

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4574

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

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

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

ON THE 2 DAY OF JUNE, 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH & SOUTH SIDES OF CHARLENE LANE, EAST OF CAROL LANE, WEST OF ELAINE LANE, BEING LOTS 70 & 76, RAMSEY ESTATES, PHASE I AND WHICH PROPERTY COMPRISES A TOTAL 1.84 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 3, DISTRICT 3) (ZC11-05-042)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-05-042, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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 7 DAY OF July, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: MAY 26, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_

**EXHIBIT "A"**

ZC11-05-042

**ALL THAT CERTAIN PIECE OR PARCEL OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof now known as Ramsey Estates Subdivision, Phase One, being a subdivision of a portion of the South half of the Southeast Quarter of Section 13, Township 6 South, Range 10 East, and a portion of the North half of the Northeast Quarter of Section 24, Township 6 South, Range 10 East, all in St. Tammany parish, Louisiana, and being more particular described as follows, to-wit:

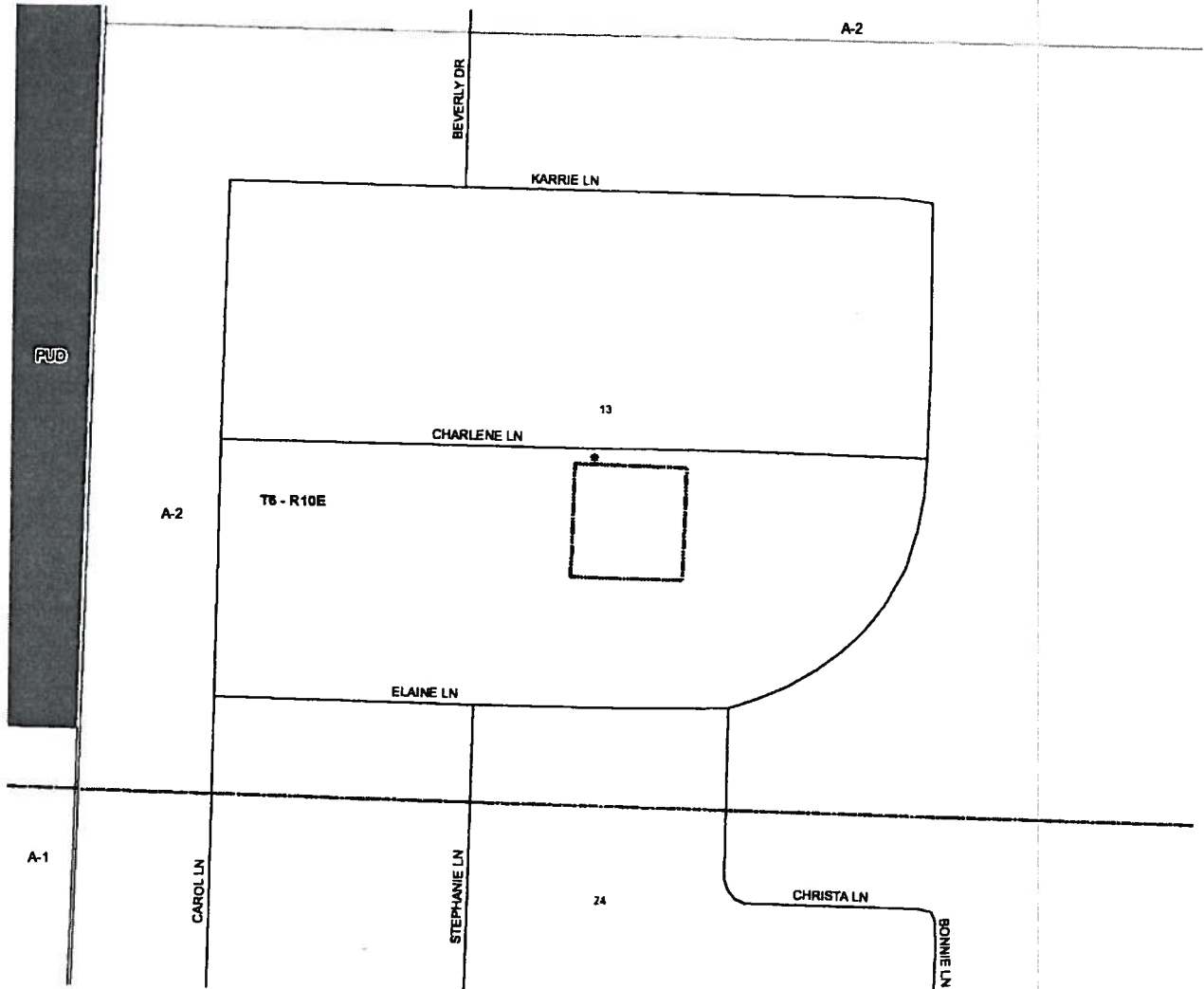
**LOT 70, RAMSEY ESTATES SUBDIVISION, PHASE I**

**ALL THAT CERTAIN PIECE OR PORTION OF LAND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in RAMSEY ESTATES SUBDIVISION, PHASE I, which is a subdivision of a portion for the South half of the Southeast half quarter of Section 13, Township 6 South, Range 10 East and a portion of the North half of the Northeast half quarter of Section 24, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

