

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6009 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 12 DAY OF JULY , 2018

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF 6TH STREET AND AVENUE G, BEING LOT 1, SQUARE 56, VILLAGE OF GUTHRIE AND WHICH PROPERTY COMPRISES A TOTAL OF 6,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 9). (2018-1016-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1016-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF AUGUST , 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: JUNE 27, 2018 , 2018

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

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

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

**EXHIBIT "A"**

**2018-1016-ZC**

**THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon and all rights, ways privileges, servitudes, appertaining, being situated in Sections 12 & 13, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, all as per Plat of said subdivision filed of record in the official records of the Clerk of Court, for St. Tammany Parish, being more fully described as follow, to wit:**

**Lot 1, Square 56 of VILLAGE OF GUTHRIE S/D, St. TAMMANY PARISH, LOUISIANA.**

**Case No.:** 2018-1016-ZC

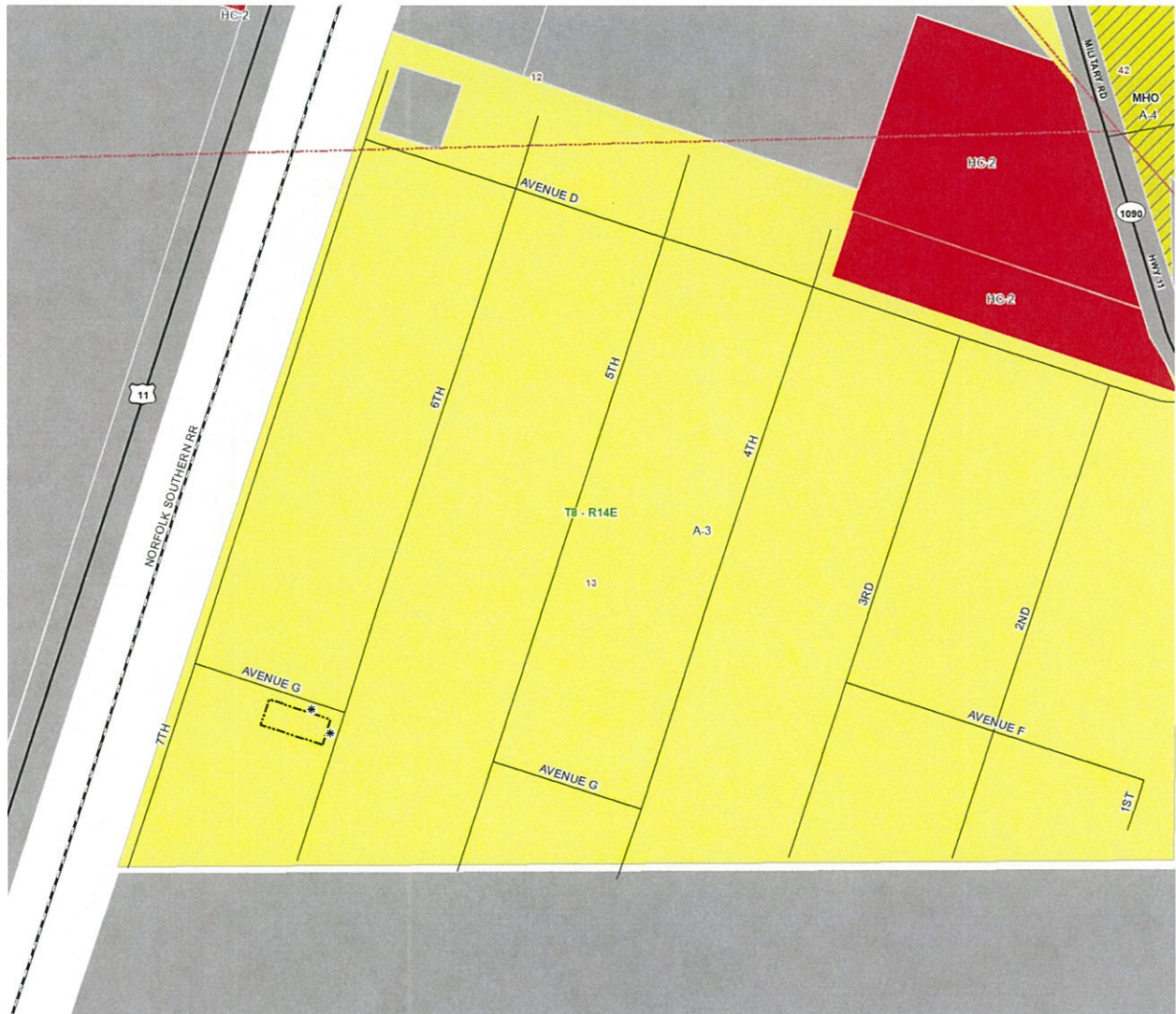
**PETITIONER:** Brenda Gayle Holden

**OWNER:** Brenda Gayle Holden

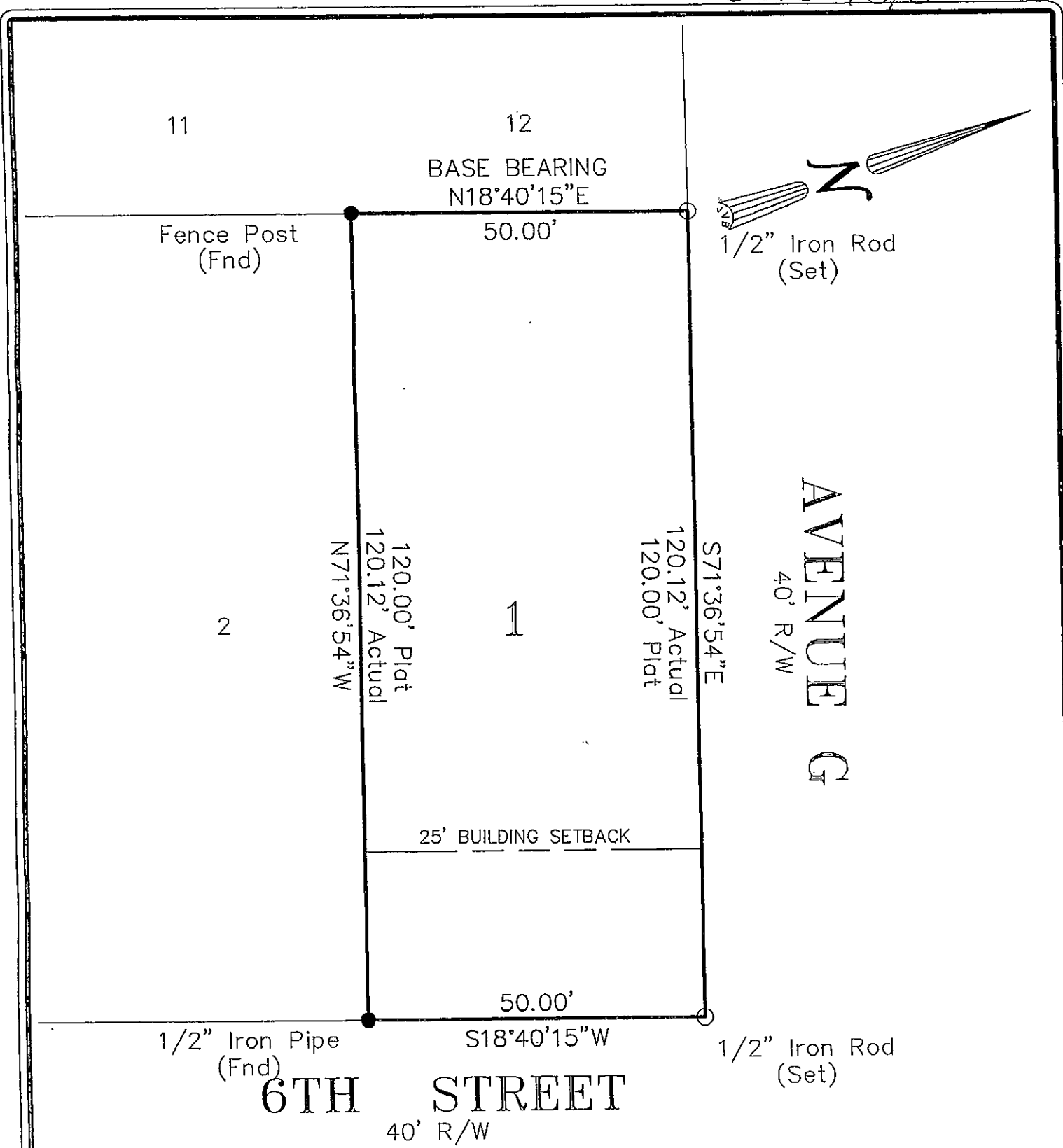
**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie; S13, T8S, R14E; Ward 8, District 9

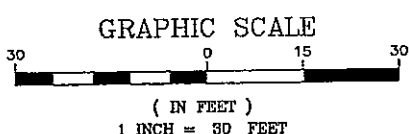
**SIZE:** 6000 sq.ft.



2018-10/6-ZC



**LEGEND**  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)  
 Front Setback.....25'  
 Side Setback..... \*  
 Rear Setback..... \*

ADDRESS: 641 6TH STREET

