

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5601

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GROBY

SECONDED BY: MR. THOMPSON

ON THE 2 DAY OF JUNE , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF NORTH OAKLAWN DRIVE, NORTH OF US HIGHWAY 190, SOUTH OF ERINDALE DRIVE, BEING LOT 337-B, NORTH OAKLAWN SUBDIVISION, 61103 N. OAKLAWN DRIVE, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.984 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) (2016-204-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-204-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-204-ZC

ONE CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the State of Louisiana, St. Tammany Parish, in **NORTH OAKLAWN SUBDIVISION** and in accordance with plat of survey of resubdivision by J.V. Burkes & Associates, Inc., dated 07/17/07 filed for record on 01/08/10 as Map File No. 4851D. Said lot is designated as **337-B** and measures as follows, to-wit:

From the intersection of Breck Road and Anchorage Road proceed along the easterly side of Anchorage Road 387.50 feet, thence along the line dividing original Lot 337 from Lot 338 a distance of 1,123.00 feet to the point of beginning.

Thence proceed along the westerly line of North Oaklawn Drive in a northeasterly direction for a distance of 155.00 feet, having the same in width in the rear, by a depth of 561.50 feet on each sideline, together with all buildings and improvements located thereon (the "Property"),

Case No.: 2016-204-ZC

PETITIONER: David Ducre

OWNER: David Ducre & Delmoryce May

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

LOCATION: Parcel located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe; S39, T8S, R13E; Ward 7, District 7

