

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6205 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____
ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH & SOUTH SIDES OF BREEN ROAD, EAST OF GOTTSCHALK ROAD, BEING 10090 BREEN ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 1, DISTRICT 3) (2019-1457-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1457-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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF AUGUST , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 26 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1457-ZC

PARCEL 1 -ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the 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 18, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the Northwest corner of Section 18 of the above township and range, go South 1333.8 feet; thence North 89 degrees 49 minutes 10 seconds East 800.10 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING go South 89 degrees 58 minutes 51 seconds East, 267.10 feet; thence South 00 degrees 17 minutes 05 seconds East 164.62 feet to the center of Breen Road; thence North 89 degrees 33 minutes 50 seconds West 267 feet; thence North 00 degrees 19 minutes 23 seconds West 163.68 feet to the POINT OF BEGINNING.

Said property containing 1.0 Acre. All as more fully set forth on the map and plat of survey by John G. Cummings and Associates, dated September 28, 1999, Survey No. 99174A, a copy of which is attached hereto and made a part hereof.

AND A SERVITUDE OF PASSAGE OVER AND ACROSS THE FOLLOWING PROPERTY:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the 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 18, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the corner common to Section 7 and 18, Township 6 South, Range 10 East, St. Tammany Parish, and Sections 12 and 13, Township 6 South, Range 9 East, Tangipahoa Parish, go South 1333.8 feet along the line dividing Range 9 and Range 10 East; thence continue South along said range line 140.0 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING go North 89 degrees 52 minutes East 1335.0 feet; thence go South 34.0 feet; thence go South 89 degrees 52 minute West 1335.0 feet; thence go North 34.0 feet back to the POINT OF BEGINNING.

