

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5854 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TANNER SECONDED BY: MS. BLANCHARD

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BESSIE BOOTH ROAD, EAST OF BOOTH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (2017-667-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-667-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) to an A-1 (Suburban District) and 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-1 (Suburban District) and 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-1 (Suburban District) to an A-1 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2017-667-ZC

Located in Section 34 Township 5 South Range 10 East, St. Tammany Parish, Louisiana.

From the ¼ Corner common to Sections 27 & 34 Township 5 South Range 10 East, St. Tammany

Parish, Louisiana run North 89 degrees 46 minutes 17 seconds West, 844.66 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 13 minutes 43 seconds West, 250.00 feet to a point; thence North 89 degrees 46 minutes 17 seconds West, 174.24 feet to a point; thence North 00 degrees 13 minutes 43 seconds East, 250.00 feet to a point; thence South 89 degrees 46 minutes 17 seconds East, 174.24 feet back to the Point of Beginning. This tract contains 1.00 Acres

Case No.: 2017-667-ZC

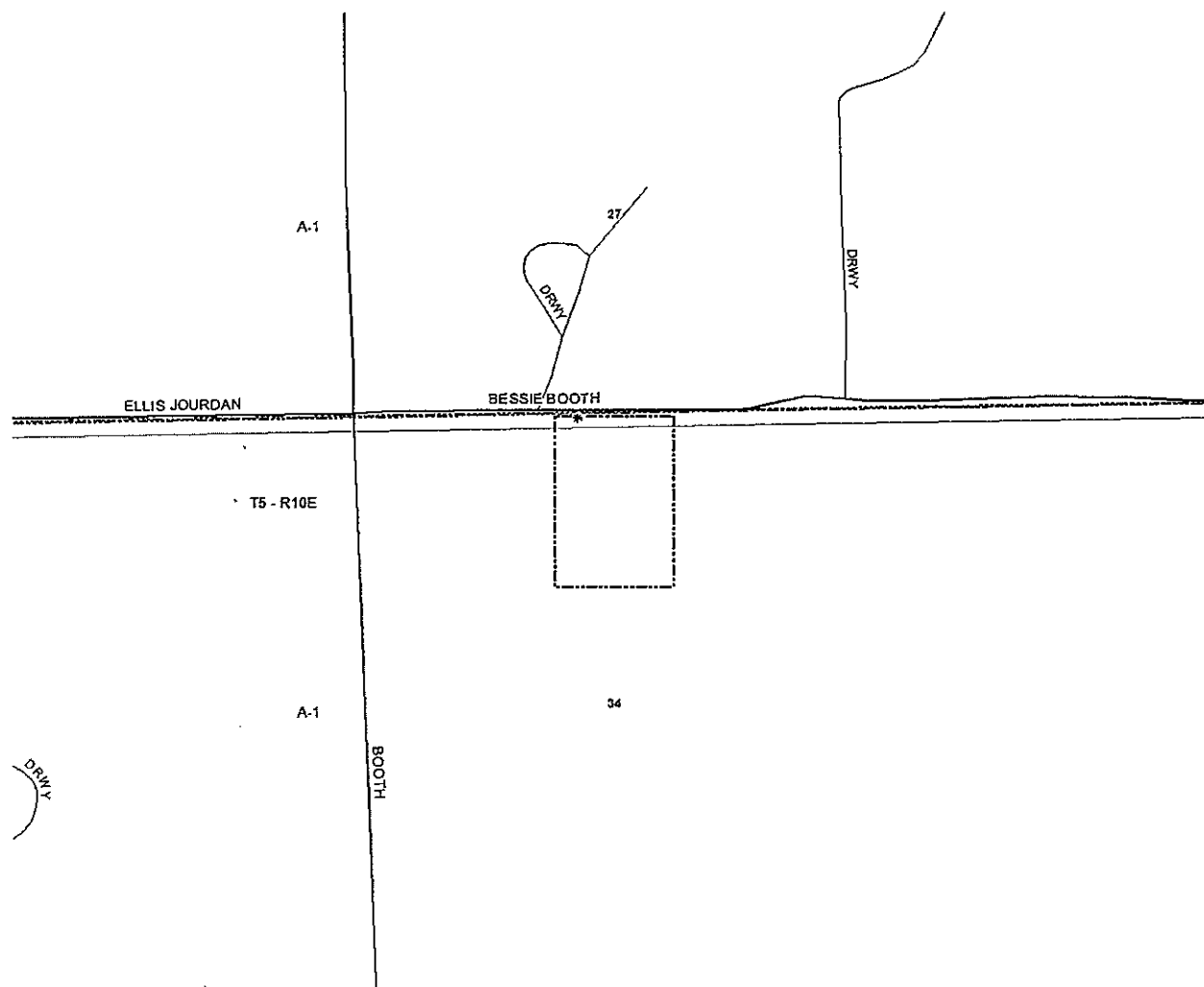
PETITIONER: June & John Luck

OWNER: June & John Luck

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Bessie Booth Road east of Booth Road; S34, T5S, R10E; Ward 2, District 3

