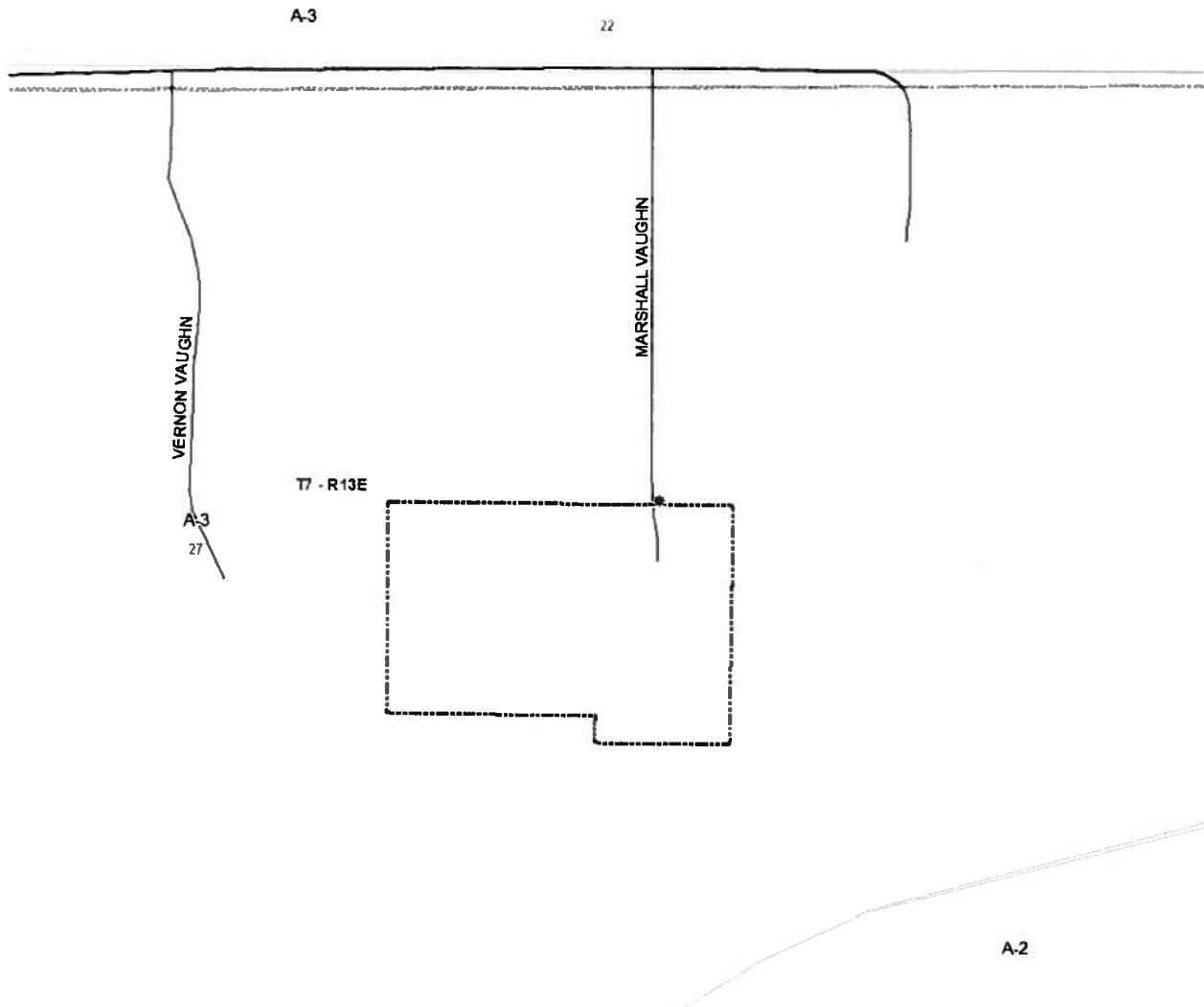
PETITIONER: Michael & Judy Vaughn

OWNER: Michael & Judy Vaughn

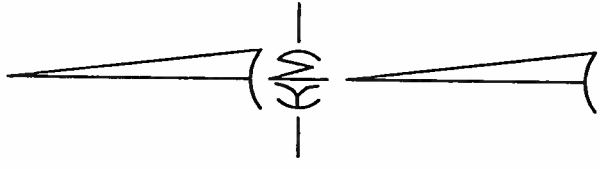
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe; S27, T7S, R13E; Ward 6, District 11

SIZE: 7.416 acres



2015-103-2C



THIS POINT IS DESCRIBED AS BEING
S 89°17'30" E - 900.90' & SOUTH -
835.23' FROM THE CORNER COMMON
TO 21, 22, 27 & 28, T-7-S, R-13-E.

S 89°37'00" E
715.44'

7.4 +/- ACRES

432.26'
NORTH

431.42'
N 89°37'00" W

N 00°59'00" E
57.00'

276.60'
N 89°37'00" W

489.27'
S 00°59'00" W

PREPARED FOR:

SKETCH SHOWING PROPERTY IN SECTION
27, T-7-S, R-13-E, GREENSBURG LAND
DISTRICT, ST. TAMMANY PARISH, LOUISIANA

MICHAEL VAUGHN

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70404-5611

SCALE:	1" = 100'	DATE:	11/18/2015
DRAWN:	J.J.J.	JOB NO.:	15-271
REVISED:			

2015-103-ZC

81075

22

31125

31078

VERNON VAUGHN

31240

67453

67513 67497

67476

MARSHALL VAUGHN

31276

67461

67436

T7 - R13E

A-3

67430

27

A-2

0 680 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-103-ZC
Posted: 12/15/2015

Meeting Date: 1/5/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Michael & Judy Vaughn

OWNER: Michael & Judy Vaughn

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe; S27, T7S, R13E; Ward 6, District 11

SIZE: 7.416 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 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/Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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-3 Suburban District to A-3 Suburban District & MHO (Manufactured Housing Overlay). This site is located at the end of Marshall Vaughn Road, east of LA Highway 434, being 67430 Marshall Vaughn Road, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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