

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6251

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

COUNCIL SPONSOR: \_\_\_\_\_

PROVIDED BY: \_\_\_\_\_

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. DEAN

ON THE 3 DAY OF OCTOBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF STEPHANIE LANE, SOUTH OF ELAINE LANE, BEING LOT 51, RAMSEY ESTATES SUBDIVISION, PHASE II, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.34 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 3, DISTRICT 3). (2019-1547-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1547-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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 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: SEPTEMBER 25 , 2019

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

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

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

## **EXHIBIT "A"**

**2019-1547-ZC**

ALL THAT CERTAIN PIECE OR PARCELS OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in RAMSEY ESTATES SUBDIVISION, PHASE TWO, being a resubdivision of 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 particularly described as follows, to-wit:

LOT 51, RAMSEY ESTATES SUBDIVISION, PHASE II. All in accordance with map or plat of survey by Ned R. Wilson, Surveyor, dated October 15, 1979, revised February 6, 1981. Also as shown on survey of Ned R. Wilson, Registered Land Surveyor, dated November 25, 1991.

Improvements thereon bear the Municipal No. 75064 Stephanie Lane, Covington, LA 70435.

**Case No.:** 2019-1547-ZC

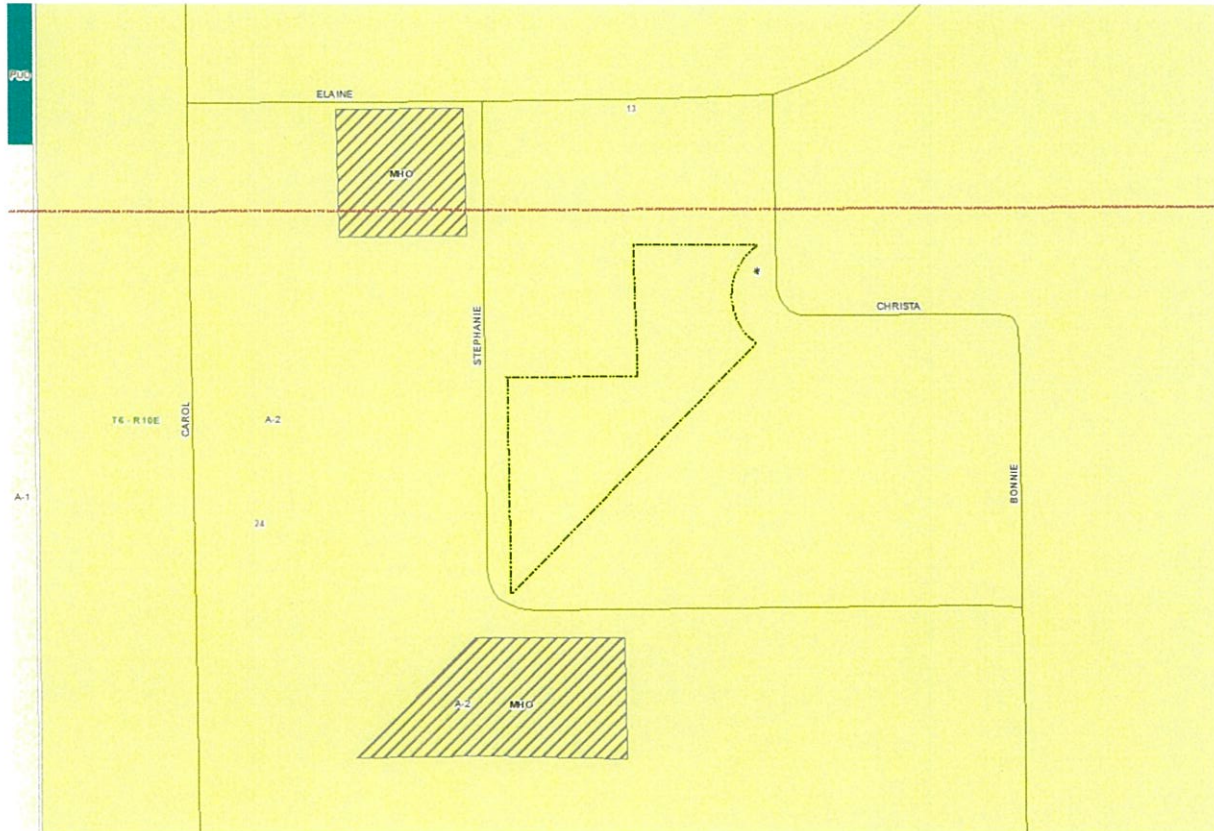
**PETITIONER:** Angel McCoy

**OWNER:** Angel McCoy

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

**LOCATION:** Parcel located on the east side of Stephanie Lane, south of Elaine Lane, being lot 51, Ramsey Estates Subdivision, Phase II, Covington, S24, T6S, R10E, Ward 3, District 3

