

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5580

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GROBY

ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 25, NORTH OF M.P. PLANCHE ROAD, SOUTH OF LAKE RAMSEY ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.46 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 3). (2016-186-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-186-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 28 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

Exhibit "A"

2016-186-ZC

A CERTAIN PORTION of real estate consisting of Lots 1, 2 and 3 of a 2.46 acre tract of land located in Section 18, Township 6 South, Range 11 East St. Tammany Parish, Louisiana and more particularly described as follows:

From the Southeast corner of Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, proceed West; 1338.0 feet to a point; thence proceed North 01 degree-00 minutes West; 2911.0 feet to a point; thence proceed East; 646.0 feet to a point; thence proceed North 00 degrees 06 minutes East; 62.143 feet to a point; THE POINT OF BEGINNING; Thence continue North 00 degrees 06 minutes East; 170.157 feet to a point; thence proceed South 89 degrees 54 minutes East; 322.59 feet to a point; thence proceed South 32 degrees, 54 minutes and 30 seconds East; 199.907 feet to a point; thence proceed North 89 degrees 54 minutes West; 433.126 feet to a point; THE POINT OF BEGINNING;  
Reference Survey by Land Engineering Services, Inc. dated 12/15/69, plat number 69-2595

A CERTAIN PORTION of real estate consisting of Lot No. 4 of a 2.46 acre tract of land located in Section 18, Township 6 South, Range 11 East St. Tammany Parish, Louisiana and more particularly described as follows:

From the Southeast corner of Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, proceed West; 1338.0 feet to a point; thence proceed North 01 degree-00 minutes West; 2911.0 feet to a point; thence proceed East; 646.0 feet to a point; thence proceed North 00 degrees 06 minutes East; 62.143 feet to a point; THE POINT OF BEGINNING; thence turn right and proceed South 89 degrees 54 minutes East; 433.126 feet to a point; thence turn right and proceed South 32 degrees 54 minutes and 30 seconds East a distance of 56.965 feet to a point; thence turn right and proceed North 89 degrees 54 minutes West a distance of 464.158 feet to a point; thence turn right and proceed North 00 degrees 06 minutes East a distance of 47.77 feet to the point of beginning heretofore set.

All as per plat or survey by Land Engineering Services, Inc. dated December 15, 1969 and numbered 69-2595 of lot 4 bordered in red.

A CERTAIN PORTION of real estate consisting of Lot No. 5 of a 2.46 acre tract of land located in Section 18, Township 6 South, Range 11 East St. Tammany Parish, Louisiana and more particularly described as follows:

From the Southeast corner of Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, proceed West; 1338.0 feet to a point; thence proceed North 01 degrees 00 minutes West; 2911.0 feet to a point; thence proceed East; 646.0 feet to a point; thence proceed North 00 degrees 06 minutes East 14.373 feet to a point; THE POINT OF BEGINNING; From the point of beginning proceed South 89 degrees 54 minutes East a distance of 464.158 feet to a point; thence turn right and proceed South 32 degrees 54 minutes and 30 seconds East a distance 56.048' feet to a point; thence turn right and proceed North 89 degrees 54 minutes West a distance of 493.14' feet (called 493.3) to point, thence turn right and proceed North 00 degrees 16 minutes East a distance of 31.3' feet to a point; thence proceed 00 degrees 06 minutes East 14.373' feet to the point of beginning heretofore set.

All as per plat or survey by Land Engineering Services, Inc. Covington, La. dated December 15, 1969 and numbered 69-2595 of Lot 5 consisting of 0.492 acs. bordered in green.

All of the right, title and interest she may have in that portion of the 1.19 acre tract of land immediately to the East of the above property contiguous to and bordering on the four lots conveyed herein which she acquired by Quitclaim Deed from Jean Davis, wife of and Gary Core passed before David S. Cressy, Notary Public, in the records of the Parish of St. Tammany, State Of Louisiana dated October 9, 1995 and recorded as Instrument #974175.

