

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6030 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6 DAY OF SEPTEMBER , 2018

(2018-1094-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF JACOB ROAD, SOUTH OF BROWNSWITCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 0.918 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 9). (2018-1094-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1094-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-5 (Two Family Residential District) to an A-4 (Single Family Residential 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-4 (Single Family Residential 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-5 (Two Family Residential District) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: AUGUST 29 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1094-ZC

Legal Description - 0.918 acres in Section 31 – Township 8 South- Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana. A certain parcel of land, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Quarter Section corner common to Sections 31 & 36, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 25.00 feet to a point; Thence run North a distance of 200.00 feet to a point; Thence run East a distance of 549.7 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** run North 00 Degrees 32 Minutes 18 Seconds East a distance of 199.90 feet to a point; Thence run South 89 Degrees 59 Minutes 52 Seconds East a distance of 200.00 feet to a point; Thence run South 00 Degrees 32 Minutes 18 Seconds West a distance of 199.89 feet to a point; Thence run West a distance of 200.00 feet and back to the **Point of Beginning**.

Said parcel contains **0.918 acres of land more or less**, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Case No.: 2018-1094-ZC

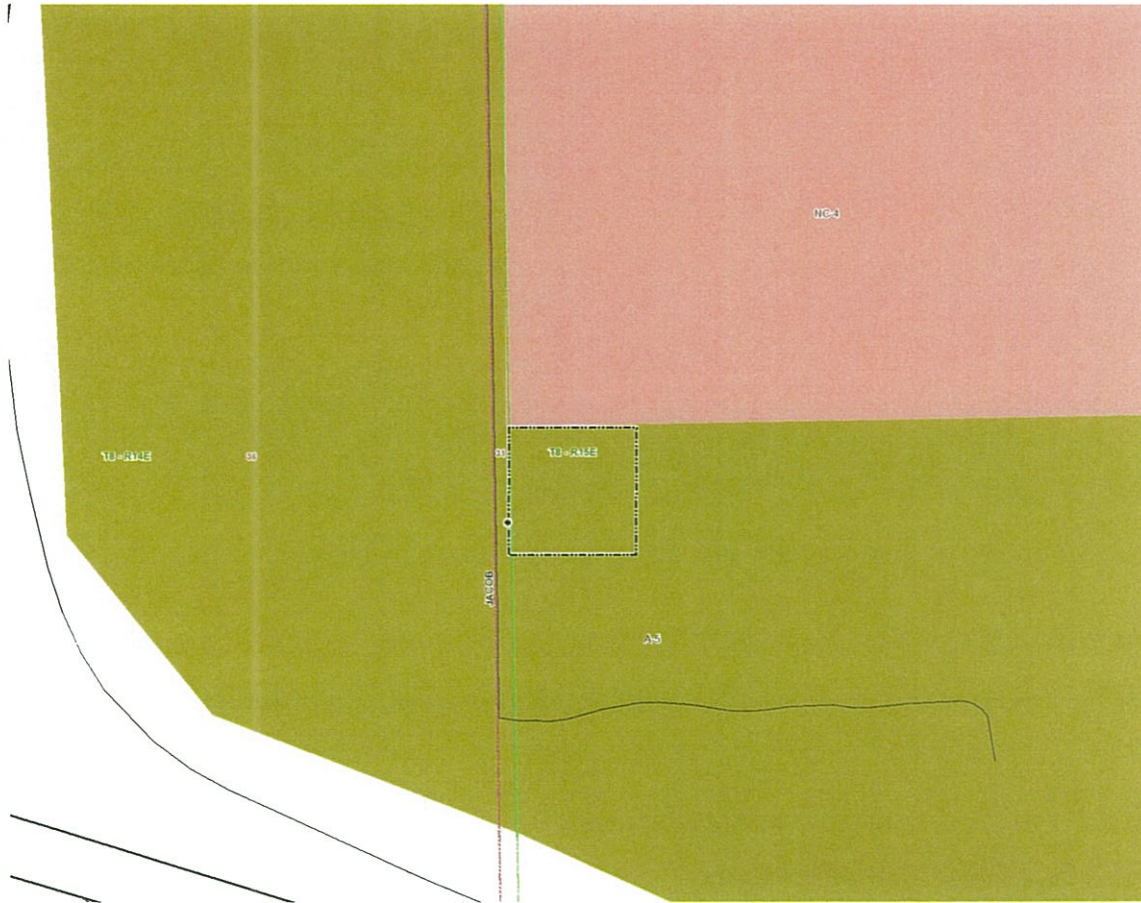
PETITIONER: Salvadore & Sena Ranatza

OWNER: Salvadore & Sena Ranatza

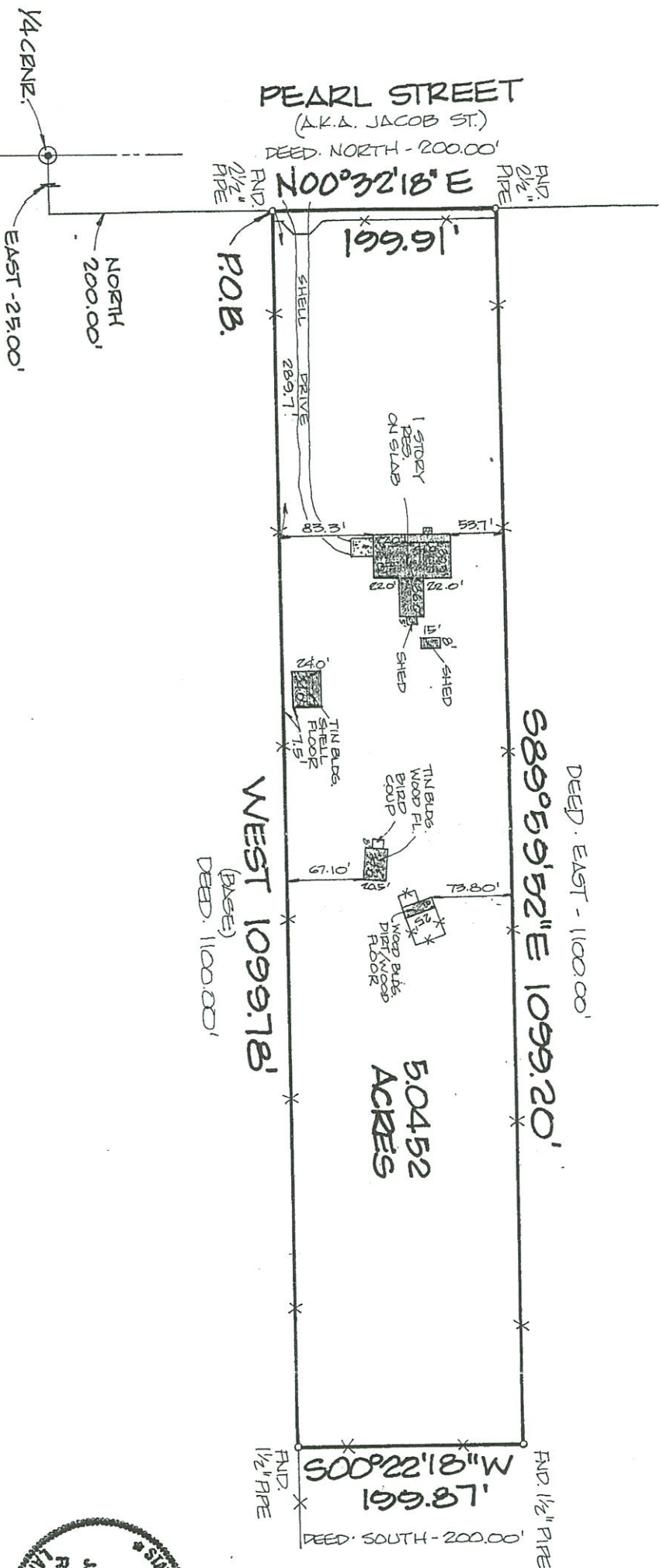
REQUESTED CHANGE: From A-5 Two Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Jacob Road, south of Brownsitch Road ; S31, T8S, R15E; Ward 8, District 9