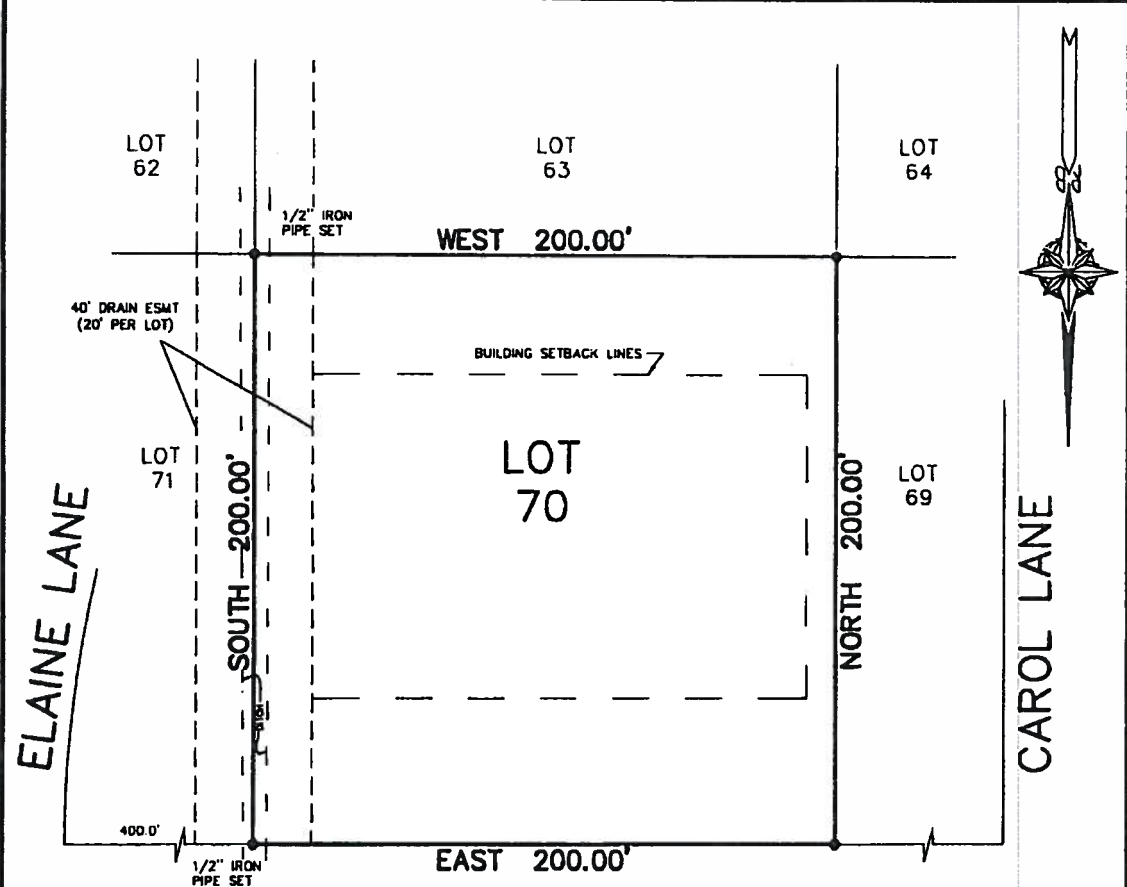
Being Lot No. 76 of Ramsey Estates Subdivision, Phase 1, St. Tammany Parish, Louisiana.

Said Lot No. 76 fronts 200 feet on Charlene Lane by a depth of 200 feet between equal and parallel lines by a width of 200 feet on its rear line: all in accordance with a map and plat of Ramsey Estates Subdivision, Phase I of record in Map File No. 645-A in the official records of St. Tammany Parish.

**CASE NO.:** ZC11-05-042  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcels located on the north & south sides of Charlene Lane, east of Carol Lane, west of Elaine Lane, being lots 70 & 76, Ramsey Estates, Phase I; S13,T6S,R10E; Ward 3, District 3  
**SIZE:** 1.84 acres



2011-05-042



207 CHARLENE LANE

REF.: Map File No.: 845A  
Date Filed: 5-20-80

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.

