

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6258

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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 AT THE END OF MARTHA SHARP ROAD, EAST OF HOUSE CREEK ROAD, NORTH OF LA HIGHWAY 40, BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 6). (2019-1564-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1564-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-1 (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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2019-1564-ZC

Located in Section 6 Township 5 South Range 12 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Section 36 Township 4 South Range 11 East, Section 31 Township 4 South Range 12 East, Section 1 Township 5 South Range 11 East and Section 6 Township 5 South Range 12 East, St. Tammany Parish, Louisiana run North 89 degrees 50 minutes East, 2886.4 feet, thence North, 280.0 feet, thence North 89 degrees 45 minutes 00 seconds East, 438.00 feet; thence South, 1262.90 feet to the Point of Beginning.

From the Point of Beginning continue South, 208.7 feet to a point; thence South 89 degrees 45 minutes 00 seconds West, 208.7 feet to a point; thence North, 208.7 feet to a point; thence North 89 degrees 45 minutes 00 seconds East, 208.7 feet back to the Point of Beginning.

This tract contains 1.00 Acre as per map dated July 11, 2019 Map Number 19419.

Case No.: 2019-1564-ZC

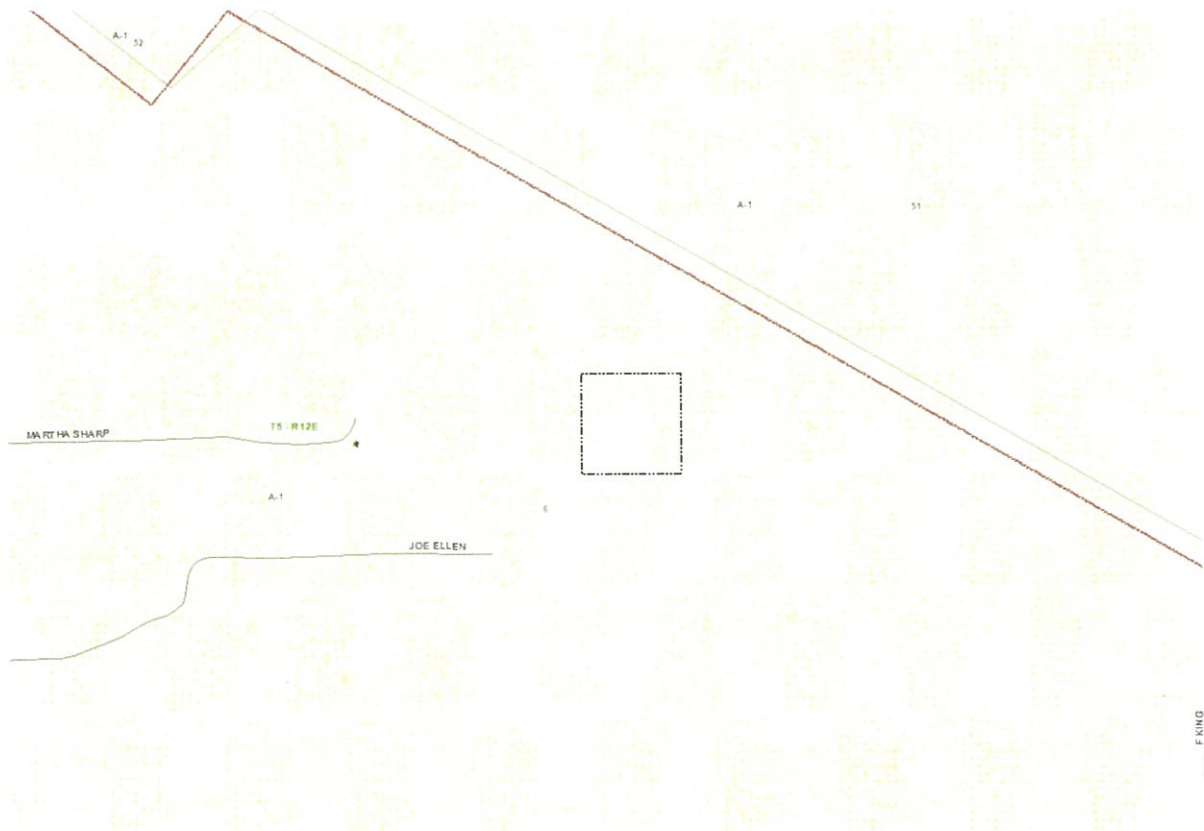
PETITIONER: Jarrett and Courtney Wallace

