

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5971 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO SECONDED BY: MR. DEAN

ON THE 5 DAY OF APRIL , 2018

(2018-915-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF OAK DRIVE & ASH DRIVE, BEING LOT 1, SQUARE 16, RIVER GARDENS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 7,500 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 8, DISTRICT 9). (2018-915-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-915-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MAY, 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: MARCH 28, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-915-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means privileges, servitudes, advantages and appurtenances thereonto belonging or in anywise appertaining, situated in River Gardens Subdivision, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

The S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 30, Township 8 South, Range 15 East, 8th Ward, St. Tammany Parish, State of Louisiana in that Subdivision known as River Gardens, designated on blue print survey by H. G. Fritchie, Parish Surveyor dated January 6, 1954, as Lot 1, Square 16, and forms the corner of Ash Drive and Oak Drive and measures 50 feet front on Ash Drive and Oak Drive and measures 50 feet front Ash Drive and the same width in the rear , by a depth and front on Oak Drive of 150 feet

Case No.: 2018-915-ZC

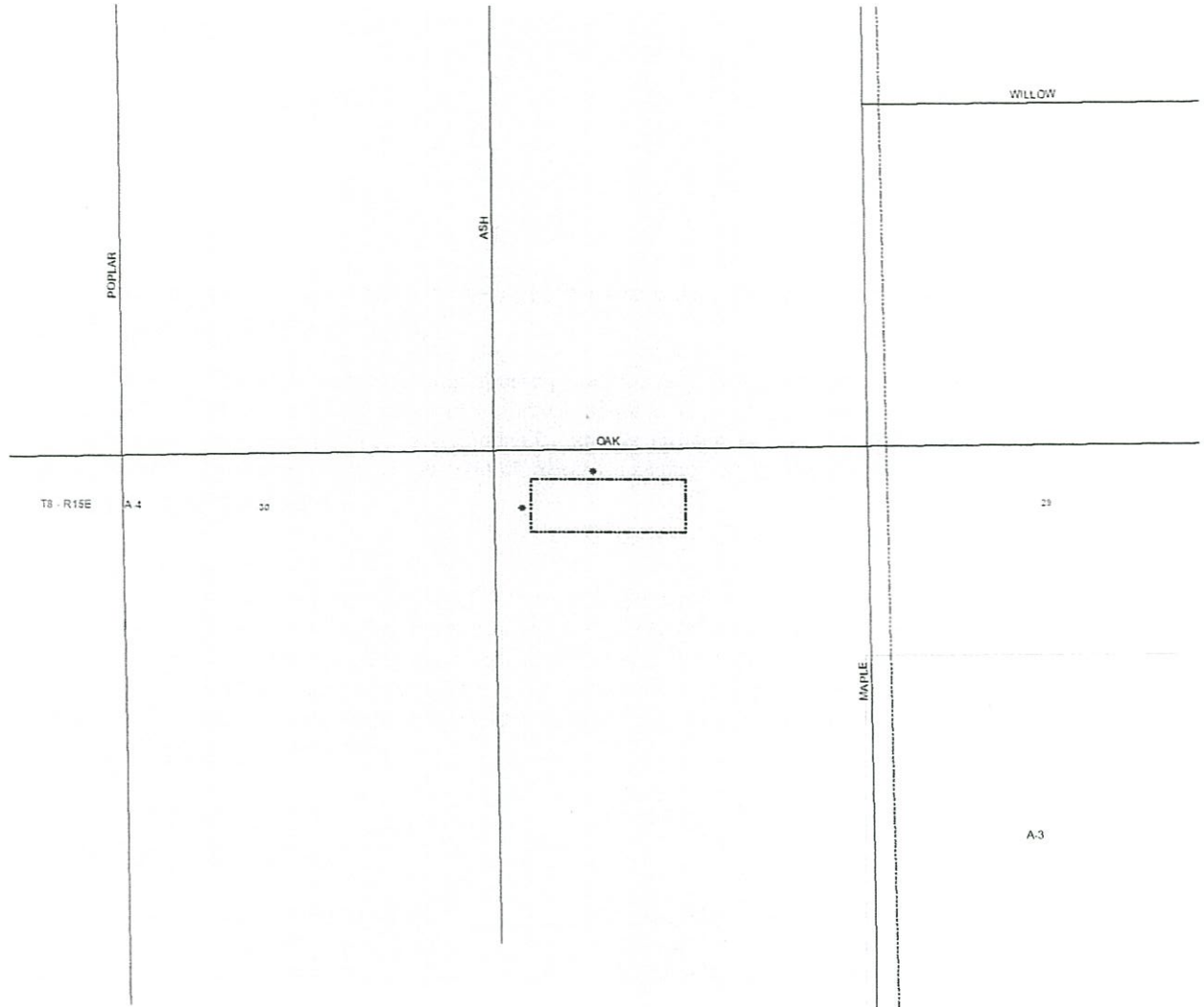
PETITIONER: Melvin Alonso

OWNER: Melvin Alonso

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 southeast corner of Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision; S30, T8S, R15E; Ward 8, District 9

SIZE: 7,500 sq.ft.



