

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5872 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. BELLISARIO

ON THE 7 DAY OF SEPTEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF ELAINE LANE AND STEPHANIE LANE, BEING LOT 40, RAMSEY ESTATES AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 3). (2017-706-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law Case No. 2017-706-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 OCTOBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: AUGUST 30 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

**Exhibit "A"**

**2017-706-ZC**

ALL THAT CERTAIN TRACT OR PORTION OF LAND, situated in RAMSEY ESTATES SUBDIVISION, PHASE ONE, being a subdivision of a portion of the South Half of the Southeast Quarter of Section 13, Township 6 South, Range 10 East, and 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 40, RAMSEY ESTATES SUBDIVISION, PHASE I, St. Tammany Parish, Louisiana.

Case No.: 2017-706-ZC

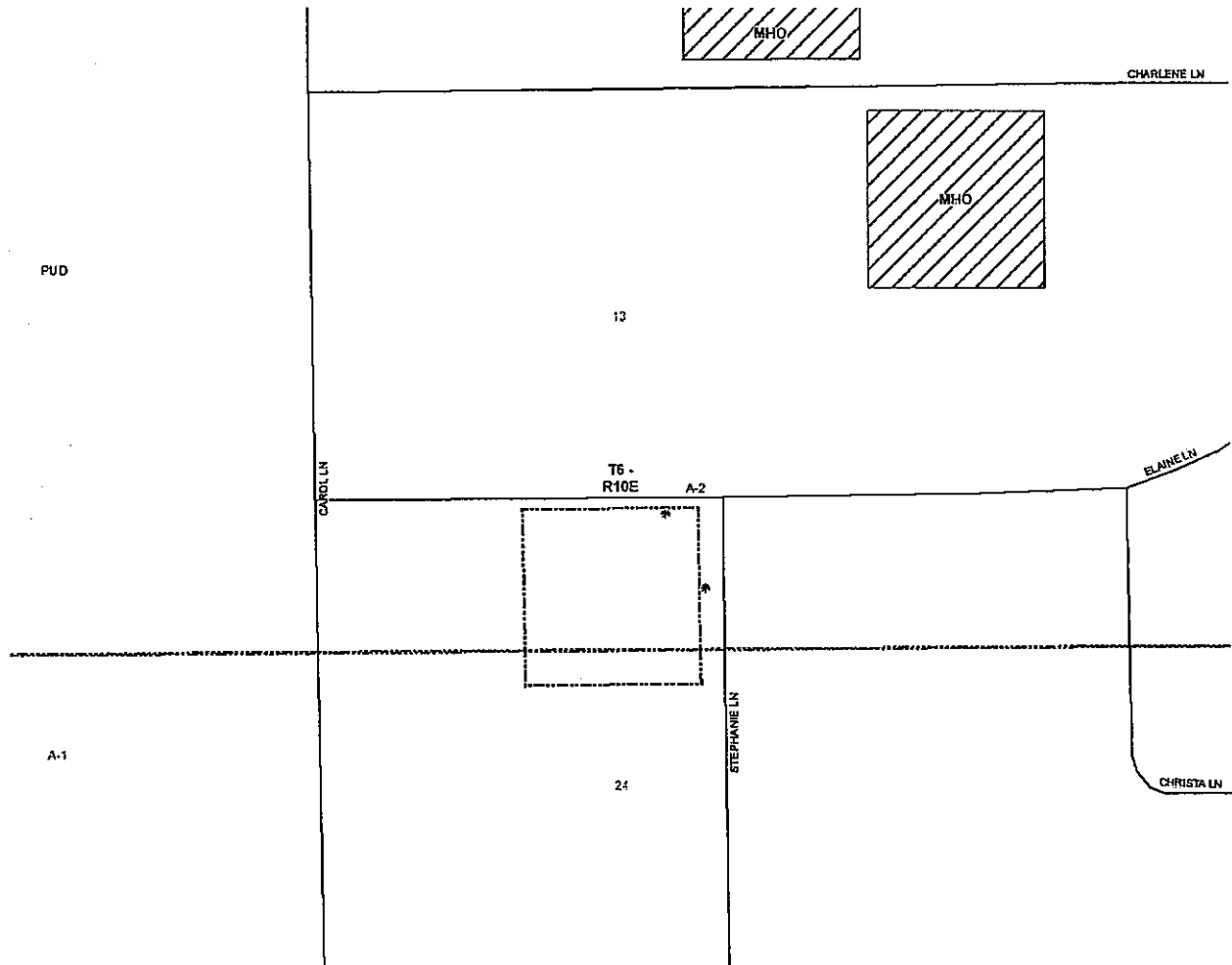
PETITIONER: Itzela Wauhob

OWNER: Itzela Wauhob

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

LOCATION: Parcel located on the southwest corner of Elaine Lane & Stephanie Lane, being lot 40, Ramsey Estates; S13, T6S, R10E; Ward 3, District 3