OWNER: Dorthy Sanchez and Darryl Gonsoulin

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay

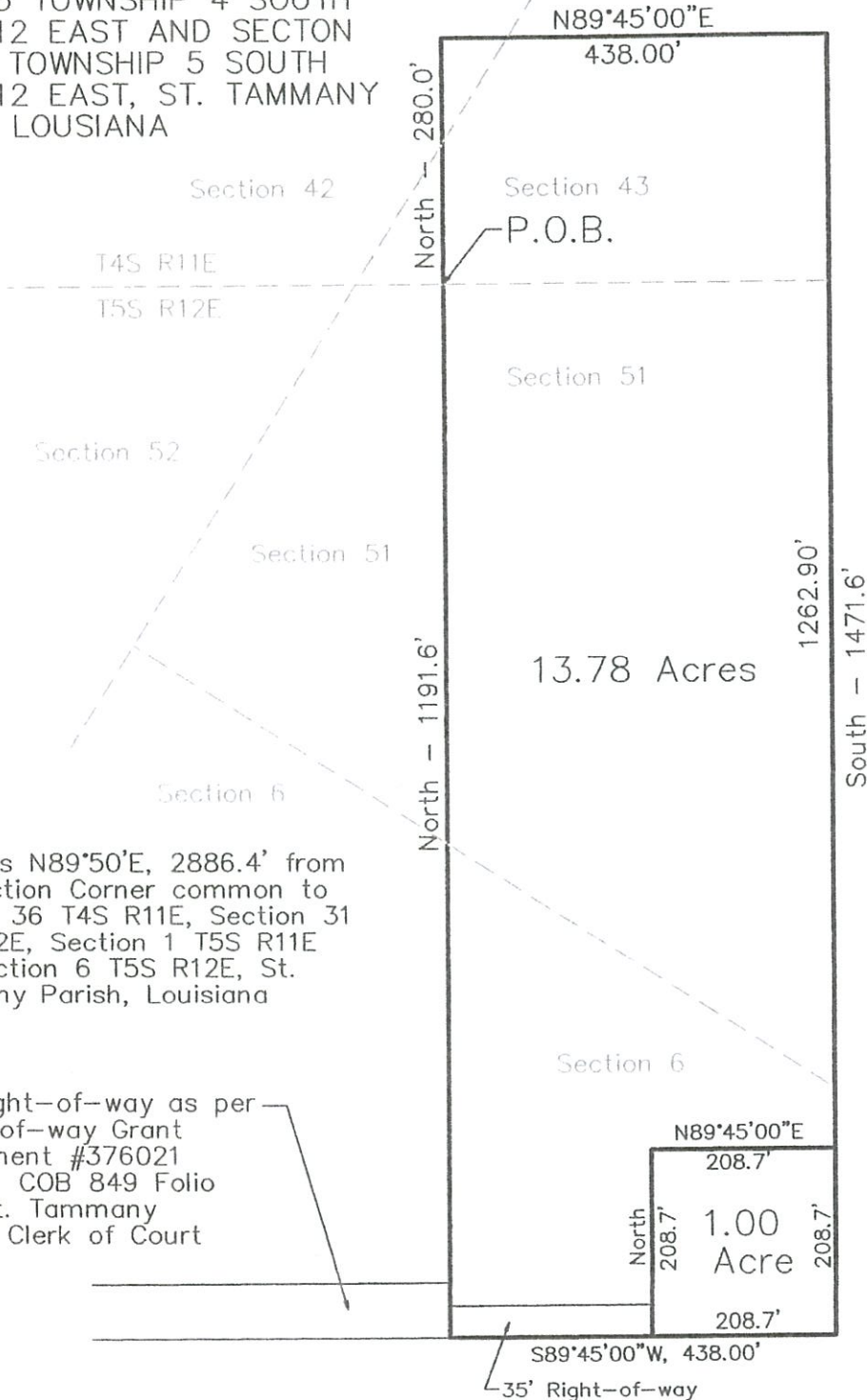
LOCATION: Parcel located at the end of Martha Sharp Road, east of House Creek Road, north of LA Highway 40, Bush, S6, T5S, R12E, Ward 2, District 6

SIZE: 1 acre



SKETCH MAP FOR ZONING PURPOSES ONLY OF PROPERTY LOCATED AS LOT 5 IN SECTION 42 & 43 TOWNSHIP 4 SOUTH RANGE 12 EAST AND SECTION 6 & 51 TOWNSHIP 5 SOUTH RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA

2019-1564-ZC



P.O.B. is N89°50'E, 2886.4' from the Section Corner common to Section 36 T4S R11E, Section 31 T4S R12E, Section 1 T5S R11E and Section 6 T5S R12E, St. Tammany Parish, Louisiana

60' Right-of-way as per Right-of-way Grant Instrument #376021 filed in COB 849 Folio 350 St. Tammany Parish Clerk of Court office

35' Right-of-way

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

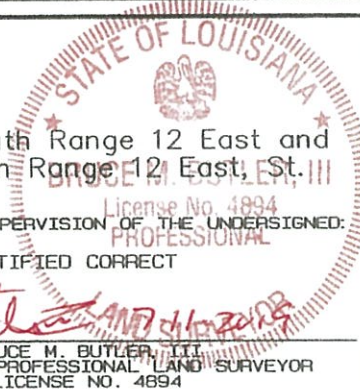
(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **Courtney G. Wallace**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN Sections 42 & 43 Township 4 South Range 12 East and Sections 6 & 51 Township 5 South Range 12 East, St. Tammany Parish, Louisiana

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com email



CERTIFIED CORRECT
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 200'

DATE: 7-11-2019

NUMBER: 19419

2019-1564-ZC

A-1

51

T5S - R12E



JOE ELLEN

A-1

6

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/23/2019
Case No.: 2019-1564-ZC
Posted: 8/16/2019

Meeting Date: 9/3/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jarrett and Courtney Wallace
OWNER: Dorothy Sanchez and Darryl Gonsoulin
REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay
LOCATION: Parcel located at the end of Martha Sharp Road, east of House Creek Road, north of LA Highway 40, Bush, S6, T5S, R12E, Ward 2, District 6
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 lane gravel **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District and RO Rural Overlay
South	Residential	A-1 Suburban District and RO Rural Overlay
East	Residential and Undeveloped	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District and RO Rural Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located at the end of Martha Sharp Road, east of House Creek Road, north of LA Highway 40, Bush. The 2025 future land use plan designates the site to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval of the requested A-2 Suburban District designation considering the site is flanked by large parcels of land that conform to the existing A-1 Suburban District zoning designation. However, staff does not have any objection to the request for the MHO Manufactured Housing Overlay considering the site is surrounded by residential uses of varying density and design.

STAFF RECOMMENDATION:

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