

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6220

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. FITZGERALD

SECONDED BY: MR. THOMPSON

ON THE 8 DAY OF AUGUST , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF JOSEPHINE STREET, SOUTH OF MILL ROAD, NORTH OF OHIO ROAD, BEING LOT 7, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 0.61 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 3, DISTRICT 2). (2019-1484-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1484-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF SEPTEMBER , 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: JULY 31 , 2019

Published Adoption: _____ , 2019

Delivered to Parish President: _____ , 2019 at _____

Returned to Council Clerk: _____ , 2019 at _____

EXHIBIT "A"

2019-1484-ZC

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

LOT 7, GREENSBURG SUBDIVISION, located in Section 36, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana. Lot 7 measures 80 feet front on Josephine Road, same width in the rear, by a depth of 330 feet between equal and parallel lines, more fully described as follows:

Located in Section 36 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 35 and 36 Township 6 South, Range 11 East and Sections 1 and 2 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, run South 89 degrees 45 minutes 00 seconds East, 40.0 feet; thence North 00 degrees 31 minutes 56 seconds East, 1595.50 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 31 minutes 56 seconds East, 80.00 feet to a point; thence South 89 degrees 44 minutes 57 seconds East, 330.0 feet to a point; thence South 00 degrees 31 minutes 56 seconds West, 80.00 feet to a point; thence North 89 degrees 44 minutes 57 seconds West, 330.00 feet back to the Point of Beginning.

This tract contains 0.61 Acres.

Case No.: 2019-1484-ZC

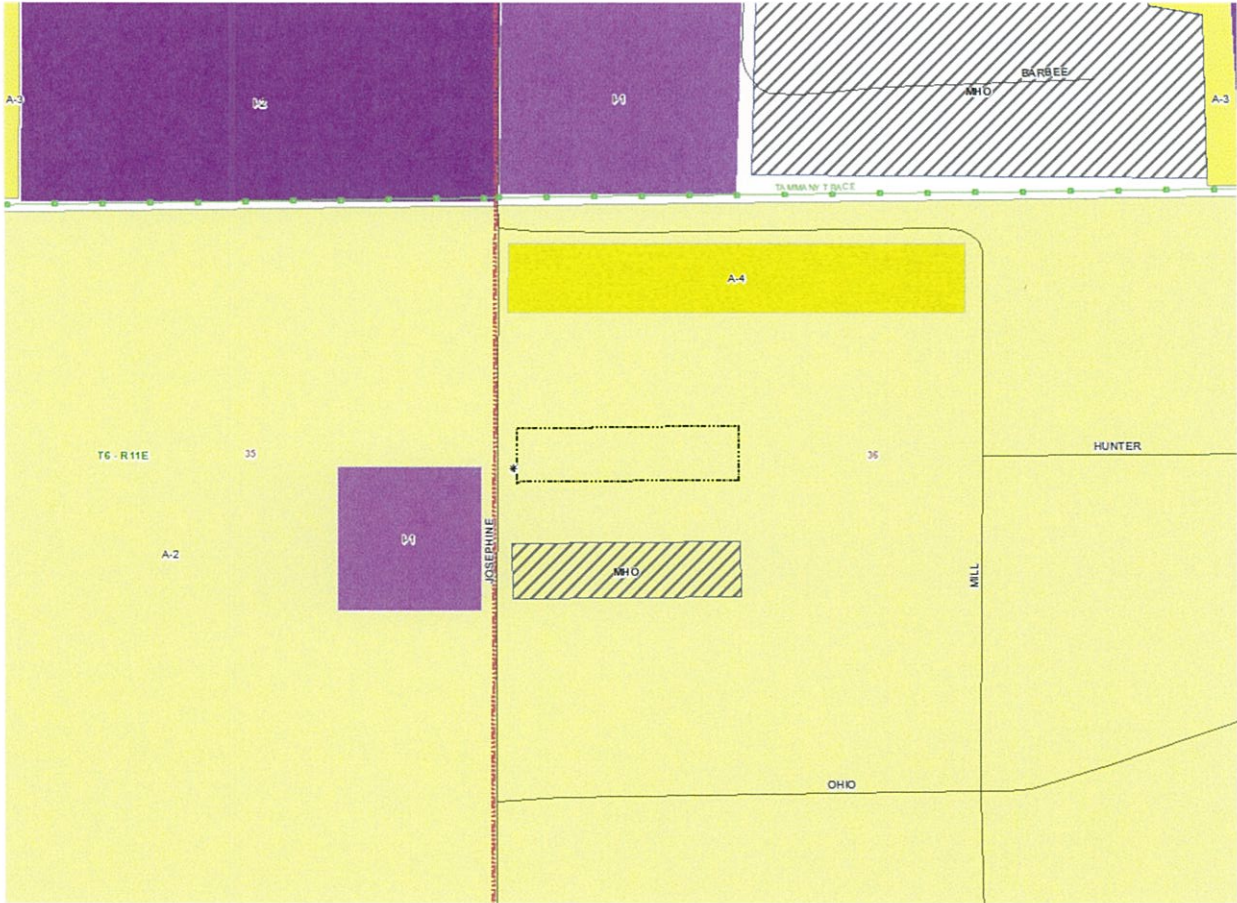
PETITIONER: Jerome Mitchell Harris

OWNER: Jerome Mitchell Harris

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

LOCATION: Parcel located on the east side of Josephine Street, south of Mill Road, north of Ohio Road, being lot 7, Covington, S36, T6S, R11E, Ward 3, District 2.