SIZE: 1 acre

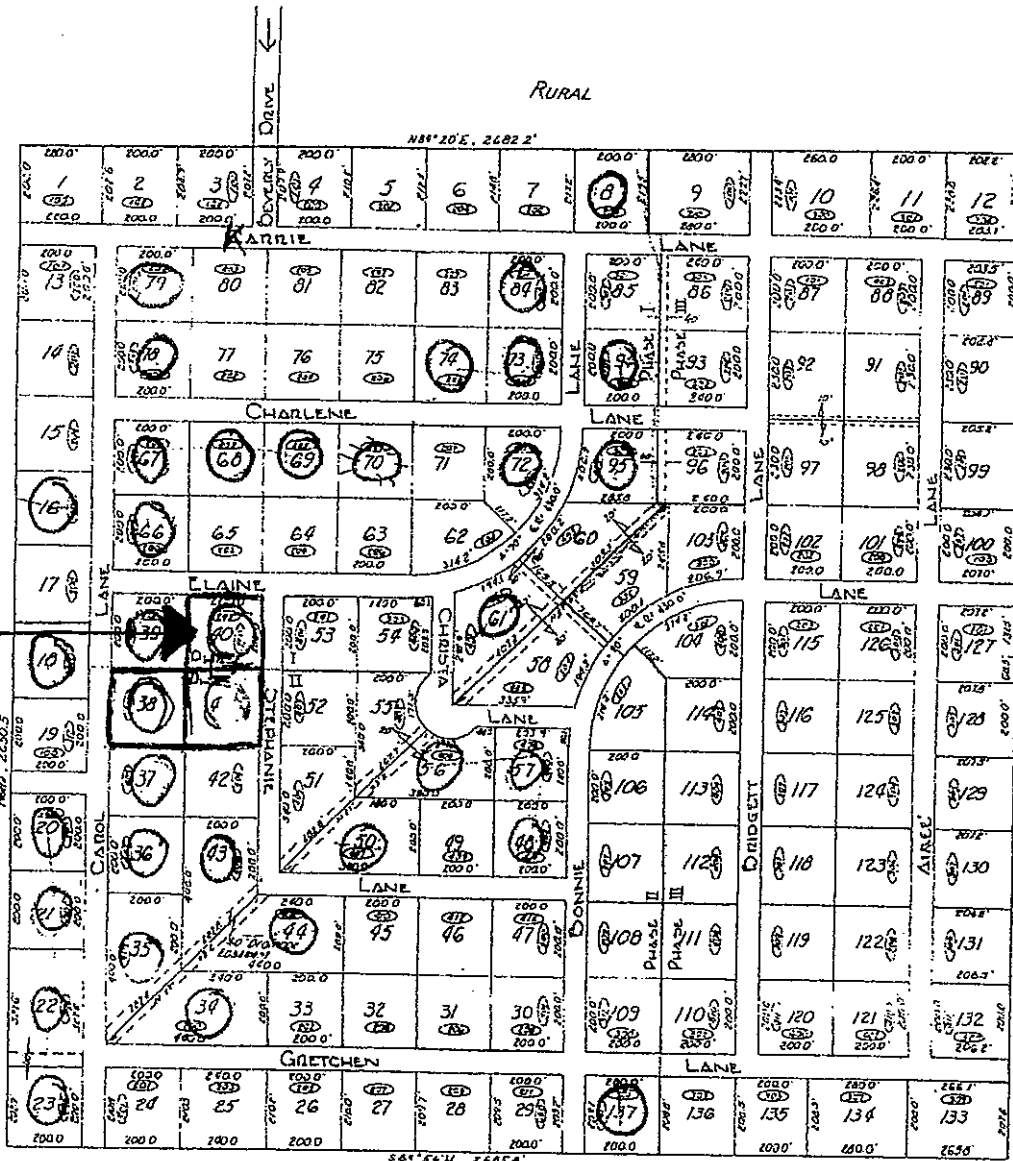


2017-706-ZC

RAMSEY ESTATES

RURAL

N81°20'E, 2682.2'



1. EACH LOT OWNING
2. NO LOT C FOR SALE
3. NO BUILD THAN 50 FT THE REAR LINES.
4. CONSTRUCT IN PARISH
5. NO MOBILE CARRIAGES THROUGH THE PROPERTY
6. NO DRIVE UNTIL SIZE GARDENING PROBLEMS PLACED ON
7. NO DWELL AND YARD
8. OTHER FROM THE CURB

OTHER CONDITIONS 1 TO 10 AND SECTIONS 1 TO 3, E.T.C.

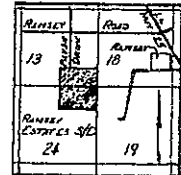
- ZONING ACRAGE
- No. of BLOCK
- MAXIMUM DIST
- No. of LOTS
- LOT FRONTAGE
- LOT DEPTH
- FRONT SETBACK
- SIDE SETBACK
- REAR SETBACK
- WIDTH OF ST
- TYPE ROAD
- TYPE DRIVE
- ULTIMATE SU
- LENGTH OF

SITE

RURAL

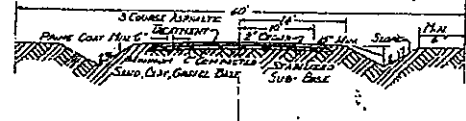
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SCALE: 1" = 62.500'



RURAL

STREET SECTION



VICINITY MAP  
WARD 3 DISTRICT 3





2017-706-ZC

HUSEMAN LN

BEVERLY DR

KARRIE LN

PUD  
13

CHARLENE LN

A-2

ELAINE LN

T6-R10E

CHRISTAL LN

STEPHANIE LN

A-1  
24

CAROL LN

GRETCHEN LN

0 390 Feet





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 7/24/2017  
Case No.: 2017-706-ZC  
Posted: 07/14/17

Meeting Date: 8/1/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Itzela Wauhob

**OWNER:** Itzela Wauhob

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

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**SIZE:** 1 acre

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**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/Manufactured home	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential/Stick built home	A-2 Suburban District
West	Residential/Manufactured home	A-2 Suburban District

**EXISTING LAND USE:**

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

**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 & MHO Manufactured Housing Overlay. This site is located on the southwest corner of Elaine Lane & Stephanie Lane, being lot 40, Ramsey Estates. 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.