

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6153 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 7 DAY OF MARCH , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BEHRMAN AVENUE, NORTH OF COAST BLVD, BEING LOTS 9 & 10, CENTRAL PARK, AND WHICH PROPERTY COMPRISES A TOTAL OF 6256 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 12). (2018-1306-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1306-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-4A (Single Family Residential District) to an A-4A (Single Family Residential 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-4A (Single Family Residential 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-4A (Single Family Residential District) to an A-4A (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 4 DAY OF APRIL , 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: FEBRUARY 27 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2018-1306-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana more fully described as follows:

LOTS 9 & 10, SQUARE 14 CENTRAL PARK SUBDIVISION, St. Tammany Parish, Louisiana.

Case No.: 2018-1306-ZC

PETITIONER: Reyna & Antonio Delarca

OWNER: Reyna & Antonio Delarca

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park ; S23, T9S, R14E; Ward 8, District 12

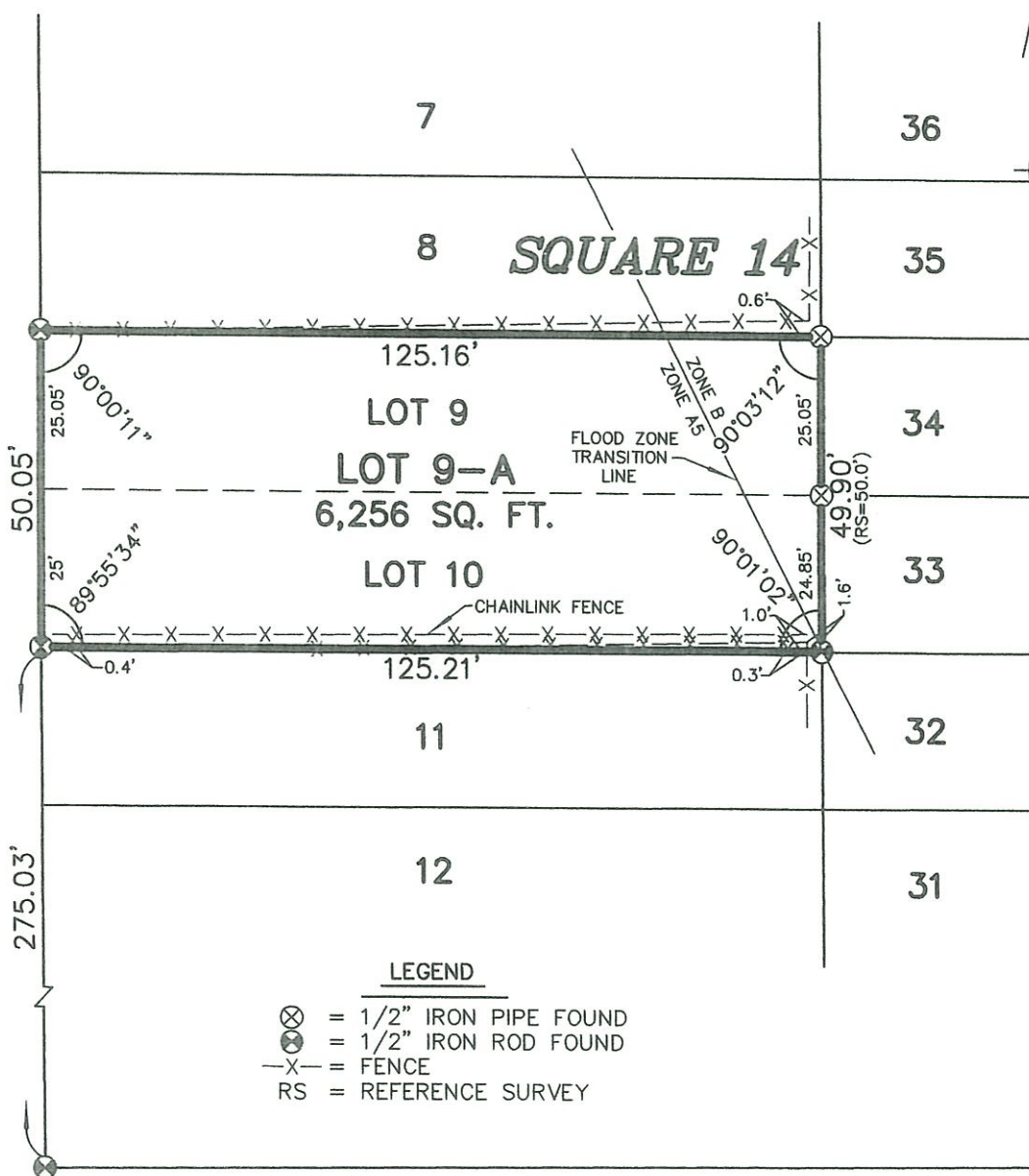
SIZE: 6256 sq.ft.



2018-1306-ZC

NORTH LINE OF SUBDIVISION (SIDE)

BEHRMAN AVENUE (ASPHALT)
(50' R.O.W.)



DWYER AVENUE (SIDE)

COAST BOULEVARD (ASPHALT)
(60' R.O.W.)

NOTES:

1. This property is located in Flood Zones A5 & B, per F.E.M.A. Map No. 225205 0420 E, dated April 21, 1991.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Central Park, Section A, by H.G. Fritchie, Surveyor, dated January 1st - 10th, 1929, filed St. Tammany Parish Clerk of Court Map File No. 139A.

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.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

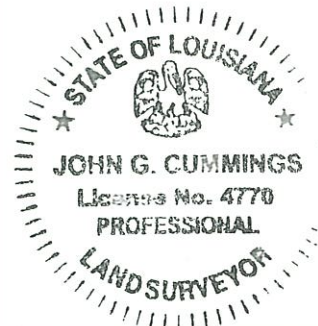
COVINGTON, LA 70433

PLAT PREPARED FOR: **Reyna & Antonio Delarca**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 9 & 10, INTO LOT 9-A, SQUARE 14, CENTRAL PARK, SECTION A, LOCATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS 6 SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 30'

JOB NO. 18246-RSB

DATE: 11/2/2018

REVISED:



14

COMMERCIAL

DWYER

GARRETT

I-1

MHO

A-4A
T9-R14E

BEHRMAN

NC-2

COAST

CBF-1

HC-2

VOTERS

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 01/25/2019
Case No.: 2018-1306-ZC
Prior Action: Postponed (01/02/19)
Posted: 01/18/19

Meeting Date: 2/5/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Reyna & Antonio Delarca

OWNER: Reyna & Antonio Delarca

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park ; S23, T9S, R14E; Ward 8, District 12

SIZE: 6256 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	Office Warehouse	I-1 Industrial District
South	Manufactured Home	A-4A Single-Family Residential District
East	Office Warehouse	I-1 Industrial District
West	Manufactured Home	A-4A Single-Family Residential District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the east side of Behrman Avenue, north of Coast Blvd, being lots 9 & 10, Central Park. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is abutting residential uses/existing manufactured homes on the south and west sides.

STAFF RECOMMENDATION:

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