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 C 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 0410 D  
 F.I.R.M. Date 4/21/99  
 ZN: C B.F.E. NA  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO.  
**20072527**

DATE:  
**10/03/07**

**J.V. Burkes & Associates, Inc.**  
 SURVEYING • ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut HWY.  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: **BC** CHECKED BY: **MD**

SCALE:  
**1" = 30'**

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.

**LOT 1, SQ. 56,  
 VILLAGE OF GUTHRIE,  
 LOCATED NEAR THE TOWN OF PEARL RIVER  
 IN SECTION 13, T-8-S, R-14, E  
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: **BRENDA HOLDEN**

**SEAN M. BURKES**  
 LA REG. No. 4785



2018-1016-ZC

WINDSONG

HC-2

12

11

AVENUE D

6TH

A-3

5TH

T8 - R14E

AVENUE G

4TH

AVENUE G

13

11

A-4A  
14

LONE OAK

NORFOLK SOUTHERN RR

MD-1

0 425 Feet





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 5/25/2018  
**Case No.:** 2018-1016-ZC  
**Posted:** 05/18/18

**Meeting Date:** 6/5/2018  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Brenda Gayle Holden

**OWNER:** Brenda Gayle Holden

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

**LOCATION:** Parcel located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie; S13, T8S, R14E; Ward 8, District 9

**SIZE:** 6000 sq.ft.

**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	Manufactured Home	A-3 Suburban District
South	Manufactured Home	A-3 Suburban District
East	Manufactured Home	A-3 Suburban District
West	Single Family Residence (Stick Built)	A-3 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-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the southwest corner of 6th Street & Avenue G, being lot 1, Square 56, Village of Guthrie. 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.