

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6240

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

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. TANNER

ON THE 5 DAY OF SEPTEMBER, 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH OF WEST POWERLINE ROAD, WEST OF LA HIGHWAY 41, BEING 37190 WEST POWERLINE ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 2.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 8, DISTRICT 9) (2019-1439-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1439-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF OCTOBER , 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 18 , 2019

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

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

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

**EXHIBIT "A"**

**2019-1439-ZC**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, State of Louisiana, being more fully described as following, to-wit:

A 2.50 acre parcel in Section 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana. All as more fully shown on survey of Wilson-Pope, Jr. a copy of which is on file and of record.

Being the same property acquired per Act Reg. in COB 1.090, Folio 110 and COB 1474, Folio 214 of the official records of St. Tammany Parish, LA; subject to restrictions, servitudes, rights-of-ways and outstanding mineral rights of record affecting the property.

Municipal Address: 37190 WEST POWERLINE ROAD, PEARL RIVER, LA

**Case No.:** 2019-1439-ZC

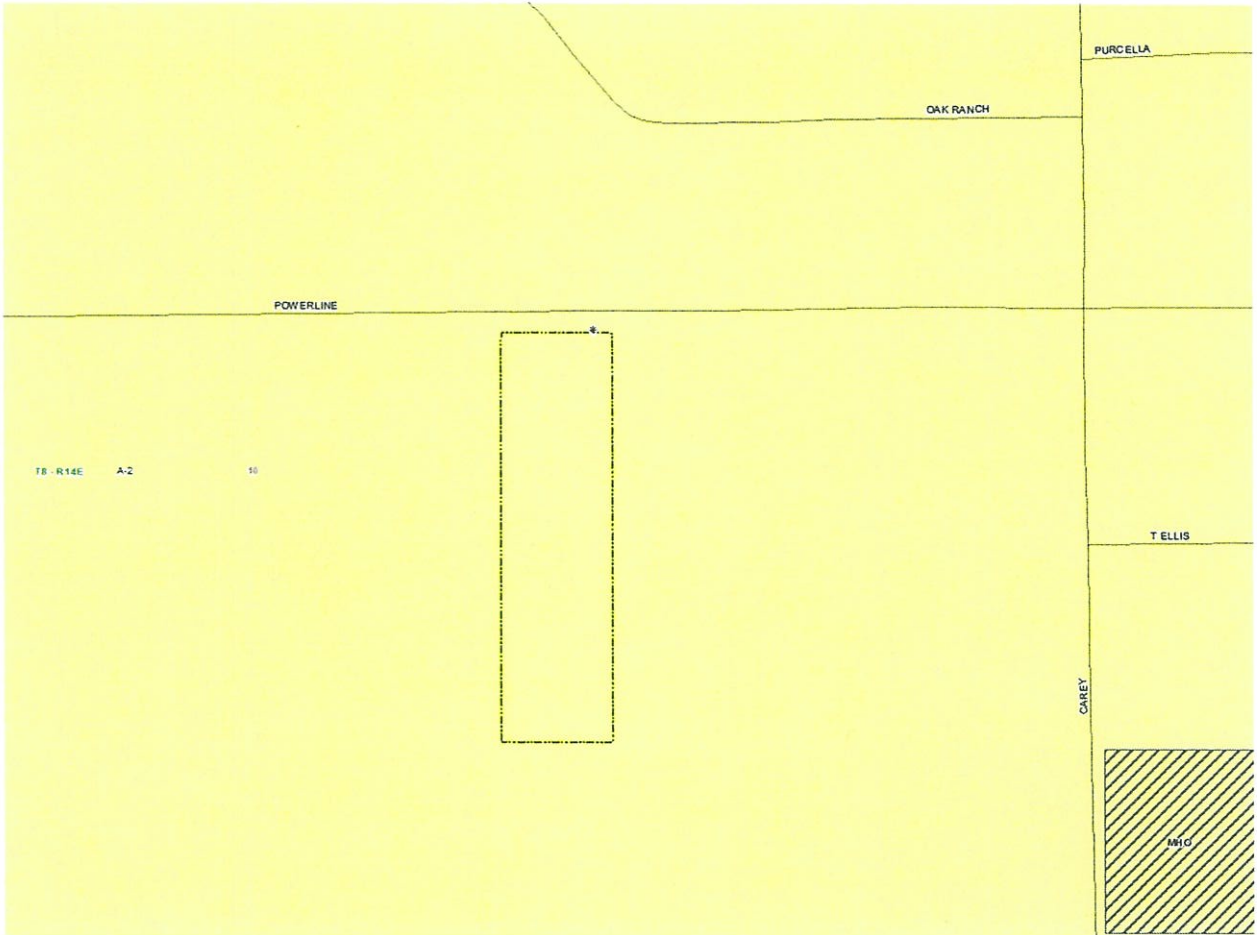
**PETITIONER:** Mark David Bersuder

**OWNER:** Mark David Bersuder

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay

**LOCATION:** Parcel located on the south side of West Powerline Road, West of Highway 41; being 37190 West Powerline Rd., Pearl River; Section 10, Township 8S, Range 14E; Ward 8, District 9

