

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5581

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF GARDENIA STREET, WEST OF SPRUCE ROAD, EAST OF HOLLY STREET, BEING LOTS 19 & 20, SQUARE 11, ABITA NURSERY SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 14,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 2). (2016-187-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-187-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-4 (Single Family Residential District) to an A-4 (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-4 (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-4 (Single Family Residential District) to an A-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JANUARY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

2016-187-ZC

TWO CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, being designated as LOTS NOS. 19 AND 20, in SQUARE NO. 11 of ABITA NURSERY SUBDIVISION, in accordance with map or plan of Abita Nursery Subdivision dated 8/6/1955 and by Russell P. Morgan, Deputy Parish Survey for the Parish of St. Tammany, duly registered in the Parish of St. Tammany. Said Square No. 11 being bounded by FERN, HOLLY, GARDENIA AND SPRUCE STREET, said Lots Nos. 19 and 20 adjoin each other, and measure 50 feet, each, front on Gardenia Street, by a depth of 140 feet between equal and parallel lines. Said Lot No. 20 commences at a distance of 200 feet from the corner of Gardenia and Holly Streets.

Case No.: 2016-187-ZC

PETITIONER: Carlisha Johnson

OWNER: Carl & Beverly Johnson

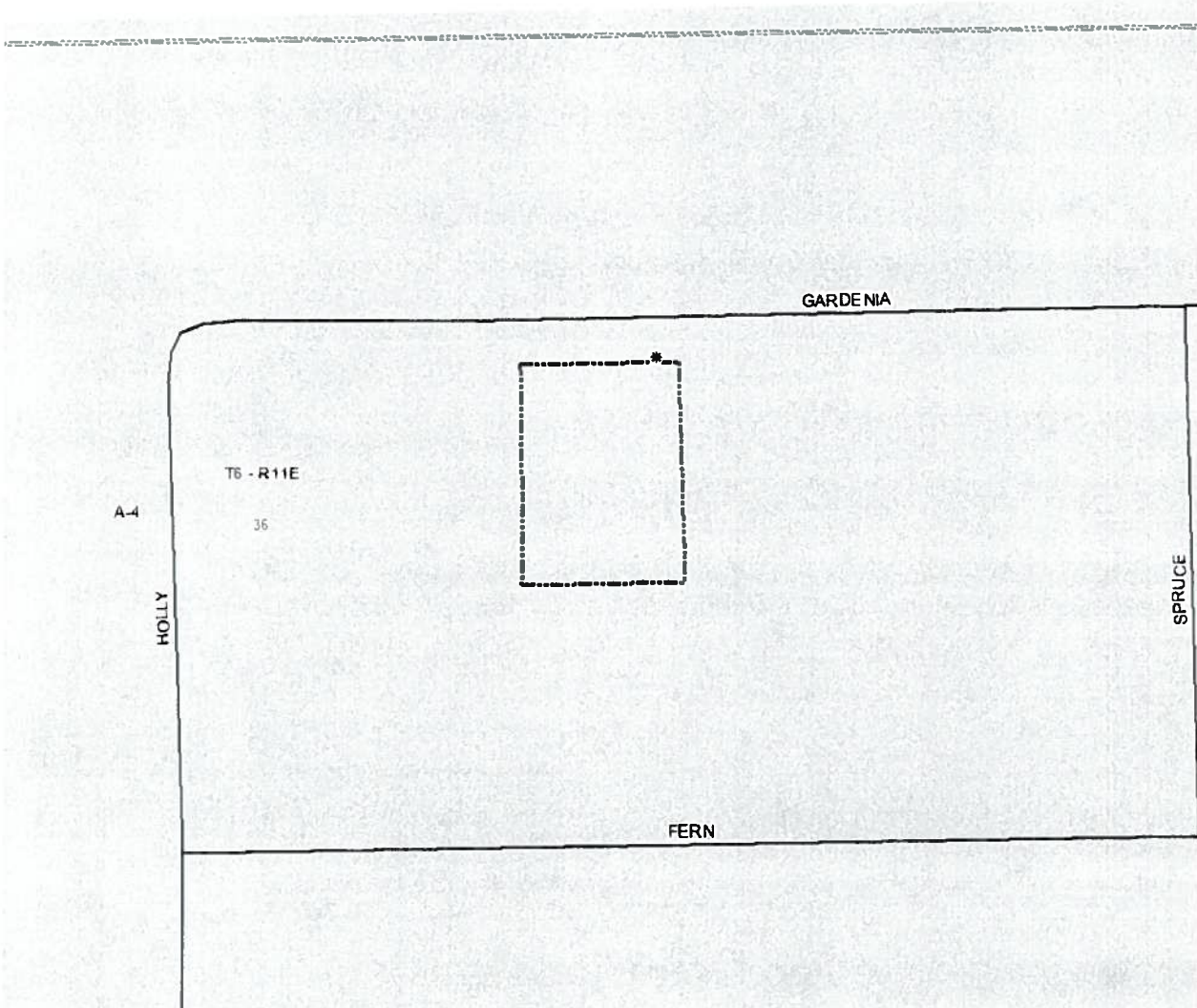
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2

SIZE: 14,000 sq. ft.

