

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6251 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: _____ PROVIDED BY: _____

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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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

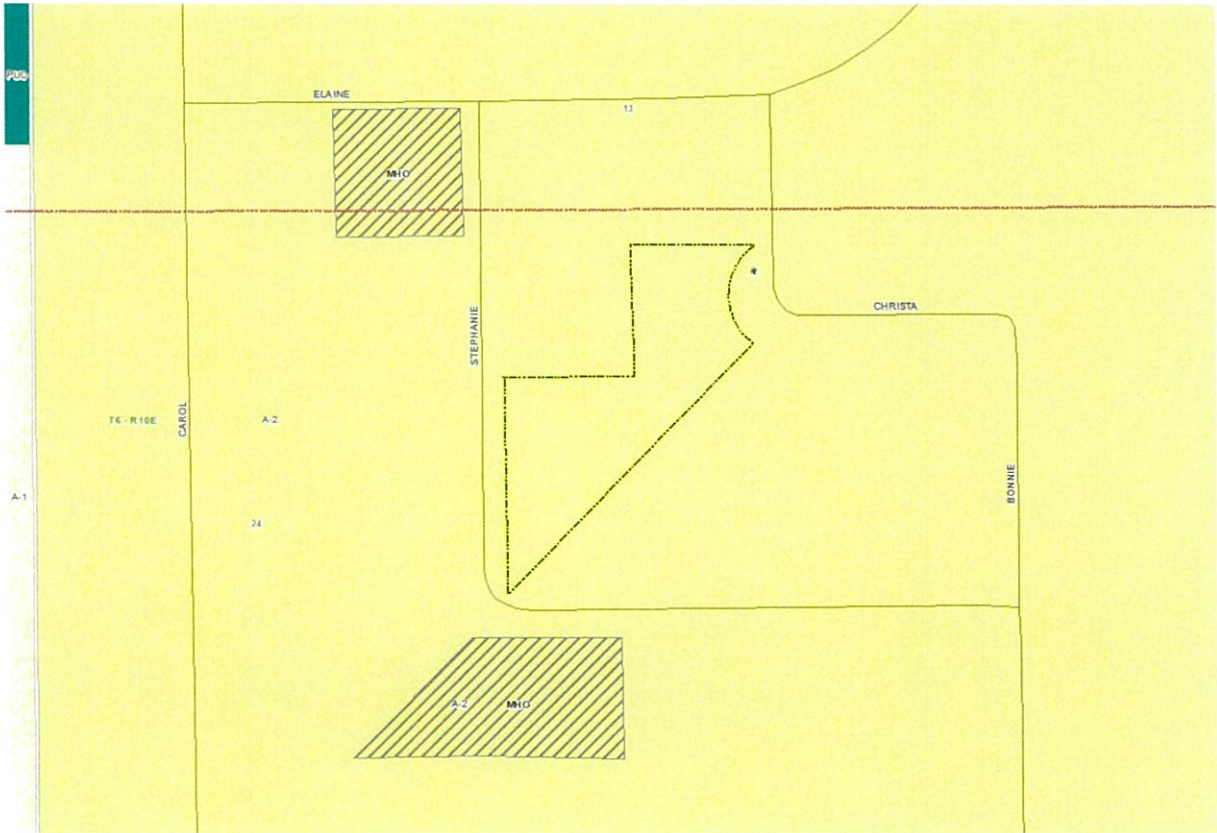
PETITIONER: Angel McCoy

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



Looney Brothers 24
Lower 1640 ft Range 10 East

2. Both in flower time

Part I of Ramsey Confirmed by



The shaded area of this subdivision is in Federal Flood Zone 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 24-23-5531 and the laws and ordinances of St Tammany Parish with waivers

I hereby dedicate to the benefit of
 my community through the Presi-
 dent, the streets delineated on
 this plan an public thoroughfare

George H. Jones

[illegible]

Restrictive Covenants

1. Each lot will have not more than one dwelling.
2. (No lot shall be further subdivided for sale unless a central power system is installed, subject to the approval of the Planning and Zoning Commission).
3. (No building shall be located nearer than 10 feet of the front, or 10 feet of the rear nor 10 feet of the internal lot lines).
4. Construction of any nature is prohibited in flammable, combustible or flammable materials.
5. (No noxious 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 as dumps or junk car storage).
6. (Twenty cubic feet required shall be 30 min in dia portable toilet or house trailers may be placed on lots on any lot, but no more than one per lot).
7. (No swimming pool, hot tub, or other water feature shall be installed on any lot).
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19. (No swimming pool, hot tub, or other water feature shall be installed on any lot).
20. (No swimming pool, hot tub, or other water feature shall be installed on any lot).

Properties Perception

A certain parcel of land located in Section 26, Township 6 South, Range 10 East, 4th Meridian, 4th primary North, 1st, more particularly described as follows to wit:

Commence at the corner common to sections 19 and 24, bearing S North Range 2 East, and Section 18 and 29. Intersection South Range 2 East and measure 10000' N - 19° 36' E, thence S 89° 36' E - 1240' to the Point of Beginning thence S 89° 36' E - 240' North - 210' N West - 760' North - 117° 36' East - 200'

South: 170° ; East: 90° ; South: 200° .
 distances: E: 400 ft; S: 120 ft; along the
 arc of a curve to the left: 2000 ft
 for a distance of 100 ft; East: 90° ; W: 120°
 along the arc of a curve to the left: 2000 ft;
 East: 200° ; South: 300° ; West: 200° ; W:
 South: 300° ; West: 60° ; South: 200° ; W:
 the 120° D

[illegible][illegible]

RECORDING

James C. Howard
Genl. & Comm'y. Dist.

William E. Maize
Chair, testimony for Planning Comm.

Comm. for Regulatory Committee

Pt. Somnath Varish Engineer

George Weiner
Bri-Amerigon Investors, Inc.
President, George Weiner

bec. Freds. - 2nd old + Vainer

By Linda Math
Clerk of Court

2-17-81
page

brüder haben



Map Prepared By
WILLIAM WILSON & ASSOCIATES

276 Box 409
Nondenville, Louisiana 70448

Mondewille Slide
 Date 10-15-79 Slide 1, 200'
 Reamed Feb 6, '81
 Franklinton

20

13

ELAINE

A-2

T6S - R10E

CHRISTA

BONNIE

STEPHANIE

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.