

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6140                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO /BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR TANNER                      SECONDED BY: MR. BELLISARIO  
ON THE 7 DAY OF FEBRUARY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 25, NORTH OF LIVAUDAIS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 3.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (2018-1302-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1302-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-1 (Suburban District) & RO (Rural Overlay) to an A-2 (Suburban District), RO (Rural Overlay) & 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), RO (Rural Overlay) & 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-1 (Suburban District) & RO (Rural Overlay) to an A-2 (Suburban District), RO (Rural Overlay) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF MARCH , 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: JANUARY 30 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## Exhibit "A"

**2018-1302-ZC**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in Section 28, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana.

From the  $\frac{1}{4}$  corner between Section 22 and 27 run North 89 degrees 01 minutes 00 seconds West, 1383.20 feet; thence North 88 degrees 15 minutes 00 seconds West, 127.50 feet; thence South 03 feet 53 minutes 00 seconds East, 33.70 feet; thence North 88 degrees 15 minutes 00 seconds West, 1117.50 feet; thence South 49 degrees 03 minutes 00 seconds West, 678.60 feet; thence South 48 degrees 16 minutes 00 seconds West, 98.90 feet; thence South 46 degrees 00 minutes 59 seconds West, 76.00 feet to the Point of Beginning.

From the Point of Beginning run South 82 degrees 12 minutes 15 seconds East, 463.84 feet to a point; thence South 41 degrees 19 minutes 17 seconds West, 389.67 feet to a point; thence North 82 degrees 12 minutes 16 seconds West, 463.83 feet to a point; thence North 37 degrees 47 minutes 40 seconds East, 55.01 feet to a point; thence North 37 degrees 45 minutes 53 seconds East, 16.70 feet to a point; thence North 39 degrees 51 minutes 00 seconds East, 98.69 feet to a point; thence North 41 degrees 41 minutes 55 seconds East, 98.61 feet to a point; thence North 43 degrees 54 minutes 55 seconds East, 98.50 feet to a point; thence North 46 degrees 01 minutes 22 seconds East, 22.50 feet back to the Point of Beginning. This tract contains 3.50 acres.

