

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6176

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. FITZGERALD

ON THE 2 DAY OF MAY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MAIN STREET, WEST OF TRANSMITTER ROAD, EAST OF VILLARS STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 3.318 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 1, DISTRICT 3). (2019-1380-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1380-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JUNE , 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: APRIL 24 , 2019

Published Adoption: _____ , 2019

Delivered to Parish President: _____ , 2019 at _____

Returned to Council Clerk: _____ , 2019 at _____

EXHIBIT "A"

2019-1380-ZC

SEVENTEEN CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in the subdivision known as East Oaklawn Town Lots (also known as East Oaklawn Townsite) and according to a map of East Oaklawn Town Lots by A.G. Munding, C.E., dated July, 1912, and recorded in Plat Book B, Page 41, recorded in the Office of the Clerk of Court of St. Tammany Parish, Louisiana, said lots are designated as follows:

Lots Nos. One Hundred Eighty-Two (182), One Hundred Eighty-Three (183), One Hundred Eighty-Four (184), One Hundred Eighty-Five (185) and One Hundred Eighty-Six (186) in Square No. Five (5), which lots adjoin and measures each fifty feet (50') front on Main Street, by a depth of one hundred fifty feet (150') between equal and parallel lines.

Lots Nos. Two Hundred Fifty-Nine (259), Two Hundred Sixty (260), Two Hundred Sixty-One (261), Two Hundred Sixty-Two (262), Two Hundred Sixty-Three (263) and Two Hundred Sixty-Four (264) in Square No. Five (5) and which lots measure each fifty feet (50') in width by a depth of one hundred fifty feet (150') between equal and parallel lines.

Lots Nos. Three Hundred Twenty-Nine (329), Three Hundred Thirty (330), Three Hundred Thirty-One (331), Three Hundred Thirty-Two (332), Three Hundred Thirty-Three (333) and Three Hundred Thirty-Four (334) in Square No. Eight (8) and which lots measure each fifty feet (50') in width by a depth of one hundred fifty-seven feet (157'), more or less, between parallel lines, and each lot has for its rear line to the south, the southern line of subdivision of East Oaklawn Town Lots.

And a portion of Clesi Avenue (Closed).

Case No.: 2019-1380-ZC

PETITIONER: Christi Olivia

OWNER: Christi Olivia

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

LOCATION: Parcel located on the south side of Main Street, west of Transmitter Road, east of Villars Street ; S33, T8S, R13E; Ward 7, District 7