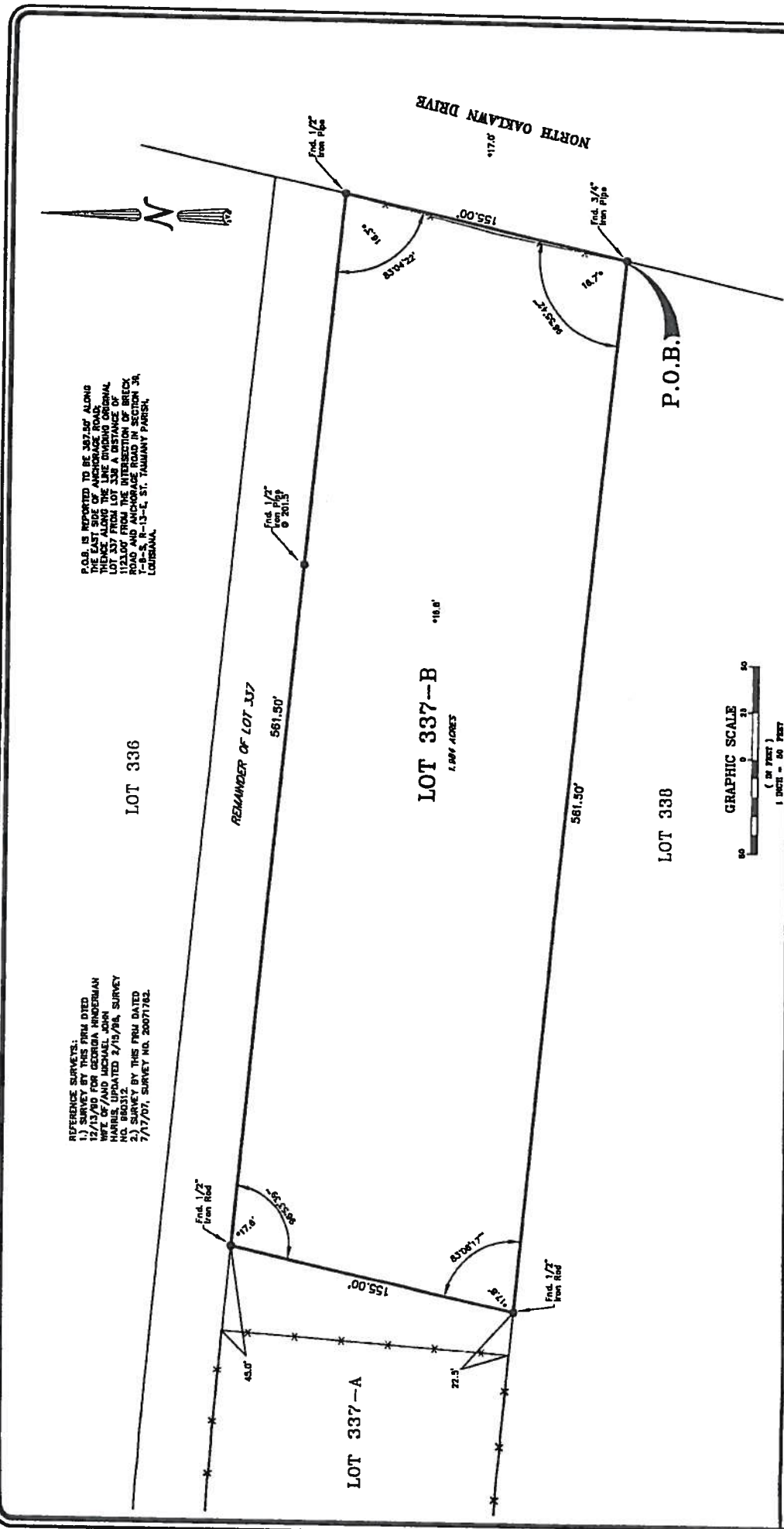
SIZE: 1.984 acres



2016-204-ZC

REFERENCE SURVEYS:
 1) SURVEY BY WES BRID DIED
 12/13/90 FOR GEORGIA HANDELMAN
 WIFE OF AND MICHAEL JOHN
 HARRIS, UPDATED 2/19/98, SURVEY
 883172 BY THE PLO DATED
 7/17/07, SURVEY NO. 20071782.

P.O.B. IS REPORTED TO BE 387.85' ALONG
 THE EAST SIDE OF AMBERGAGE ROAD.
 THENCE ALONG THE LINE DIVIDING ORIGINAL
 LOT 337 FROM LOT 338 A DISTANCE OF
 155.00' FROM THE INTERSECTION OF
 ROAD AND AMBERGAGE ROAD TO
 Y-B-S, R-13-E, ST. TAMMANY PARISH,
 LOUISIANA.



SCALE: 1" = 50'
 DATE: 8/7/15
 DRAWN BY: JDL
 CHECKED BY: RMK
 DWG. NO: 20150322
 SHEET 1 OF 1

I certify that this plan does represent an actual survey and that I have no knowledge of any encroachments or other matters which may affect the validity of the property lines, except as shown on this plan. Encroachments shown hereon are not shown on this plan unless they are shown on this plan upon request, as a surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.
 FIRM NO. 1705008 0305 C
 ZONE: C
 B.F.E. - N/A
 * Verify prior to construction with local governing body

A SURVEY MAP OF
 LOT 337-B, NORTH OAKLAWN SUBDIVISION
 IN SECTION 39, T-8-S, R-13-E,
 ST. TAMMANY PARISH, LOUISIANA

Dedication is made to public ownership of the survey. If not intended to be dedicated to public ownership, the surveyor shall file a copy of the survey with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class "C" survey. Encroachments are noted on related mortgage records noted elsewhere.

DELMORYCE MAY

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL
 1905 Satchel Highway
 Slidell, Louisiana 70458
 E-mail: jburkes@jburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800

Professional Seal of J.V. Burkes, Surveyor, State of Louisiana, License No. 1705008. The seal includes the text 'J.V. BURKES', 'SURVEYOR', 'STATE OF LOUISIANA', and 'LICENSE NO. 1705008'.



T8-R13E

A-2

NC-1



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/15/2016
Case No.: 2016-204-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: David Ducre

OWNER: David Ducre & Delmoryce May

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

LOCATION: Parcel located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, Lacombe; S39, T8S, R13E; Ward 7, District 7

SIZE: 1.984 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-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	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 & MHO Manufactured Housing Overlay. This site is located on the west side of North Oaklawn Drive, north of US Highway 190, south of Erindale Drive, being lot 337-B, North Oaklawn Subdivision, 61103 N. Oaklawn Drive, 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.