**SIZE:** 1.34 acres



FINALIZED PLAT

Ranney Estates Subdivision Phase II

Looney Tracts 24 Township 6 South Range 10 East

RECORDING INFORMATION
George E. Wilson
Map Engineer

PROPERTY DESCRIPTION
A certain parcel of land located in Section 24 Township 6 South Range 10 East, At Helena Meridian, 4th Lammy Parish, La, more particularly described as follows, to wit:
Commence at the corner common to sections 24, 25 and 26, Township 6 South, Range 10 East, and Section 18 and 19, Township 6 South, Range 10 East and measure 3200' W., 1190' N., thence S 89° 56' W. 240', North - 210' S, West - 260', South - 1175', East - 200', South - 170', East - 800', South - 800', East - 125' along the arc of a curve to the left (curve R. 400') for a distance of 195', East - 92', S 12.0 along the arc of a curve to the left (curve R. 400') East - 200', South - 800', West - 200', South - 800', West - 600', South - 200', the 400'
the 400'



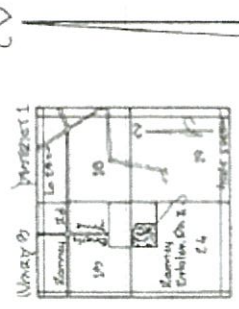
This map is certified to be correct in accordance with a physical survey made on the ground under the supervision of the undersigned.

This plan is certified to conform to the provisions of the State of La 25-59-5991 and the laws and ordinances of 4th Lammy Parish with waivers

Table with zoning and lot specifications: Zoning (Rural), Acreage (48.28), Number of Lots (40), Maximum Block Length (1270'), Lot Frontage (200'), Lot Depth (90'), Front Setback (10'), Side Setback (10'), Rear Setback (10'), Type of Street Surfaces (Asphalt), Width of Streets (60'), Type Drainage System (Individual), Ultimate Surface Water (Atchafalaya River), Length of Streets (4670')

RESTRICTIVE COVENANTS

- 1. Each lot will have not more than one dwelling.
2. No lot shall be further subdivided for more than a central water system to be installed subject to the approval of 4th Lammy Parish Planning Commission.
3. No building shall be located nearer than 100 feet of the front or 50 feet of the rear nor 10 feet of the internal lot lines.
4. Construction of any nature is prohibited in Parish drainage or street easements.
5. No nuisance or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become a nuisance to the neighborhood, particularly the use of lots on dump or junk car storage.
6. Primary culvert size required shall be 18" min in dia.
7. Mobile homes or house trailers may be placed on lots 200' wide or more.
8. No dwelling may be occupied before sewer and water systems have been installed.
9. Minimum finished floor elevation in this subdivision is 4' 0" MSL or 18' above centerline of street.
10. Other restrictions may run with title.



Map Prepared By
AVERY R. WILSON & ASSOCIATES
24 G. Box 409
Mandeville, Louisiana 70428
Mandeville, La 70401
Date: 10-15-79 Scale: 1" = 200'
Revised: Feb 6, '81

By: George E. Wilson
Map Engineer
4th Lammy Parish Engineer
President, George Wilson, Inc.
President, George Wilson, Inc.
Spec. Peak: 400' x 100' x 100'
Date: 2-17-81
File: 682-A

WIGBERT BECKER

13

ELAINE

A-2

T6S - R10E

CHRISTA

STEPHANIE

BONNIE

A-2

GRETCHEN

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 8/23/2019  
**Case No.:** 2019-1547-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Angel McCoy

**OWNER:** Angel McCoy

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

**LOCATION:** Parcel located on the east side of Stephanie Lane, south of Elaine Lane, being lot 51, Ramsey Estates Subdivision, Phase II, Covington, S24, T6S, R10E, Ward 3, District 3

**SIZE:** 1.34 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 lane asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District and RO Rural Overlay
South	Residential	A-2 Suburban District and RO Rural Overlay and MHO Manufactured Housing Overlay
East	Residential	A-2 Suburban District and RO Rural Overlay
West	Residential	A-2 Suburban District and RO Rural Overlay

**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-2 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located on the east side of Stephanie Lane, south of Elaine Lane, being 75064 Stephanie Lane, Covington. The 2025 future land use plan calls for the area to be developed with residential uses that vary in site design and density, including manufactured homes. Staff does not have any objection to the request for the MHO Manufactured Housing Overlay.

**STAFF RECOMMENDATION:**

Staff recommends that the request for the MHO Manufactured Housing Overlay designation be approved.