Case No.: 2019-1457-ZC

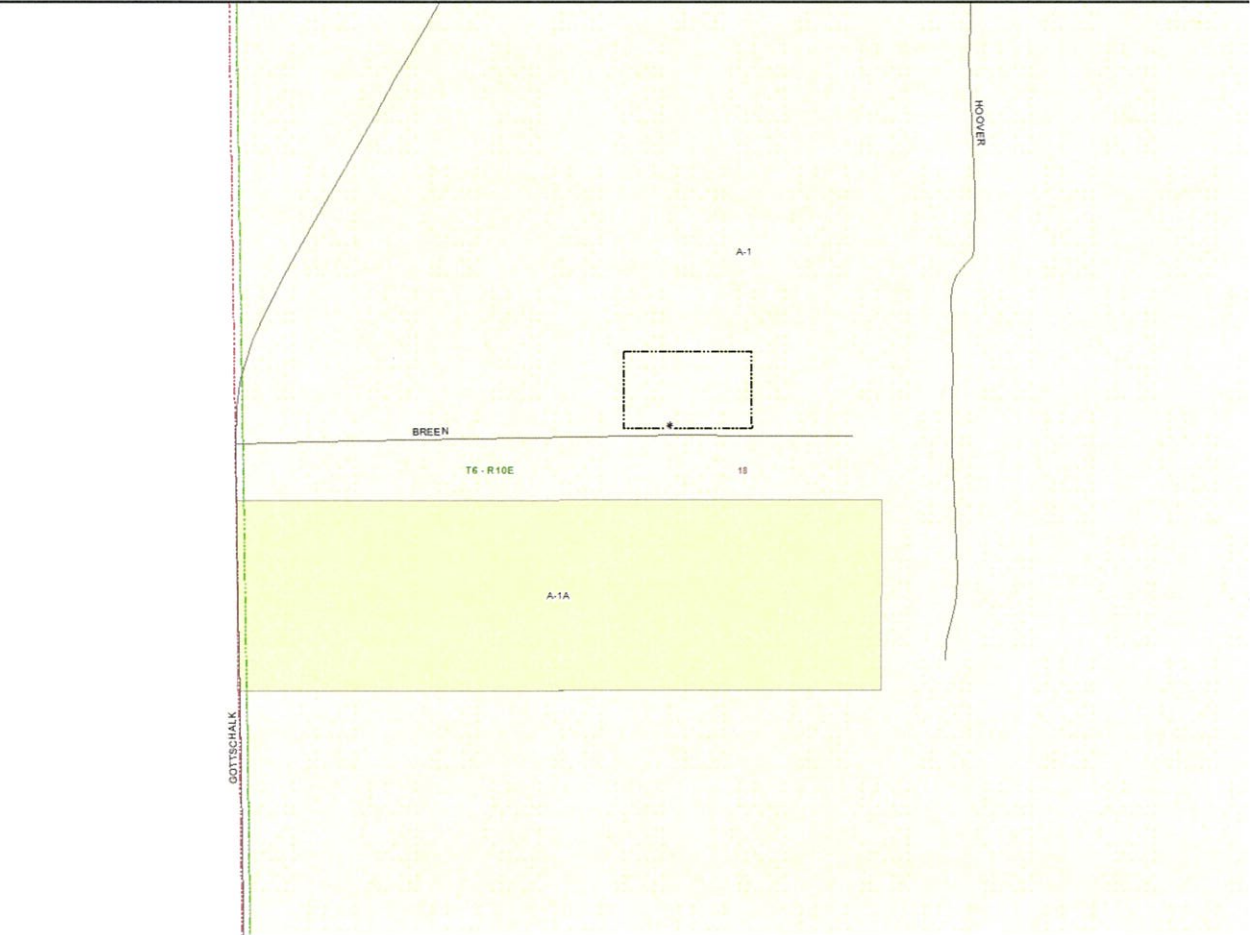
PETITIONER: Walter Jenkins

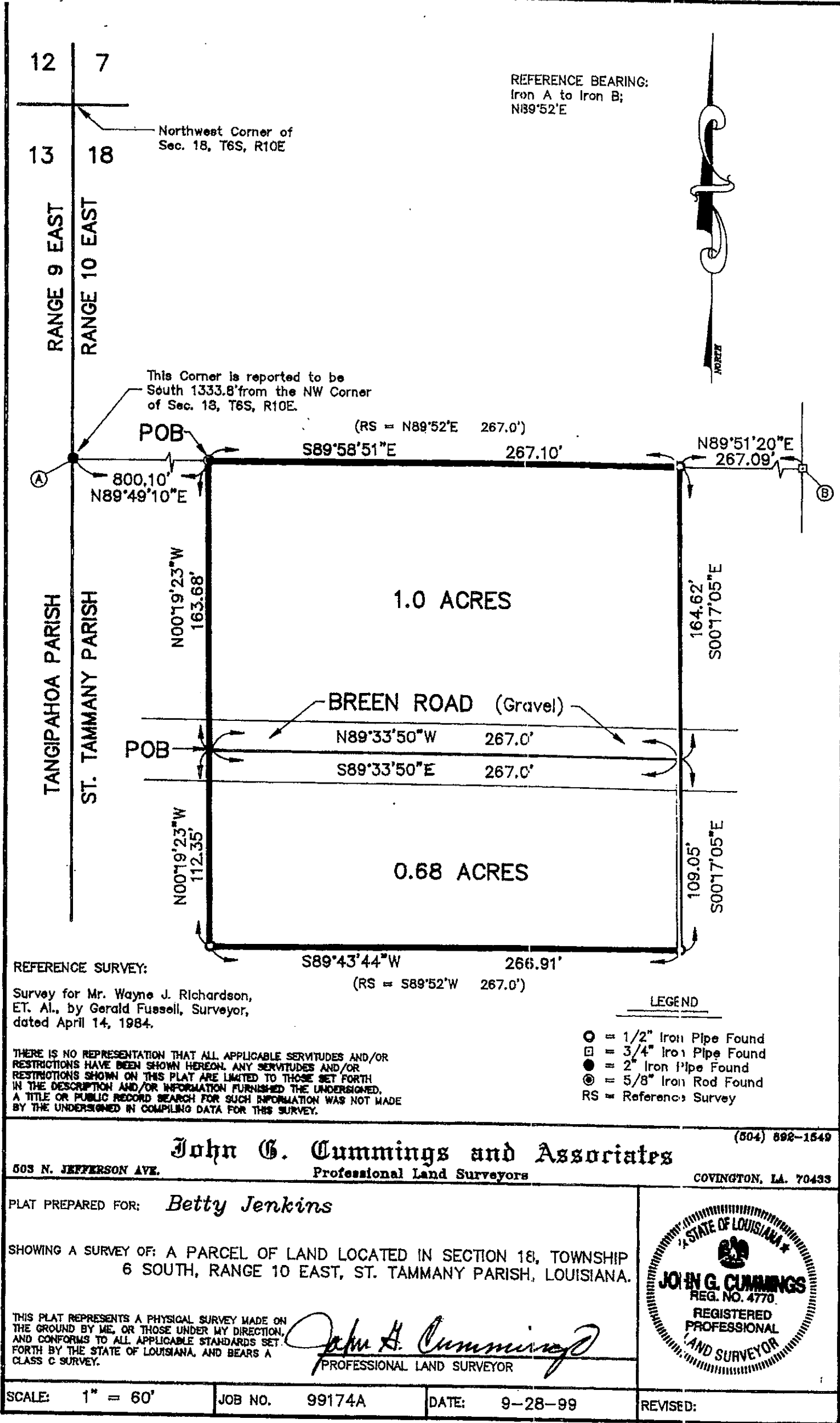
OWNER: Walter Jenkins

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay

LOCATION: Parcel located on the north side of Breen Road and the east side of Gottschalk Road; being 10090 Breen Road, Covington; Section 18, Township 6S, and Range 10E; Ward 1, District 3

SIZE: 1 acre





2019-1457-ZC

A-1

GOTTSCALK

HOOVER

2019-1450-ZC

T6-
R10E

2019-1457-ZC

BREEN

19
A-1A

PARCEL C

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1457-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Walter Jenkins
OWNER: Walter Jenkins
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay
LOCATION: Parcel located on the north side of Breen Road and the east side of Gottschalk Road; being 10090 Breen Road, Covington; Section 18, Township 6S, and Range 10E; Ward 1, District 3
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 3 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Residential and Undeveloped	A-1 Suburban District and A-1A Suburban District
East	Residential	A-1 Suburban District
West	Residential and Undeveloped	A-1 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 from A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay. The site is located on the north side of Breen Road and the east side of Gottschalk Road; being 10090 Breen Road, Covington. 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 the MHO Manufactured Housing Overlay designation be approved.