

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6007 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 NORTH SIDE OF KILGORE STREET, EAST OF ROBERT ROAD, BEING LOT 34, LITOLFF SUBDIVISION, 23083 KILGORE STREET, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.01 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 4, DISTRICT 7). (2018-1007-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1007-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2018-1007-ZC

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN ST. TAMMANY PARISH, LOUISIANA:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, MEANS, PRIVILEGES, SERVITUDES, PRESCRIPTIONS, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING THERE TO, SITUATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, IN THE LITOFF SUBDIVISION AND BEING LOTS 34 OF SQUARE 3 AND AS MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTION 7, 8 AND 18, THENCE SOUTH 89 DEGREES 45 MINUTES EAST FOR 1313.51 FEET (TITLE 1313.0 FEET) TO AN IRON; THENCE SOUTH 00 DEGREES 27 MINUTES EAST 2194.1 FEET (TITLE SOUTH 00 DEGREES 25 MINUTES WEST 2210.0 FEET) TO AN IRON; THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS WEST 1600.00 FEET ALONG THE CENTER OF KILGORE STREET (ASPHALT) TO A PK NAIL SET AND BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 89 DEGREES 39 MINUTES 37 SECONDS WEST FOR 100 FEET ALONG THE CENTER OF SAID STREET, THENCE NORTH 00 DEGREES 27 MINUTES 14 SECONDS WEST FOR 442.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS EAST FOR 100.00 FEET TO AN ONE HALF INCH ROD SET; THENCE SOUTH 00 DEGREES 27 MINUTES 14 SECONDS EAST FOR 442.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.01 ACRES

Case No.: 2018-1007-ZC

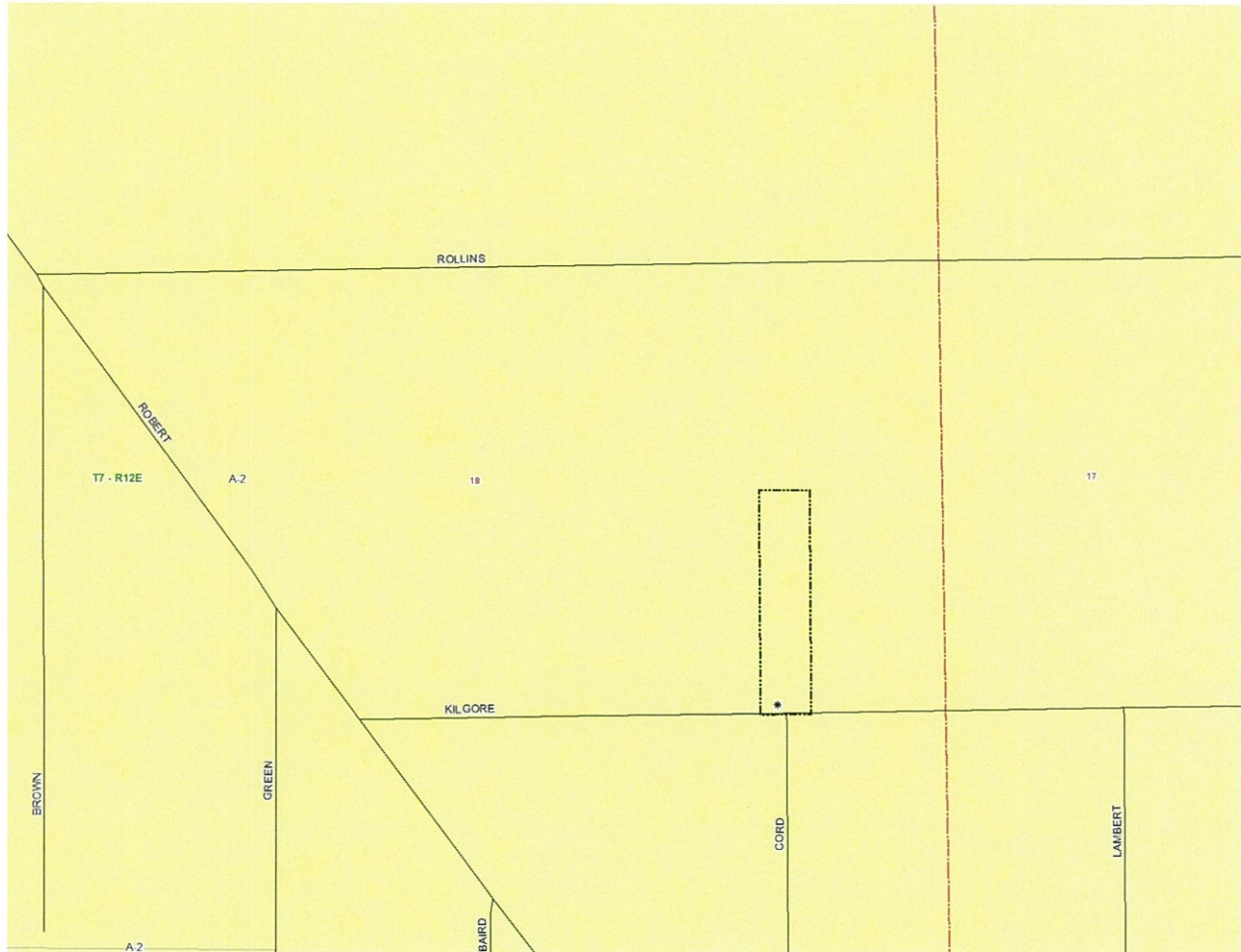
PETITIONER: Amanda Roberts

OWNER: Amanda Roberts

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

LOCATION: Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litloff Subdivision, 23083 Kilgore Street, Mandeville ; S18, T7S, R12E; Ward 4, District 7