FIRM Panel# 225205 0125C Rev. 10-17-1989

BLDG. SETBACKS PER PLAT  
FRONT - 50'  
SIDE - 10'  
REAR - 40'

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
**LOT 70 \* RAMSEY ESTATES \* PHASE I**  
**ST. TAMMANY PARISH, LOUISIANA**  
 FOR  
**TRINITY RENTALS, LLC**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

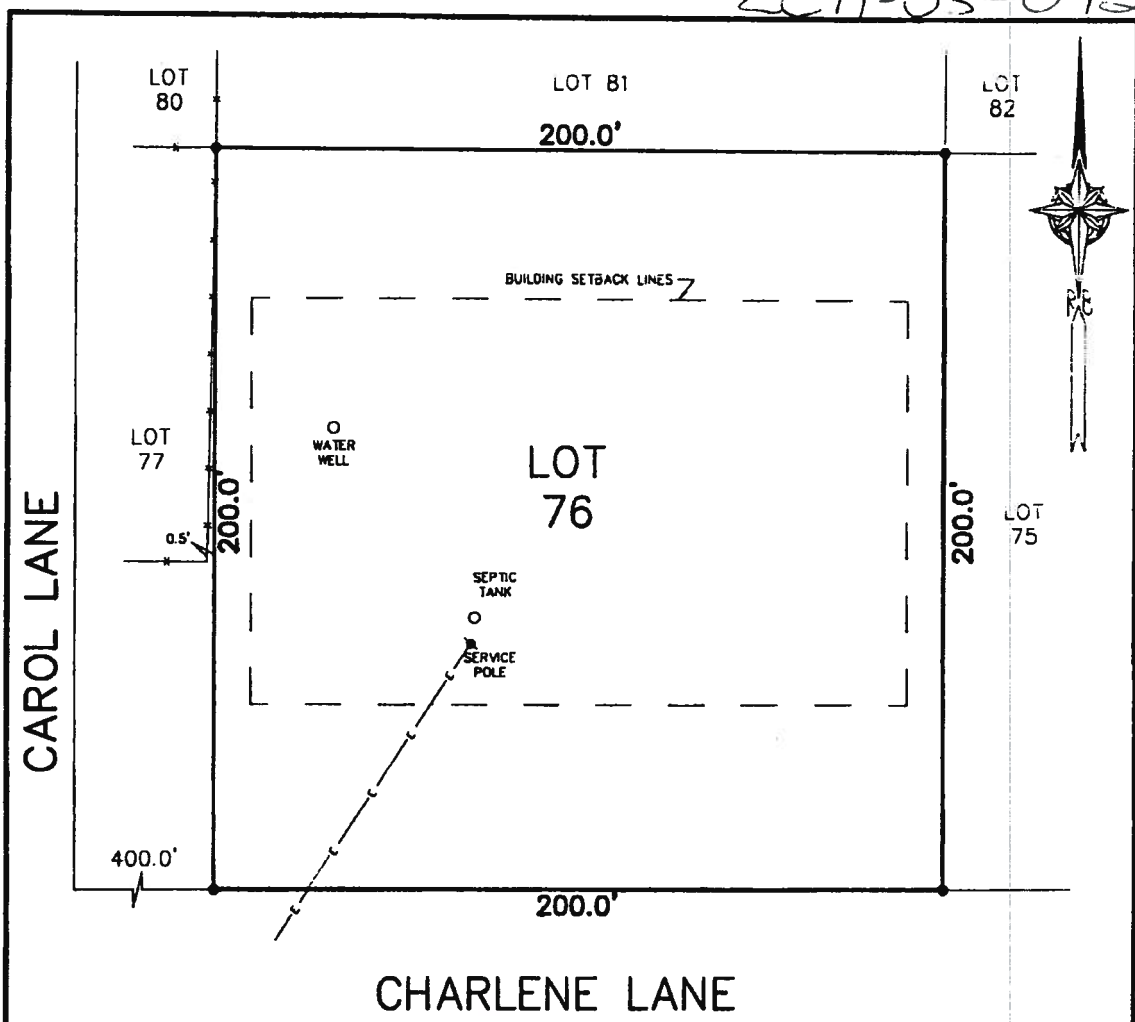
*[Signature]*  
 Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Planners • Consultants  
 228 W. Causeway App. Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309

Date: DECEMBER 18, 2007  
 Survey No. 07927  
 Project No. (CRS) 807927.CRS  
 Scale: 1" = 50' ±  
 Drawn By: BRC  
 Revised: 2-1-11/BRC/revise  
 certification only

Z:\07927\Survey\07927.dwg Copyright 2007 - Randall W. Brown & Associates, Inc.

2011-05-042



REF: Map File No.: 645A  
Data Filed: 5-20-80

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.

FIRM Panel# 225205 Q125 C Rev. 10-17-1989

BLDG SETBACKS PER PLAT  
FRONT - 50'  
SIDE - 10'  
REAR - 40'

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
**LOT 76 \* RAMSEY ESTATES \* PHASE I**  
**ST. TAMMANY PARISH, LOUISIANA**  
**FOR**  
**TRINITY RENTALS, LLC**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

*[Signature]*  
 Randall W. Brown, P.L.S.  
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Date: FEBRUARY 1, 2011  
 Survey No. 11041  
 Project No. (CR5)  
 Scale: 1" = 40' ±  
 Drawn By: BRC  
 Revised:

Z:\11\SURV\11041.dwg  
Completed 2/1/11 - Randall W. Brown & Associates, Inc.