2018-915-22



SQ. "5"

SQ. "6"

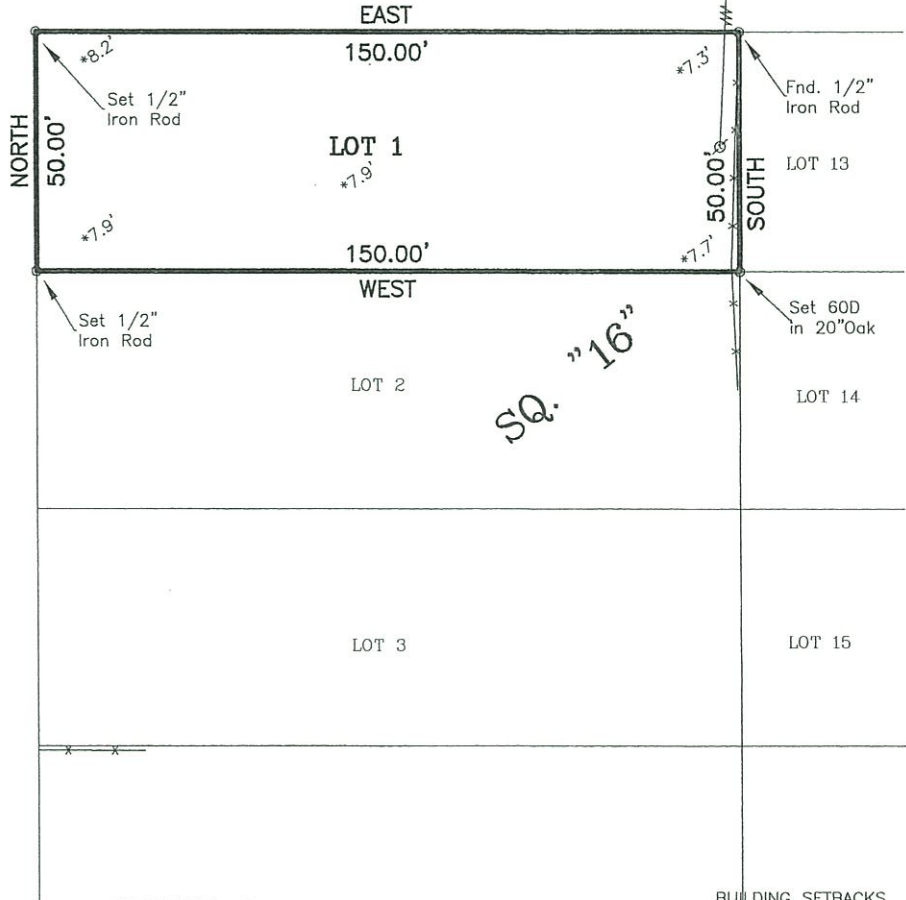
Fnd. 1/2" Iron Rod

Mag Nail (Set)

OAK DRIVE

ASH DRIVE

Fnd. 1/2" Iron Rod



SQ. "15"

SQ. "16"

LOT 13

LOT 14

LOT 3

LOT 15

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

- Front Setback.....*
- Side Setback.....*
- Rear Setback.....*

BENCHMARK
MAG NAIL SET
ELEV. = 8.48'

ADDRESS: ASH DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0430 D
 F.I.R.M. Date 04/21/1999
 ZN: A4 B.F.E. 13'
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
20170897

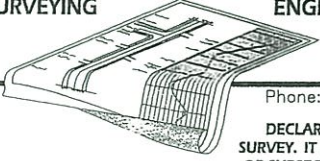
J.V. Burkes & Associates, Inc.

DRAWN BY: VLL
CHECKED BY: JDL

DATE:
12/12/2017

SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

SCALE:
1" = 40'



Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A SURVEY MAP OF
LOT 1, SQ. 16, RIVER GARDENS,
IN SECTIONS 29 & 32, T-8-S, R-15-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**



CERTIFIED TO: MELVIN ALONSO

SEAN M. BURKES
LA REG. No. 4785

2018-915-ZC

4234

4226

4250

4274

4282

4211

4227

4243

4291

4200

4242

4706

4691

ASH

WILLOW

A-4
OAK

30

29

T8-R15E



MAPLE

4311

4335

4350

4354

4351

4367

A-3

4374

4390

4382

31

A-1

32

0 180 Feet



N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/26/2018
Case No.: 2018-915-ZC
Posted: 02/21/18

Meeting Date: 3/6/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Melvin Alonso

OWNER: Melvin Alonso

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 southeast corner of Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens Subdivision; S30, T8S, R15E; Ward 8, District 9

SIZE: 7,500 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	Undeveloped	A-4 Single-Family Residential
South	Residential	A-4 Single-Family Residential
East	Manufactured Home	A-4 Single-Family Residential
West	Manufactured Home	A-4 Single-Family Residential

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 southeast corner of Oak Drive & Ash Drive, being Lot 1, Square 16, River Gardens 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.

STAFF RECOMMENDATION:

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