

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6273 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF TRANSMITTER ROAD, SOUTH OF US HIGHWAY 190, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 7, DISTRICT 11). (2019-1583-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1583-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) to an A-2 (Suburban 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-2 (Suburban 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-2 (Suburban District) to an A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF DECEMBER , 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: OCTOBER 30 , 2019

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

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

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

**EXHIBIT "A"**

**2019-1583-ZC**

A certain lot or parcel of land situated in the West half of the Northeast quarter of Section 4, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana, to-wit:

From the southwest corner of said West half of Northeast quarter of said Section 4, Township 9 South, Range 13 East, go North 0 degrees 30 minutes East 165.0 feet along the east edge of the public road to the beginning; thence go North 0 degrees 30 minutes East 165.0 feet along the east edge of said public road; thence go east 1320.0 feet; thence go South 0 degrees 30 minutes West 165.0 feet; thence go West 1320.0 feet; all as shown on sketch showing property of PINE TIMBER, INC., OF 80.39 acres being the West half of the Northeast quarter, Section 4, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana, being lot 2 thereon, containing 5 acres, less the public road.

**Case No.:** 2019-1583-ZC

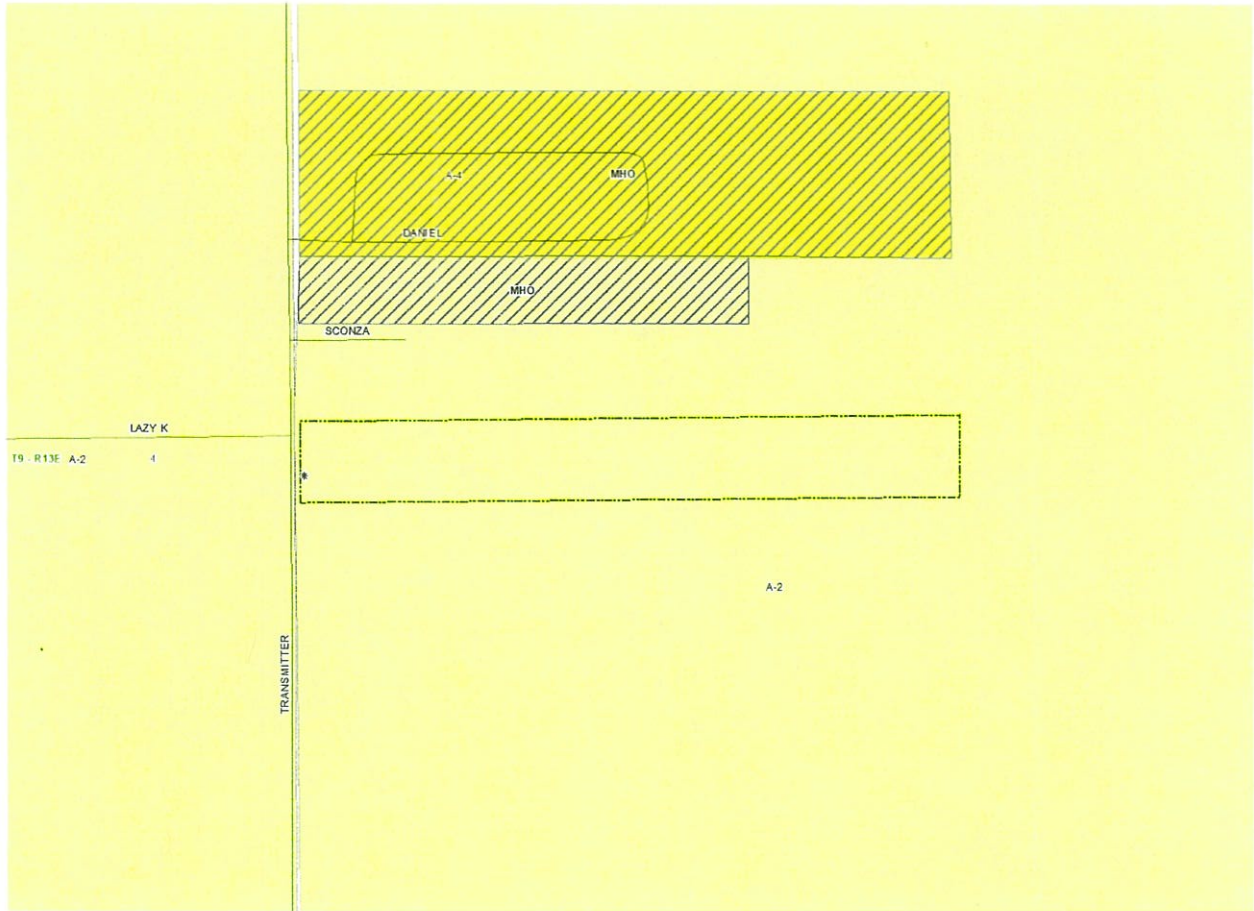
**PETITIONER:** Theresa Gore Spears

**OWNER:** Theresa Gore Spears

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

**LOCATION:** Parcel located on the east side of Transmitter Road, south of US Highway 190, being 59294 Transmitter Rd., Lacombe; S4, T9S, R13E; Ward 7, District 11

