

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6184

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF JUNE , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF FIRST AVENUE & PINE STREET, EAST OF LA HIGHWAY 433, BEING LOT 147-B-1 PINE VILLA SUBDIVISION, SLIDELL, AND WHICH PROPERTY COMPRISES A TOTAL OF 0.87 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 8, DISTRICT 13). (2019-1415-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1415-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 11 DAY OF JULY , 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: MAY 29 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1415-ZC

THAT PORTION OF GROUND, together with all buildings and improvements thereon, and all 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 Section 25, Township 9 South, Range 14 East, more particularly described as follows, to-wit:

Being Lot 147-B1, PINE VILLA SUBDIVISION, being a portion of a resubdivision of Lot 147-B, PINE VILLA SUBDIVISION, St. Tammany Parish, Louisiana. All in accordance with plat of survey by John E. Bonneau & Associates, Inc., dated December 4, 2006, filed as Map File No. 4529B of the official records of St. Tammany Parish, Louisiana.

Case No.: 2019-1415-ZC

PETITIONER: Doreen Peacock

OWNER: Doreen Peacock

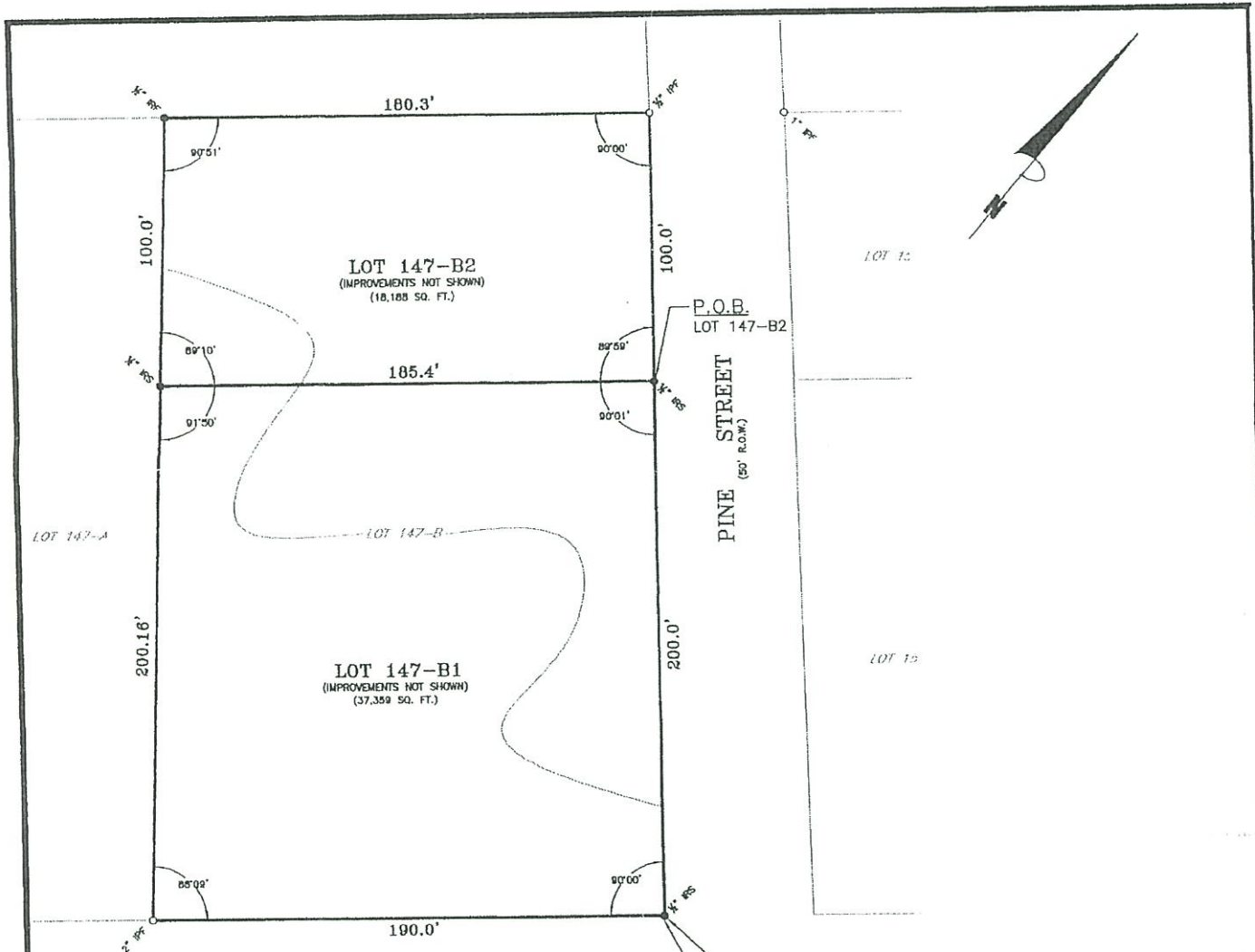
REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell ; S25, T9S, R14E; Ward 8, District 13

SIZE: 0.87 acres



2019-1415-ZC



FIRST STREET (50' R.O.W.) P.O.C. LOT 147-B1 AND LOT 147-B2

Revised: 6/27/07 CERTIFICATIONS

Emile Semblant
CHAIRMAN, PLANNING COMMISSION

APPROVALS

Ron Kullen
SECRETARY - ST. TAMMANY PARISH COMMISSION

John M. Kelly
PARISH ENGINEER

Jane C. Murphy
CLERK OF COURT

8-30-2007 4529B
DATE FILED MAP FILE No.

REFERENCE SURVEY:
RESUBDIVISION MAP OF LOTS 146-148 INTO LOTS 147-A & 148-B PINE VILLA SUBDIVISION. BY: BORGES ENGINEERING, INC. DATED: APRIL 20, 1983.

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.

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.

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 0575 D ; Revised: APRIL 2, 1991

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.

RESUBDIVISION MAP OF
LOT 147-B, PINE VILLA SUBDIVISION INTO
LOT 147-B1 AND LOT 147-B2 SITUATED IN
SECTION 25, TOWNSHIP 9 SOUTH, RANGE 14 EAST

in
St. Tammany Parish, Louisiana
for

RICHARD B. TRANUM & HELEN R. TRANUM

Survey No. 20061434

Drawn by: L.F.R.

Scale: 1" = 60'

Date: DECEMBER 4, 2006

Revised: 2-5-07 CERTIFICATION

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD.- SUITE 34 • MANDEVILLE, LA. 70471 (985)626-0808
SLIDELL (985)643-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042
HAMMOND (985)345-7641 • FAX NO. (985)626-0057 • e-mail: jebco1@bellsouth.net

STATE OF LOUISIANA
This Survey Certified
True and Correct by
4423
REGISTERED
PROFESSIONAL
LAND SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

2ND

ROAD I

A-2

PINE

25
T9 - R14E

1ST

A-2

433

LANK

PUD

RIGOLETS AV

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1415-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Doreen Peacock

OWNER: Doreen Peacock

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

LOCATION: Parcel located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell ; S25, T9S, R14E; Ward 8, District 13

SIZE: 0.87 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 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	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay
East	Undeveloped	A-2 Suburban District
West	Undeveloped and 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 & MHO Manufactured Housing Overlay. This site is located on the northwest corner of First Avenue & Pine Street, east of LA Highway 433, being lot 147 B-1, Pine Villa Subdivision, Slidell. The 2025 future land use plan calls for the area to be developed with varying degrees of 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.