SIZE: 3.318 acres



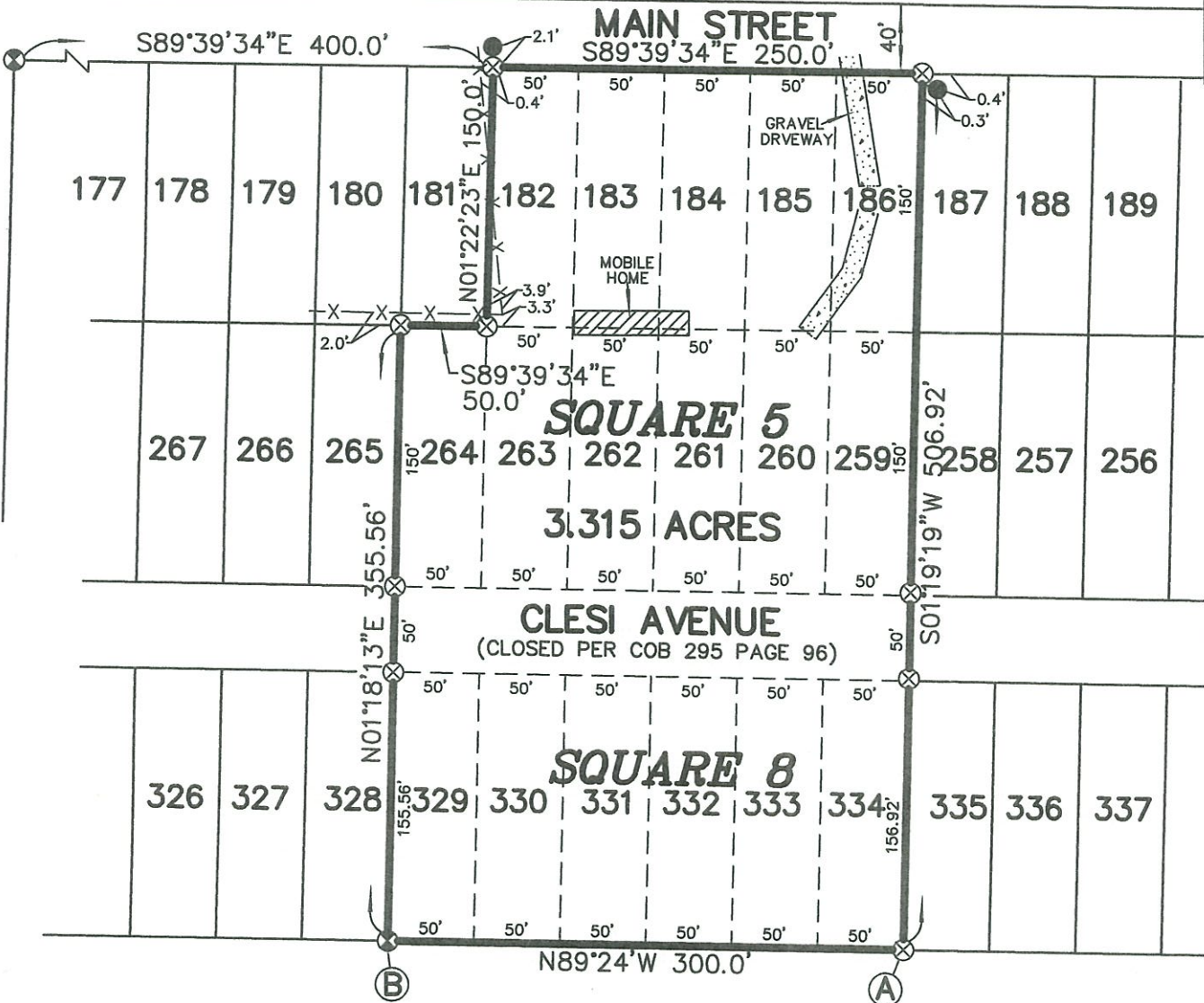
2019-1380-ZC

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N89°24'W
(per Reference Survey)



VILLARS STREET

TRANSMITTER ROAD (SIDE)
(FORMERLY NOUISE STREET)



3.315 ACRES

CLESI AVENUE
(CLOSED PER COB 295 PAGE 96)

SQUARE 8

N89°24'W 300.0'

NOTE:

1. This property is located in Flood Zone A10, per F.E.M.A. Map No. 225205 0395 D, dated April 2, 1991.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

LEGEND

- = 1" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Plat of East Oaklawn Town Lots by A.G. Munding, Civil Engineer, filed St. Tammany Parish Clerk of Court Map File No. 187A.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: *Christi Oliva*

SHOWING A SURVEY OF: LOTS 182 THRU 186 AND LOTS 259 THRU 264, SQUARE 5 AND LOTS 329 THRU 334, SQUARE 8, AND A PORTION OF CLESI AVENUE (CLOSED), EAST OAKLAWN TOWN LOTS, LOCATED IN SECTION 33, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 19028

DATE: 2/11/2019

REVISED: CORRECTION OF LOTS IN SQ. 8, 2/14/2019

2019-1380-ZC

TRACY

LYNN

A-4

DIANNE

T8 - R13E

33

HUEY

MAIN

A-3

A-2

T9 - R13E

4

TRANSMITTER

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1380-ZC
Posted: 03/15/19

Meeting Date: 4/2/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Christi Olivia

OWNER: Christi Olivia

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

LOCATION: Parcel located on the south side of Main Street, west of Transmitter Road, east of Villars Street ; S33, T8S, R13E; Ward 7, District 7

SIZE: 3.318 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	Tammany Trace	
South	Undeveloped	A-2 Suburban District
East	Undeveloped & Manufactured Home	A-2 Suburban District
West	Undeveloped & Manufactured Home	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 south side of Main Street, west of Transmitter Road, east of Villars Street. The 2025 future land use plan calls for the area 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.