

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6206 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINNO/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 SOUTH SIDE OF BELL PARK ROAD, BEING LOT 37, BELL PARK SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 0.25 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) (2019-1443-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1443-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 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"

2019-1443-ZC

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 46, Township 9 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Begin at the Northwest corner of Township 9 South, Range 13 East, Greensburg District, Louisiana and run South 61 degrees 07 minutes East 1077.8 feet; thence North 62 degrees 30 minutes East 19.0 feet; thence South 27 degrees 30 minutes East 427.7 feet; thence South 37 degrees 0 minutes East 60.0 feet; thence South 53 degrees 0 minutes East 210.0 feet to the West line of a road and the point of beginning.

From the point of beginning continue South 53 degrees 0 minutes West 145.0 feet to the bank of a bayou; thence recommence at the point of beginning and run South 37 degrees 0 minutes East along the East line of road 75.0 feet; thence South 53 degrees 0 minutes West 188.0 feet to the point previously established on the bank of said bayou; all within the boundaries of Section 46, Township 9 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana; all water rights with this property; and all in accordance with proces-verbal of Eddie J. Champagne, Surveyor, dated May 11, 1963, said proces verbal attached to the Amended Judgment of Possession in the Succession of Herman L. Knotts and Ruth Loyd Knotts dated July 19, 1990, and recorded at COB 1428, folio 357, of the official records of St. Tammany Parish, Louisiana.

Case No.: 2019-1443-ZC

PETITIONER: Joseph and Melissa Spinosa

OWNER: Joseph and Melissa Spinosa

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay

LOCATION: Parcel located on the south side of Bell Park Rd., being lot 37, Bell Park Subdivision; 28358 Bell Park Rd., Lacombe; Section 46, Township 9S, Range 13E; Ward 7, District 7

SIZE: .28 acres



2019-1443-ZC

28358 Bell Park Rd.

THE P.O.B. IS REPORTED TO BE S61°07'E 1077.80';
THENCE S62°30'E 19.00'; THENCE S27°30'E 427.7;
THENCE S37°E 60.00'; THENCE S53°W 210.0' FROM
THE NORTHWEST CORNER OF SECTION 46, T-9-S,
R-13-E, ST. TAMMANY PARISH, LA.



BELL PARK ROAD
(AKA SHADY ROAD)

NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-10" with a Base Flood Elevation of 10' in accordance with Community Panel No. 225205 0395 D; Revised: APRIL 2, 1991

NOTE: ADVISORY FLOOD ZONE "AE"
ADVISORY BASE FLOOD ELEV. 11'
PANEL NO. LA-NN36 DATED 1-18-06

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF
LOT 37, BELLE PARK
situated in
SECTION 46, T-9-S, R-13-E
in
St. Tammany Parish, Louisiana
for
JOE SPINOSA

Survey No. 2007 633
Date: JULY 3, 2007

Drawn by: SPH/LFR
Revised:

Scale: 1" = 30'

This Survey is Certified
True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

2019-1443-ZC



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1443-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joseph and Melissa Spinosa
OWNER: Joseph and Melissa Spinosa
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay
LOCATION: Parcel located on the south side of Bell Park Raod, being lot 37, Bell Park Subdivision; 28358 Bell Park Rd., Lacombe; Section 46, Township 9S, Range 13E; Ward 7, District 7
SIZE: .28 acres

GENERAL INFORMATION

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	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	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 from A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay. The site is on the south side of Bell Park Road, being lot 37, Bell Park Subdivision; 28358 Bell Park Rd., 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.