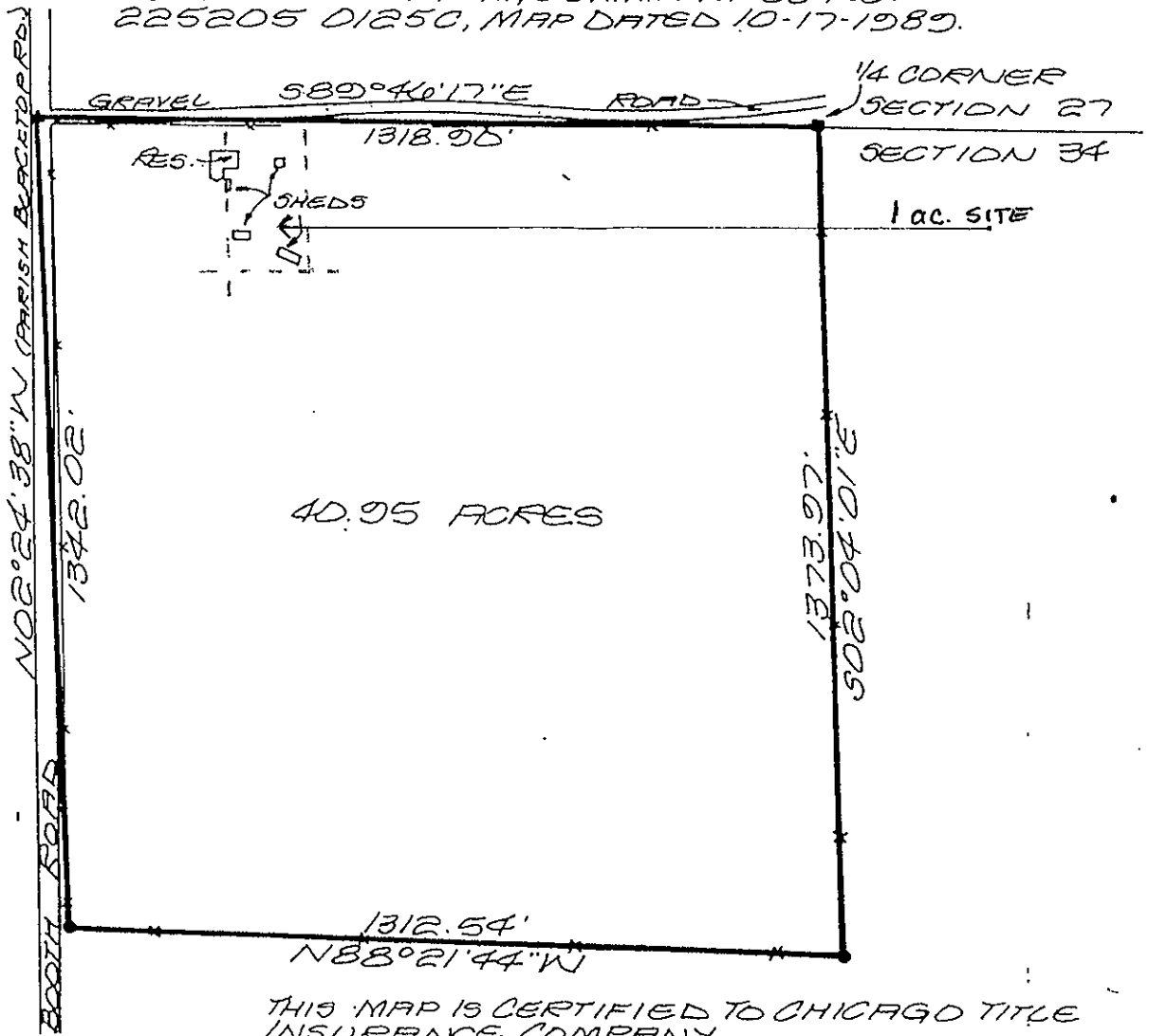
SIZE: 1 acre



2017-667-2C

SERVITUDES OWN 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 PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 D125C, MAP DATED 10-17-1989.



THIS MAP IS CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A D SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:21.

- ▲ PK NAIC FOUND
- 1/2" REBAR FOUND
- WOOD FOUND

MAP PREPARED FOR **MR. AND MRS. SAMUEL B. NUNEZ, JR.**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 34 Township 5 South,

Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS 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 Inc.

COVINGTON, LOUISIANA

CERTIFIED CORRECT
 JERON R. MORRIS
 REG. No. 3408
 REGISTERED
 LOUISIANA REGISTERED LAND SURVEYOR
 AND SURVEYOR

SCALE: 1" = 300'

DATE: September 19, 2008

NUMBER: 9008

2017-667-ZC



0 400 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 6/26/2017
Case No.: 2017-667-ZC
Posted: 06/20/17

Meeting Date: 7/5/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: June & John Luck

OWNER: June & John Luck

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Bessie Booth Road east of Booth Road; S34, T5S, R10E; Ward 2, District 3

SIZE: 1 acre

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 & Agricultural | A-1 Suburban District |
| South | Vacant | A-1 Suburban District |
| East | Undeveloped | A-1 Suburban District |
| West | Undeveloped | A-1 Suburban District |

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 to A-1 Suburban District & MHO Manufactured Housing Overlay. The site is located on the south side of Bessie Booth Road east of Booth Road. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff does not have any objection to the request to rezone the 1 acre site to MHO.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay be approved.