**Case No.:** 2018-1302-ZC

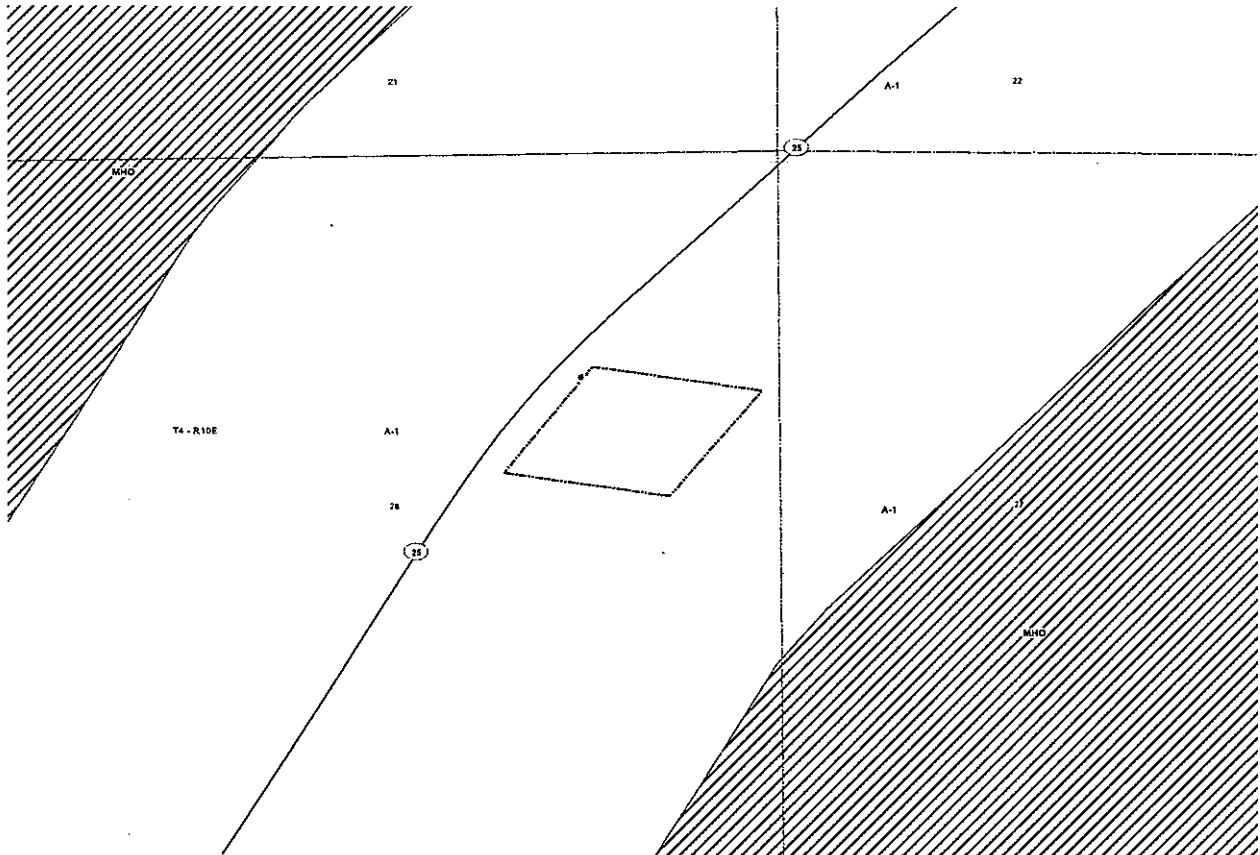
**PETITIONER:** James & Valerie Willie

**OWNER:** James & Valerie Willie

**REQUESTED CHANGE:** From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of LA Highway 25, north of Livaudais Road ; S28, T4S, R10E; Ward 2, District 3