**Case No.:** 2016-186-ZC

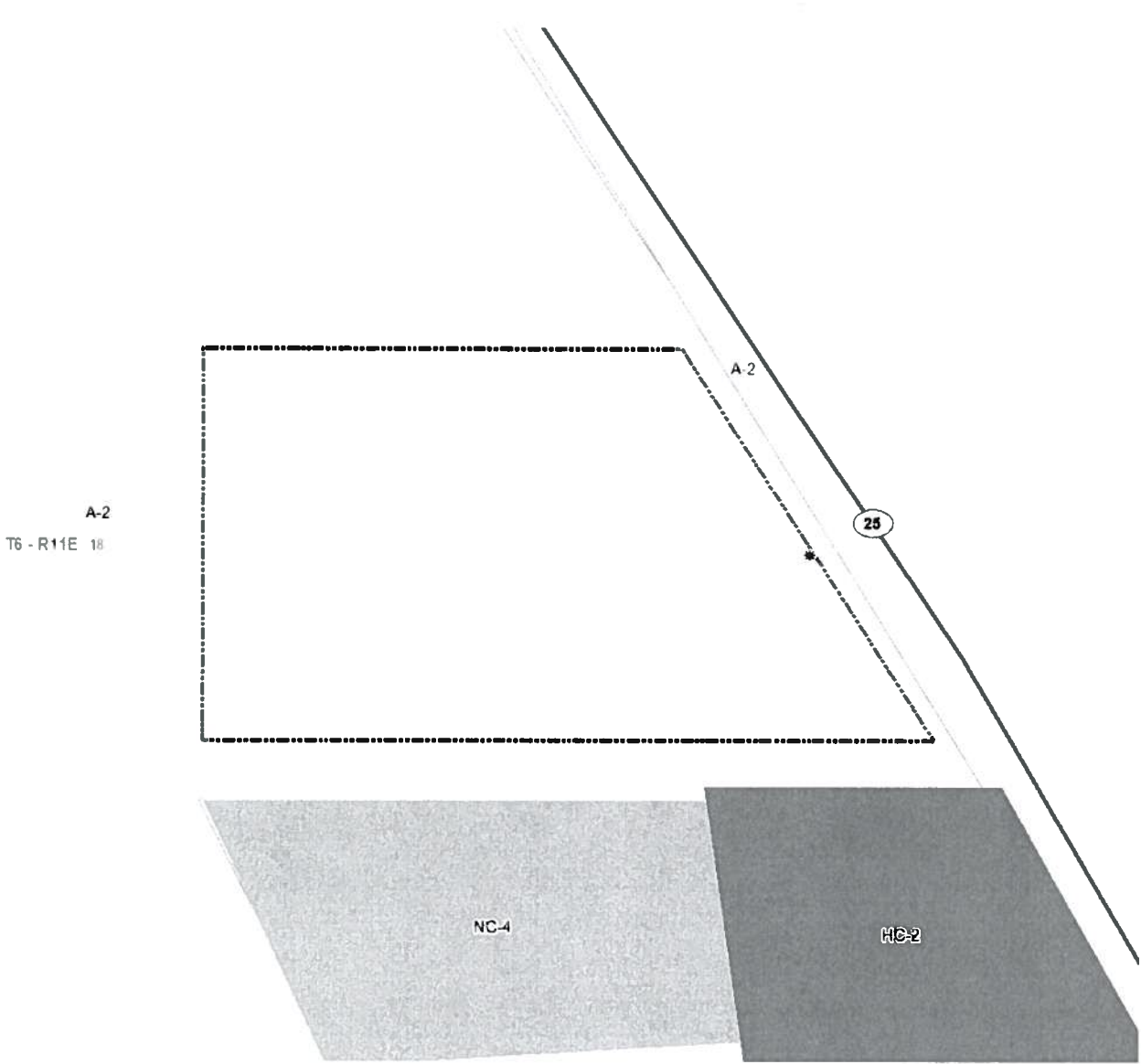
**PETITIONER:** Janie Frye

**OWNER:** Dennis & Linda Tisdale

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

**LOCATION:** Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road ; S18, T6S, R11E; Ward 3, District 3

**SIZE:** 2.46 acres



BOGALUSA, LA, July 12 1995

2016-186-22

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE OF THE FOLLOWING DESCRIBED PREMISES OR TRACT OF LAND TO WIT: LOTS 1, 2, & 3 OF A 2.46 AC. TRACT  
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 11 EAST, SAINT  
TAMMANY PARISH, LOUISIANA

SCALE 1" = 60'

