

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5996 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 7 DAY OF JUNE , 2018

(2018-971-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF RICK SORENSEN ROAD, NORTH OF RHEUSAW CRAWFORD ROAD WHICH PROPERTY COMPRISES A TOTAL OF 7.25 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 6). (2018-971-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-971-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 12 DAY OF JULY , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MAY 30 , 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

EXHIBIT 'A''

2018-971-ZC

A certain parcel of land, lying and situated in Section 21, Township 7, South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the Section corner common to Sections 15, 16, 21 and 22, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana run North 89 Degrees 45 Minutes 00 Seconds West a distance of 208.80 feet to a ½" iron rod found and the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 00 Degrees 00 Minutes 01 Seconds East a distance of 416.89 feet to a ½" iron rod found; Thence run North 89 Degrees 09 Minutes 36 Seconds West a distance of 331.89 feet to a ½" iron rod set; Thence run South 58 Degrees 29 Minutes 38 Seconds West a distance of 185.68 feet to a ½" iron rod set; Thence run along a curve to the left having a radius of 319.67 feet and an arc length of 38.13 feet (having a chord bearing/distance of North 37 Degrees 49 Minutes 18 Seconds West a distance of 38.10 feet) to a ½" iron rod set; Thence run North 41 Degrees 14 Minutes 19 Seconds West a distance of 231.79 feet to a ½" iron rod set; Thence run North 47 Degrees 13 Minutes 48 Seconds West a distance of 79.54 feet to a ½" iron rod set; Thence run North 41 Degrees 14 Minutes 19 Seconds West a distance of 60.33 feet to a ½" iron rod set; Thence run along a curve to the right having a radius of 270.00 feet and an arc length of 161.92 feet (having a chord bearing/distance of North 17 Degrees 57 Minutes 36 Seconds West a distance of 159.50 feet) to a ½" iron rod set; Thence run North 00 degrees 15 Minutes 00 Seconds East a distance of 56.09 feet to a ½" iron rod set; Thence run South 89 Degrees 49 Minutes 14 Seconds East a distance of 813.43 feet and back to the POINT OF BEGINNING.

Said parcel contains 7.250 acres of land more or less, lying and situated in Section 21, Township 7 South, Range 14 East, Saint Tammany Parish, Louisiana.