SIZE: 0.918 acres



02-4601-20



SEC. 36

SEC. 31

1/4 CENZ.
EAST - 25.00'
NORTH
200.00'

P.O.B.

WEST 1099.78'
(BASE)
DEED. 1100.00'

DEED. EAST - 1100.00'
S89°59'52"E 1099.20'

5.0452
ACRES

DEED. SOUTH - 200.00'
S00°22'18"W 199.87'
FIND 1/2" PIPE

NORTH

THIS PROPERTY IS IN E.I.R.M.
ZONE C SHOWN ON
PANEL 2252050440C / OCT. 17, 89.

SURVEY PLAT
OF
A PARCEL OF LAND
IN
SECTION 31 T8S. R15E
ST. TAMMANY PARISH, LOUISIANA
CERTIFIED TO: SALVADORE S. RANATZA -
SENA JOHNSON & WOLCOTT MORTGAGE
GROUP, INC.

EM# 1993
INST# 944509

SURVEYED BY
J.V. BURGESS III
LA. REG. NO. 840



J.V. BURGESS & ASSOC., INC.
2990 GAUSE BLDG EAST, SUITE B
SUDBELL, LA 70461 504.649-0075
SCALE: 1"=100'
DATE: 3-28-1995 NO. 950450
DRAWN BY: CAD

2018-1094-ZC
ST PETER

PEARL

HC-2

ST LOUIS

UPPERLINE

LOWERLINE

BROWNSWITCH

NC-4

LITTLE OAK

MHO

T8-R15E

31

T8-R14E 36

A-5



0 375 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 7/27/2018
Case No.: 2018-1094-ZC
Posted: 07/18/18

Meeting Date: 8/7/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Salvadore & Sena Ranatza

OWNER: Salvadore & Sena Ranatza

REQUESTED CHANGE: From A-5 Two Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Jacob Road, south of Brownsitch Road ; S31, T8S, R15E; Ward 8, District 9

SIZE: 0.918 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	Undeveloped	NC-4 Neighborhood Institutional District
South	Single Family Residence	A-5 Two Family Residential District
East	Mobile Home Park	A-5 Two Family Residential District & MHO Manufactured Housing Overlay
West	Pond	A-5 Two Family Residential District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

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.

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-5 Two Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the east side of Jacob Road, south of Brownsitch Road. The 2025 future land use plan calls for the site to be developed with residential uses compatible with the existing uses and density in the area and including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District & MHO Manufactured Housing Overlay designation be approved.