FOR \_\_\_\_\_

AT REQUEST DENNIS TISDALE

BILLY C. DANIELS

CONSULTING ENGINEER & LAND SURVEYOR

BY Billy C. Daniels

○ - CORNER SET

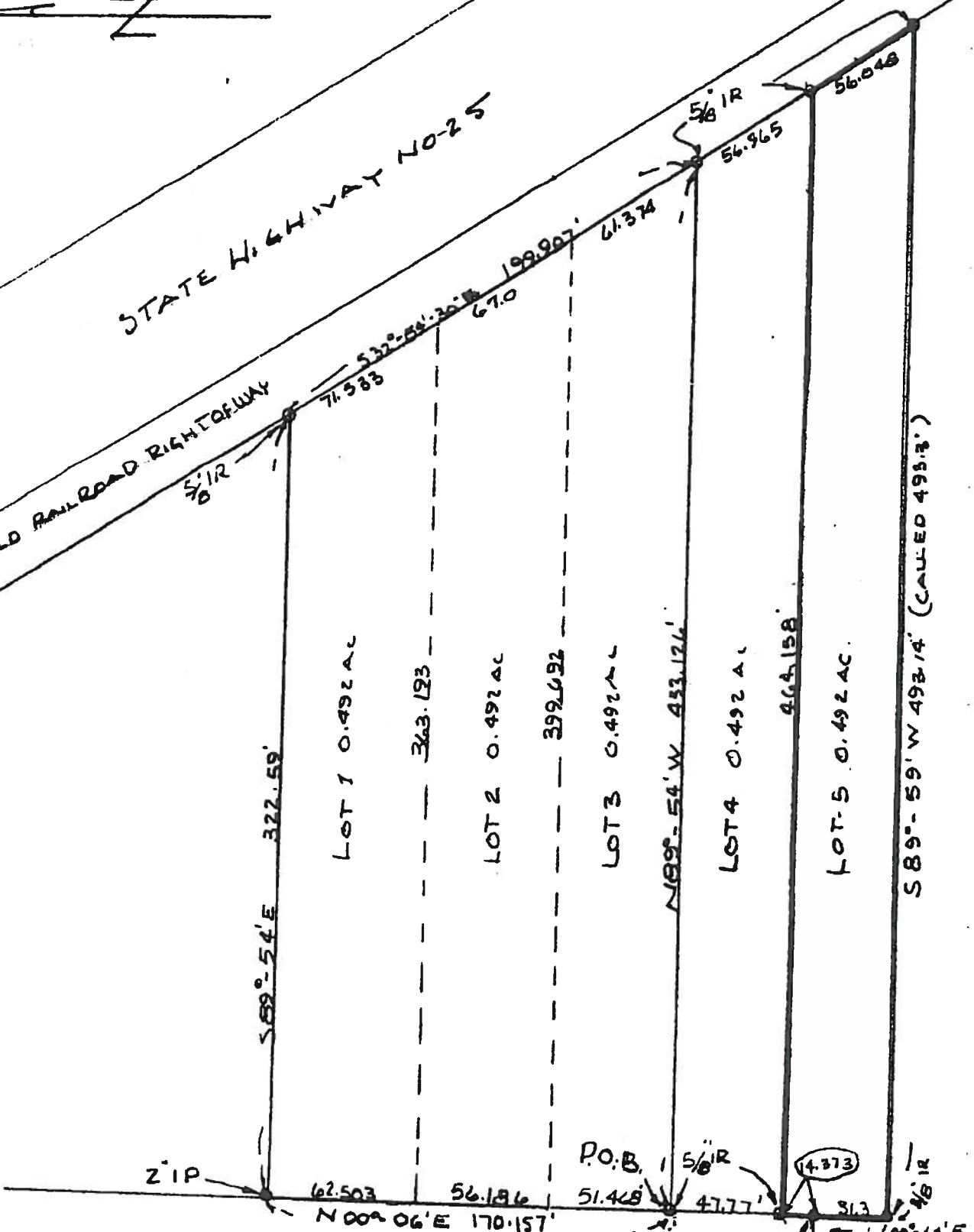
● - CORNER FOUND

Note: Reference Survey No. 69-2595 dated 12-15-69  
by Land Engineering Services; Covington, La.



STATE HIGHWAY NO-25

OLD RAILROAD RIGHTOFWAY



This corner is West, 1338.0 feet; North 01°-00' West; 2911.0' and East 646.0 feet from the South East corner of Section 8 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.



2016-186-ZC

75412

A-1

25

WILSON

75369

T8-R11E

75303

18

17

NC-4

75273

75272

HC-2

A-2





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-186-ZC  
Posted:03/17/16

Meeting Date: 4/5/2016  
Determination: Approved

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GENERAL INFORMATION

PETITIONER: Janie Frye  
OWNER: Dennis & Linda Tisdale  
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay  
LOCATION: Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road ; S18, T6S, R11E; Ward 3, District 3  
SIZE: 2.46 acres

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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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	Undeveloped	A-2 Suburban District
South	Commercial & Residential	HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
East	Undeveloped	A-2 Suburban District
West	Undeveloped & Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

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 LA Highway 25, north of M.P. Planche Road, south of Lake Ramsey Road. The 2025 future land use plan calls for the area to be developed with commercial uses. The site is currently developed with some existing residences. The request will allow the placement of an additional manufactured home on the site. 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.