SIZE: 1.01 acres



2018-1007-ZC

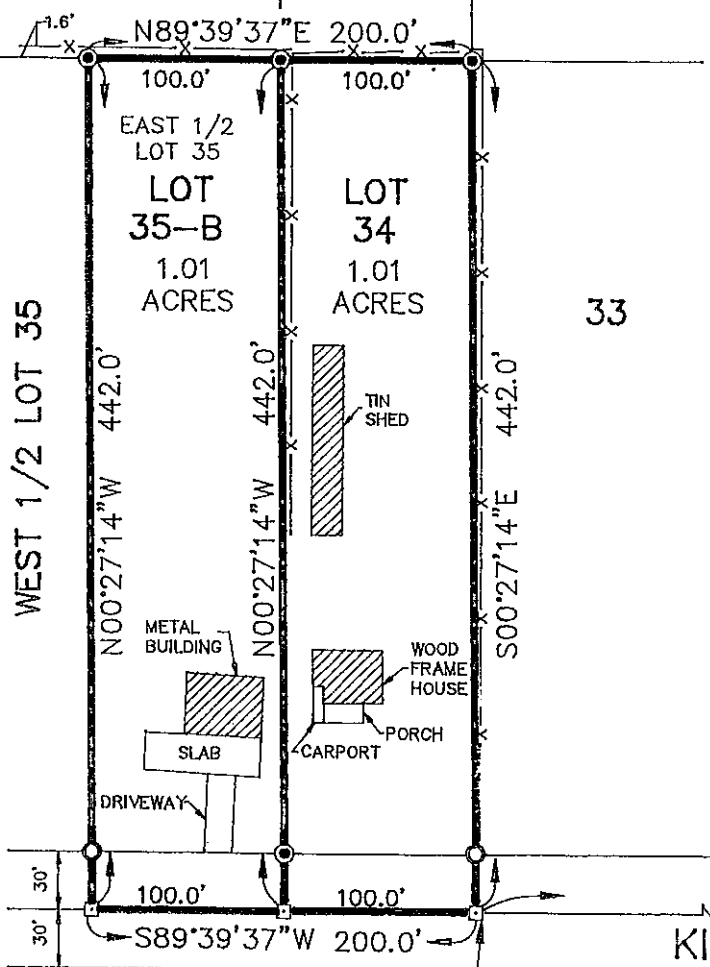
7 | 8
18 | 17

S89°45'E 1313.51 (Title 1313.0')

REFERENCE BEARING

ROLLINS STREET (side)

SQUARE 3



(Title S00°25'W 2210.0')
S00°27'E 2194.1'

WEST 1/2 LOT 35

33

S89°39'37"W 1600.0'

KILGORE STREET (asphalt)

POB

APPROVAL:

A RESUBDIVISION OF LOTS 34 AND THE EAST 1/2 OF LOT 35 INTO LOTS 34 AND 35-B, SQUARE 3, LITOLFF SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

Ron Keller

SECRETARY-PLANNING COMMISSION

PARISH ENGINEER

Melanie B Janell

CLERK OF COURT

3-28-2006

DATE FILED

4184C

FILE NO.

—LEGEND—

- = 5/8" Iron Rod Found
- = 1/2" Iron Rod Found
- = PK Nail Set

CORE STREET (asphalt)

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.

John G. Cummings and Associates

(985) 692-1549

503 N. JEFFERSON AVE.

Professional Land Surveyors

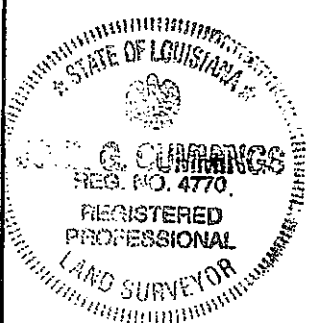
COVINGTON, LA. 70433

PLAT PREPARED FOR: *Amanda Roberts*

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 34 AND THE EAST 1/2 OF LOT 35, SQUARE 3, LITOLFF SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 96-23

DATE: 3-16-06

REVISED:

2018-1007-ZC

ROLLINS

T7-R12E 18

A-2

17

KILGORE

ROBERT

BAIRD

CORD

0 280 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/25/2018
Case No.: 2018-1007-ZC
Posted: 05/21/18

Meeting Date: 6/5/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Amanda Roberts

OWNER: Amanda Roberts

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

LOCATION: Parcel located on the north side of Kilgore Street, east of Robert Road, being lot 34, Litloff Subdivision, 23083 Kilgore Street, Mandeville ; S18, T7S, R12E; Ward 4, District 7

SIZE: 1.01 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	Residential & Undeveloped	A-2 Suburban District
South	Residential & Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	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 north side of Kilgore Street, east of Robert Road, being lot 34, Litloff Subdivision, 23083 Kilgore Street, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

Note that the objective of the request is to allow for the placement of a manufactured home under 1000 sq.ft., as a guest house, in the rear of the property.

STAFF RECOMMENDATION:

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