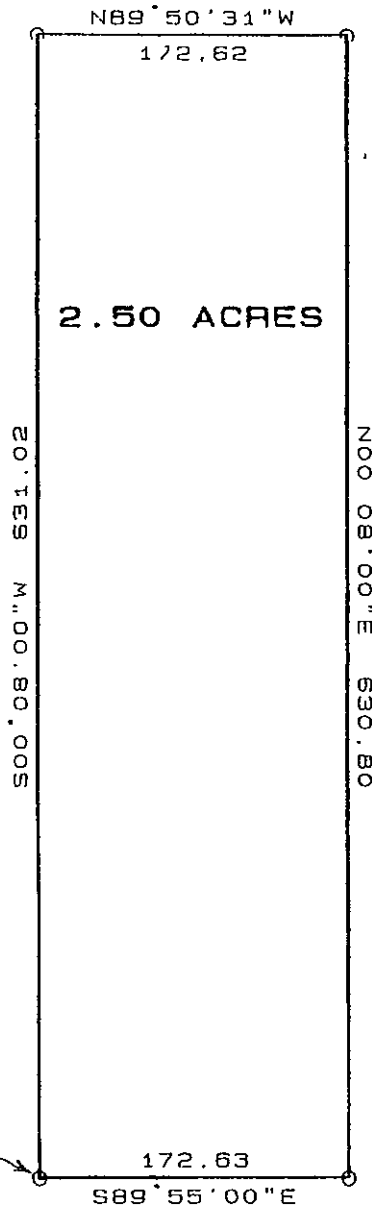
**SIZE:** 2.5 acres



**LEGAL DESCRIPTION:**

A parcel of land located in SECTION 10, TOWNSHIP 8 SOUTH, RANGE 14 EAST, St. Tammany Parish, Louisiana as shown hereon.

This point is described as being South 00 degrees 08 minutes West, 1400.00 feet, thence North 89 degrees 55 minutes West, 720.00 feet from the southwest corner of the Northeast Quarter of Section 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.



2.50 ACRES

WEST POWERLINE ROAD

CERTIFIED TO:  
NORRIS CHAISSON, JR.

**LEGEND:**  
 ○ SET 1/2" IRON ROD  
 ● FOUND 1/2" IRON ROD  
 ■ FOUND OLD WOOD  
 FENCE ---X---X---  
 BEARINGS: RECORD  
 SETBACK LINES -----  
 FRONT SIDES  
 REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standard Detailed Requirements for ALTA / ASCEM Land Title Surveys, pursuant to the accuracy standards of a RURAL survey and the applicable standards of practice cited in LA Statute LXI. Signature must be in RED and sealed by the Surveyor for this plat to be certified correct.

**BRUCE W. POPE, II**  
 REG. NO. 4072  
 REGISTERED PROFESSIONAL SURVEYOR  
**WILSON-POPE SURVEYING, INC.**  
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388  
 1990 SURGI DRIVE  
 MANDEVILLE, LOUISIANA 70448  
 TEL: (504) 626-5651 FAX: (504) 626-5626

CLASS/TYPE	"D"	CPN: 225205 0410 C
BOUNDARY	20 AUG 97	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5761/5761A	SCALE: 1 inch = 100ft

2019-1439-ZC

OAK RANCH

POWERLINE

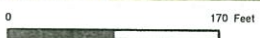
A-2

T8-R14E

10

A-2

15



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

Date: 5/24/2019  
Case No.: 2019-1439-ZC  
Posted: 5/17/2019

Meeting Date: 6/4/2019  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Mark David Bersuder Sr.

**OWNER:** Mark David Bersuder Sr.

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay

**LOCATION:** Parcel located on the south side of West Powerline Road, West of Highway 41; being 37190 West Powerline Rd., Pearl River; Section 10, Township 8S, Range 14E; Ward 8 District 9

**SIZE:** 2.5 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 1 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
South	Residential and Undeveloped	A-2 Suburban District
East	Residential	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 with a MHO Manufactured Home Overlay. The site is located on the south side of West Powerline Rd., West of Highway 41; being 37190 West Powerline Rd., Pearl River. 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.