**SIZE:** 5 acres



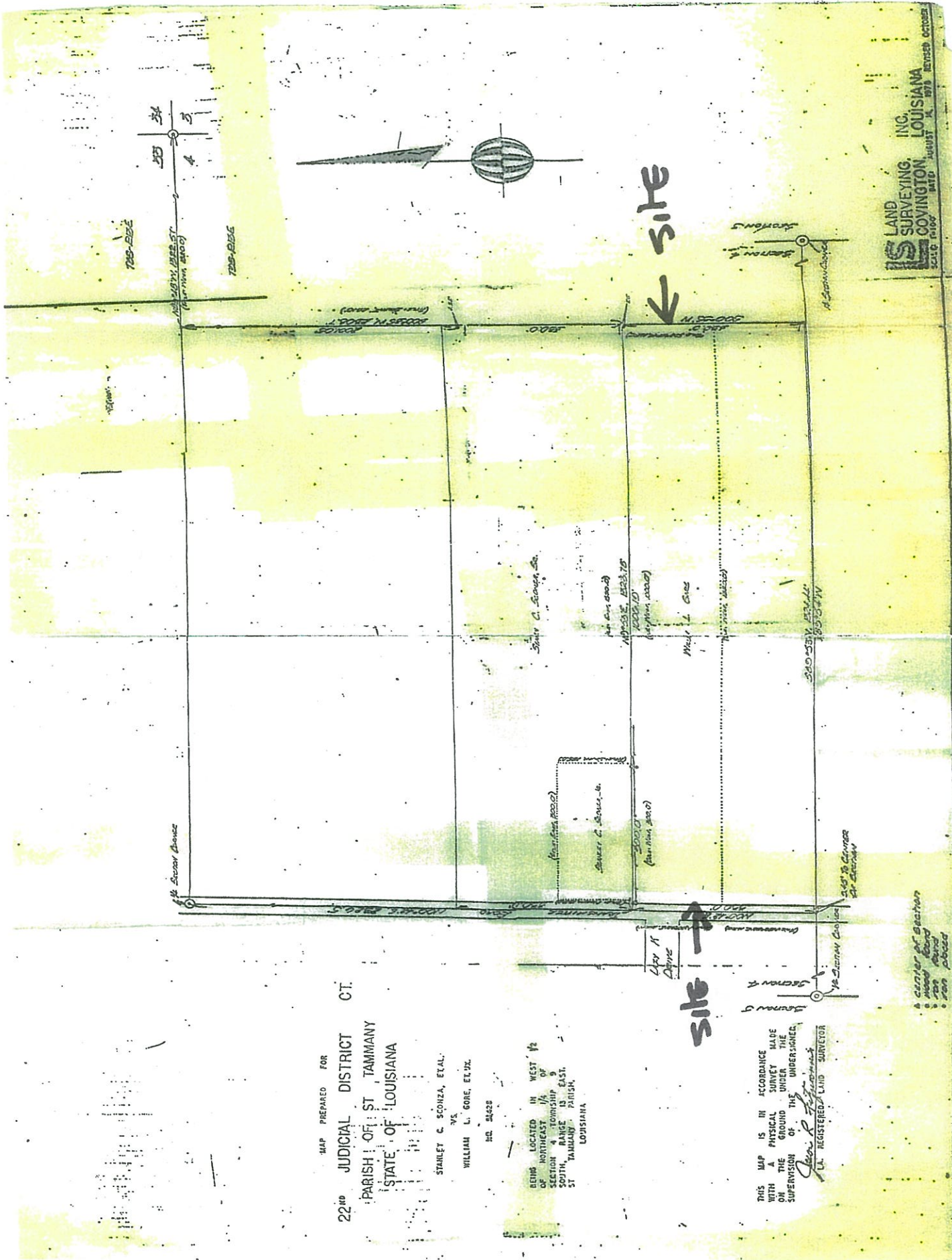
2019-1583-ZC

MAP PREPARED FOR  
22<sup>ND</sup> JUDICIAL DISTRICT CT.  
PARISH OF ST TAMMANY  
STATE OF LOUISIANA

STANLEY C. SONZA, ET AL.  
VS  
WILLIAM L. GORE, ET AL.  
NO. 24228

BEING LOCATED IN WEST 1/4  
OF NORTHEAST 1/4  
SECTION 4 TOWNSHIP 9  
SOUTH, RANGE 13 EAST,  
ST TAMMANY PARISH,  
LOUISIANA

THIS MAP IS IN ACCORDANCE  
WITH THE PHYSICAL SURVEY MADE  
ON THE GROUND UNDER THE  
SUPERVISION OF THE UNDERSIGNED  
*John R. Covington*  
LA REGISTERED LAND SURVEYOR



LAND SURVEYING, INC.  
COVINGTON, LOUISIANA  
SINCE 1906  
MAY 14 2019  
REVISED OCTOBER 1979

← site

site →

center of Section  
marked with  
red pin  
and  
red pole

2019-1583-ZC

KS2

KS1

A-2

4

A-2

TRANSMITTER

DANIEL

A-4

DANIEL

DANIEL

SCONZA

104

102

100

LAZY K

105

103

101

12

11

T9S - R13E

10

9

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 9/27/2019  
**Case No.:** 2019-1583-ZC  
**Posted:** 9/23/2019

**Meeting Date:** 10/9/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Theresa Gore Spears

**OWNER:** Theresa Gore Spears

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

**LOCATION:** Parcel located on the east side of Transmitter Road, south of US Highway 190, Lacombe; S4, T9S, R13E; Ward 7, District 11

**SIZE:** 5 acres

**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	Residential	A-2 Suburban District and A-4 Suburban District and MHO Manufactured Housing Overlay
South	Residential and Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**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 to A-2 Suburban District and MHO Manufactured Housing Overlay. This site is located on the east side of Transmitter Road, south of US Highway 190, being 59294 Transmitter Rd., Lacombe. The 2025 future land use plan calls for this site 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.

**STAFF RECOMMENDATION:**

Staff recommends that the request for the A-2 Suburban District and MHO Manufactured Housing Overlay designation be approved.