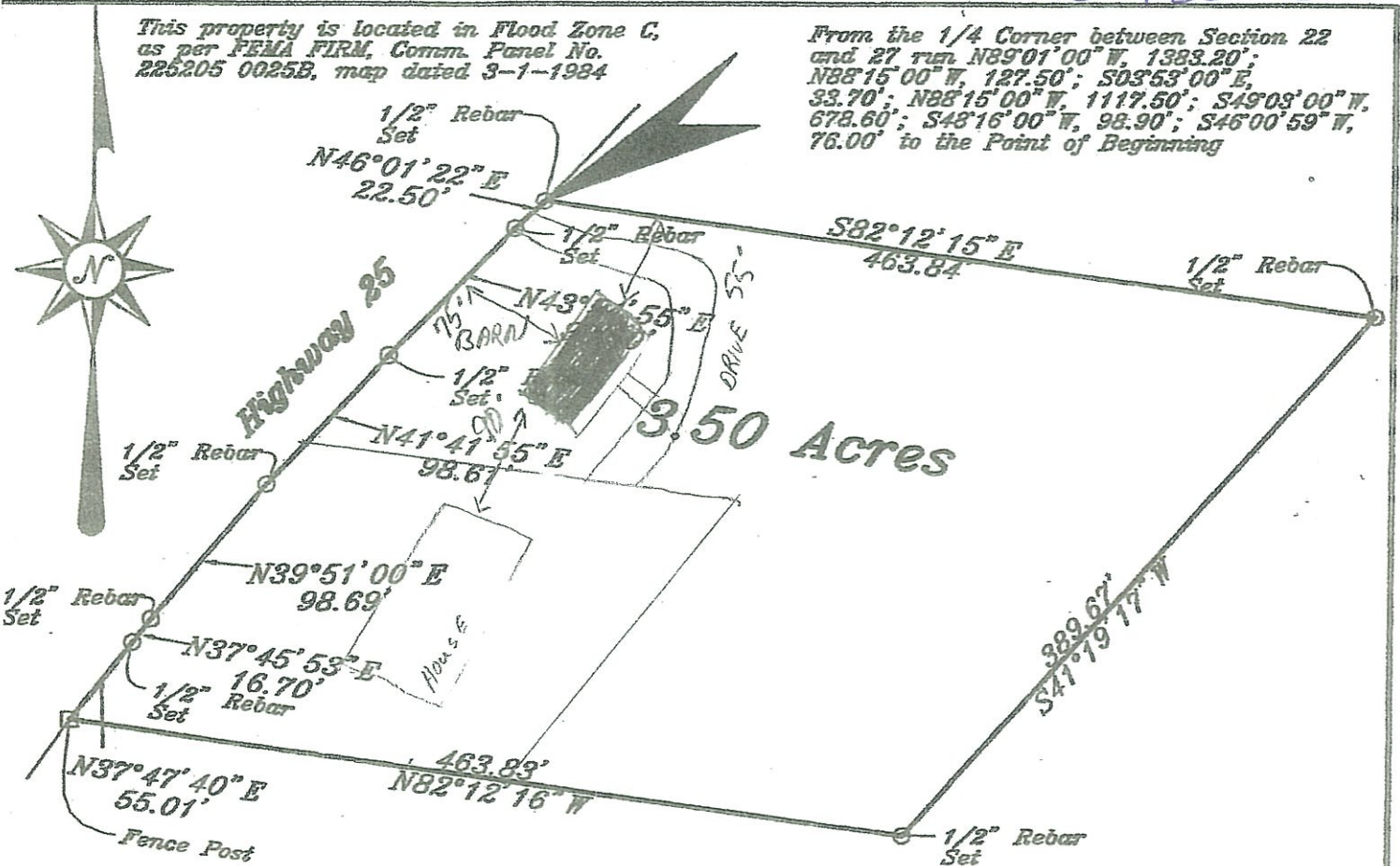
**SIZE:** 3.5 acres



2018-1302-ZC

This property is located in Flood Zone C,  
as per FEMA FIRM, Comm. Panel No.  
225205 0025B, map dated 3-1-1984

From the 1/4 Corner between Section 22  
and 27 run N89°01'00"W, 1383.20';  
N88°15'00"W, 127.50'; S03°53'00"E,  
33.70'; N88°15'00"W, 1117.50'; S49°09'00"W,  
678.60'; S48°16'00"W, 98.90'; S46°00'59"W,  
76.00' to the Point of Beginning



Building setback lines should be  
determined by owner or contractor  
prior to any construction

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C. SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

**Danny Willie**

MAP PREPARED FOR

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 28, Township 4 South,**  
**Range 10 East, St. Tammany Parish, Louisiana**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**

COVINGTON, LOUISIANA

*[Signature]*  
LOUISIANA REGISTERED LAND SURVEYOR  
REG. NO. 3403

SCALE: 1" = 100'

DATE: May 17, 2006

NUMBER: 11878



2018-1302-ZC

MHO

21

22

25

A-1

T4-R10E

25

28

27

MHO



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 12/18/2018  
Case No.: 2018-1302-ZC  
Posted: 12/14/18

Meeting Date: 1/2/2019  
Determination: Approved

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#### GENERAL INFORMATION

**PETITIONER:** James & Valerie Willie

**OWNER:** James & Valerie Willie

**REQUESTED CHANGE:** From A-1 Suburban District & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of LA Highway 25, north of Livaudais Road ; S28, T4S, R10E; Ward 2, District 3

**SIZE:** 3.5 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

**Type:** State                      **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            | Undeveloped            | A-1 Suburban District   |
| South            | Residential            | A-1 Suburban District   |
| East             | Undeveloped            | A-1 Suburban District   |
| West             | Residential            | A-1 Suburban District   |

##### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

##### COMPREHENSIVE PLAN:

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District & RO Rural Overlay to A-2 Suburban District, RO Rural Overlay & MHO Manufactured Housing Overlay. This site is located on the east side of LA Highway 25, north of Livaudais Road. The 2025 future land use plan calls for the area to be developed with agricultural uses. Staff does not see any compelling reason to recommend approval of the request to rezone the site to A-2, considering that it is surrounded by large parcels of land zoned A-1; however, staff does not have any objection to the request for a MHO Manufactured Housing Overlay.

Note that the objective of the request is to allow for the creation of a 1 acre parcel of land and 2.5 acre parcel of land and for the placement of a manufacture home on the site.

##### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied and that the request for a MHO Manufactured Housing Overlay designation be approved.