ED YATES

2018-971-ZC

ADOLPH CRADDOCK

16

A-3

15

DALTON CRADDOCK

OLEY CRAWFORD

T7-R14E

RICK SORENSEN

21

22

RHEUSAW CRAWFORD

HC-2

A-4

A-2

H-1

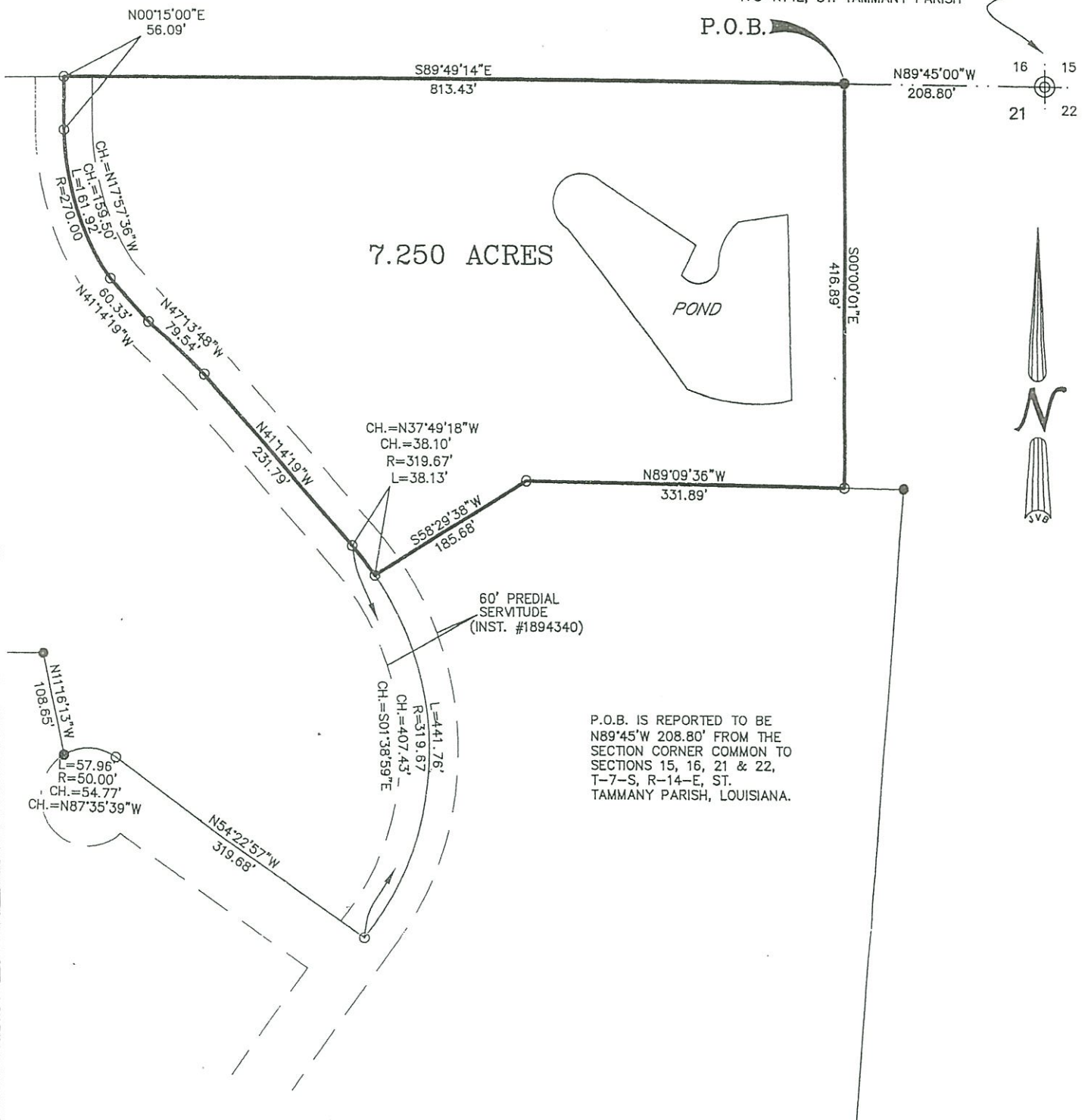
0 470 Feet





208-971-2C

SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22, T7S-R14E, ST. TAMMANY PARISH



7.250 ACRES

POND

60' PREDIAL SERVITUDE (INST. #1894340)

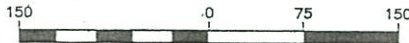
P.O.B. IS REPORTED TO BE N89°45'W 208.80' FROM THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22, T-7-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: REUSHAW CRAWFORD ROAD

GRAPHIC SCALE



( IN FEET )

1 INCH = 150 FEET

BUILDING SETBACKS (\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

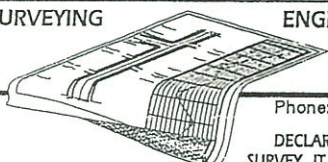
F.I.R.M. No. 225205 0300 S  
 F.I.R.M. Date 10/17/89  
 ZN: C B.F.E. N/A  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO. 20130737  
 DATE: 12/16/13

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL  
 CHECKED BY: SMB  
 SCALE: 1" = 150'



Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800  
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF A 7.250 ACRE PARCEL OF LAND SITUATED IN SECTION 21, T-7-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: RICHARD SORENSON

SURVEYED BY: J.V. BURKES  
 REGISTERED PROFESSIONAL SURVEYOR  
 SEAN M. BURKES  
 LA REG. NO. 4785

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 4/23/2018  
**Case No.:** 2018-971-ZC  
**Posted:** 04/20/18

**Meeting Date:** 5/1/2018  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Richard H. & Lupita N. Sorensen

**OWNER:** Richard H. & Lupita N. Sorensen

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

**LOCATION:** Parcel located on the east side of Rick Sorensen Road, north of Rheusaw Crawford Road; S21, T7S, R14E; Ward 6, District 6

**SIZE:** 7.25 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Private

**Road Surface:** Gravel

**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	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses -- widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**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 on the east side of Rick Sorensen Road, north of Rheusaw Crawford Road. The future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the request for a MHO. Note that the site is already surrounded by a MHO on the north, south & east sides

**STAFF RECOMMENDATION:**

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