A-2

25

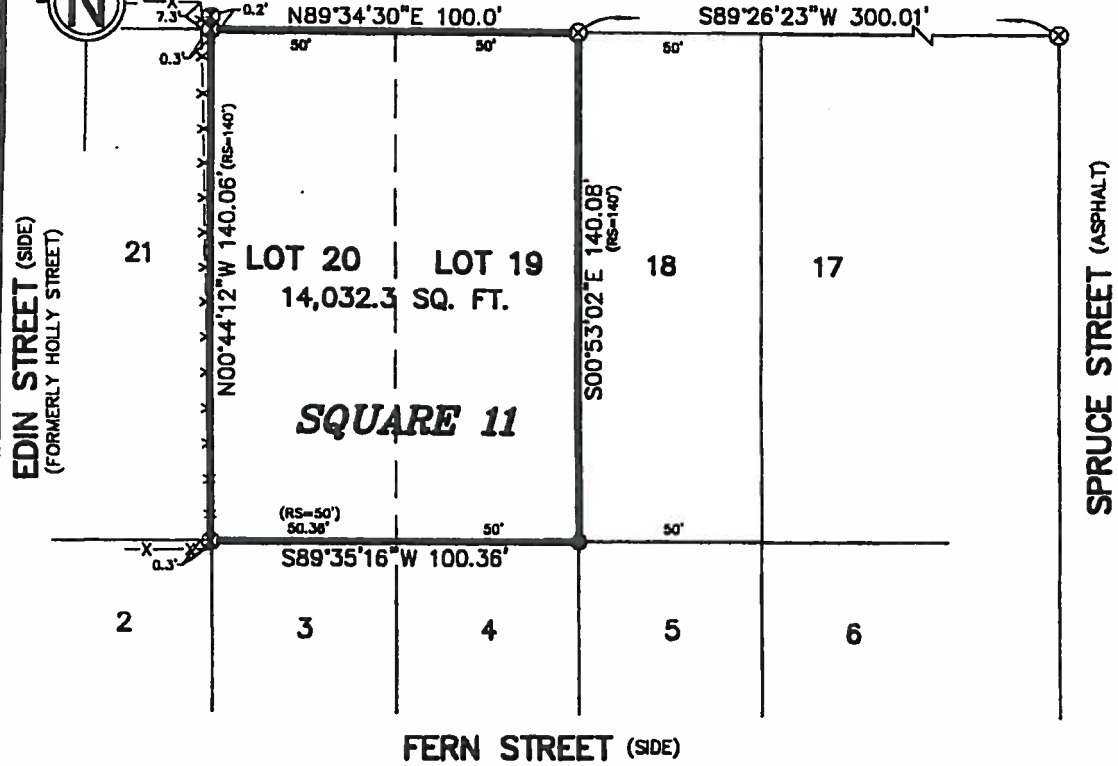


2016-187-20

REFERENCE BEARING:  
Astronomic North  
determined by  
Solar Observation



**GARDENIA STREET (ASPHALT)**  
(60' R.O.W.)



**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

- LEGEND**
- ⊗ = 3/4" IRON PIPE FOUND
  - ⊙ = 5/8" IRON ROD FOUND
  - = 1/2" IRON ROD FOUND
  - X- = FENCE
  - RS = REFERENCE SURVEY

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.

REFERENCE SURVEY:  
Plat of Abita Nursery Subdivision by Russell P. Morgan, Surveyor, dated August 16, 1955, filed St. Tammany Parish Clerk of Court Map File No. 58A.

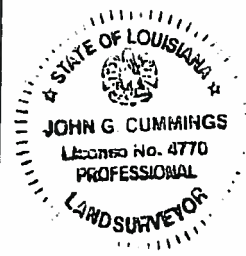
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250  
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Carl Johnson**

SHOWING A SURVEY OF: **LOTS 19 & 20, SQUARE 11, ABITA NURSERY SUBDIVISION, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY APRISH, 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 C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'      JOB NO. 16035      DATE: 2-22-2016      REVISED:



A-2

25

21175

21129

21143

21159

21163

GARDENIA

T3-R11E

21130

21132

21158

21164

21168

SPRUCE

HOLLY

21051

A-4

21149

36

FERN

21116

21178

21181

21115

21133

EDEN

A-5

I-2





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-187-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Carlisha Johnson

OWNER: Carl & Beverly Johnson

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

LOCATION: Parcel located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2

SIZE: 14,000 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	Single Family Residence	A-4 Single-Family Residential District
South	Single Family Residence/Vacant	A-4 Single-Family Residential District
East	Mobile Home	A-4 Single-Family Residential District
West	Single Family Residence	A-4 Single-Family Residential 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-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the south side of Gardenia Street, west of Spruce Street, east of Holly Street, being lots 19 & 20, Square 11, Abita Nursery Subdivision. 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. Note that there are 8 existing manufactured homes in the immediate vicinity.

STAFF RECOMMENDATION:

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