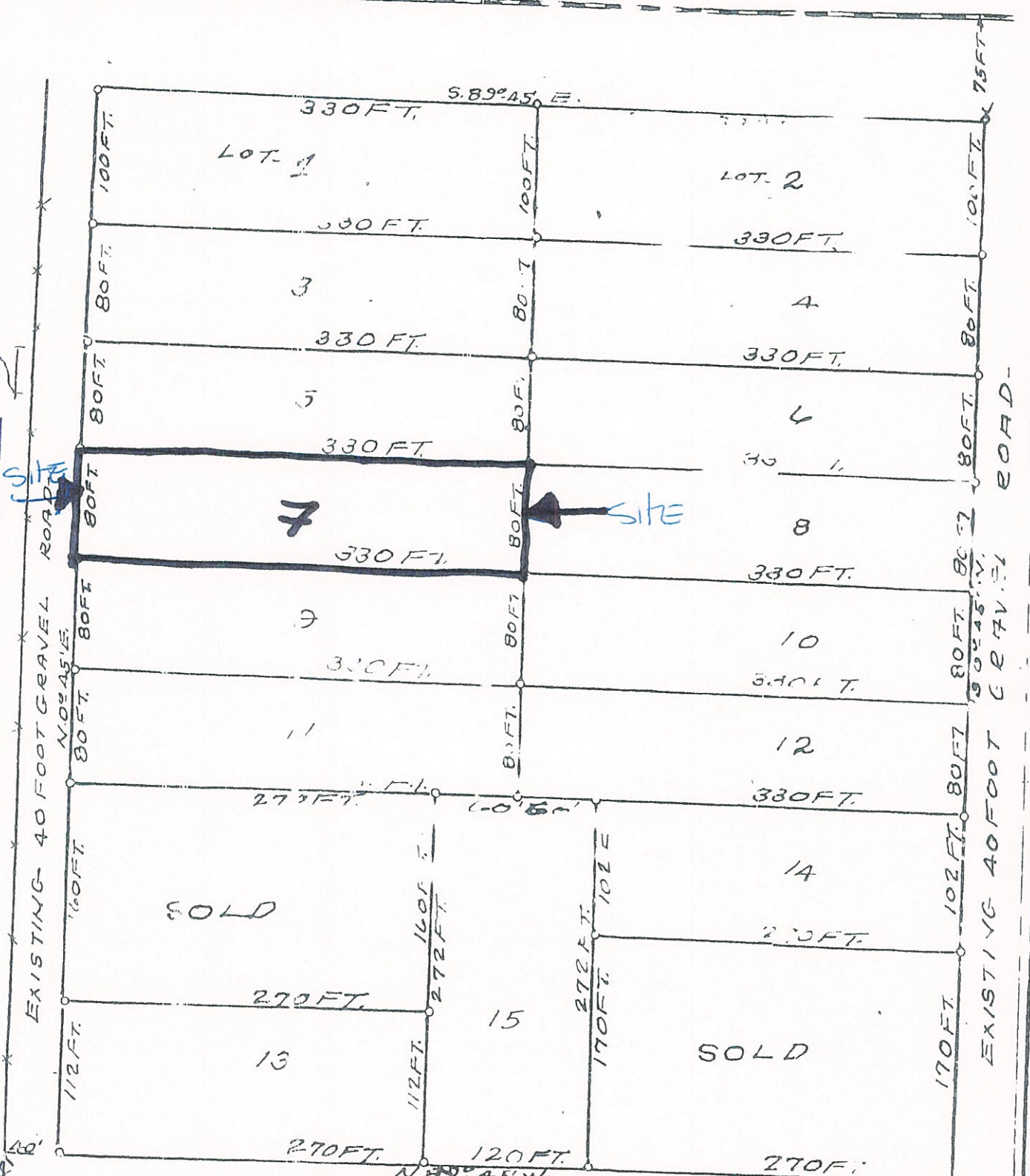
SIZE: .61 acres



30B

209-1484-20

G.M.E.O.R.R.



GREENSBURG SUBDIVISION.
 WILLIE JOHNSON OWNER.
 MAP SHOWING SURVEY OF GREENSBURG SUBDIVISION IN SECTION 36-T-6-S-R-11-E GREENSBURG DISTRICT 51. TAMMANY PARISH, LOUISIANA.
 SCALE 1 INCH = 100 FT.
 SEPT. 26, 1961.

IRON CORNERS. APPROVED
 SURVEYOR
 COVINGTON, LA.

CHAIRMAN OF SUBDIVISION

PRESIDENT OF POLICE

N. 02° 45' E.
 1163.5 FT.
 SEC. CORNER

35 30 36
 T-6-R-11-
 TOWNSHIP LINE 2
 2 ROAD 1 T-7-S-R-11

2019-1484-ZC

I-2

I-1

I-2

36

T6-R11E
BARBEE

85

TAMMANY TRACE

JOSEPHINE

TAMMANY TRACE

MILL

A-4

I-1

HUNTER

A-2

OHIO



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 6/21/2019
Case No.: 2019-1484-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jerome Mitchell Harris

OWNER: Jerome Mitchell Harris

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

LOCATION: Parcel located on the east side of Josephine Street, south of Mill Road, north of Ohio Road, being Lot 7, Greensburg Subdivision, Covington, S36, T6S, R11E, Ward 3, District 2.

SIZE: .61 acres

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-4 Single-Family Residential
South	Residential	A-2 Suburban District
East	Undeveloped and Residential	A-2 Suburban District
West	Commercial	A-2 Suburban District and I-1 Industrial District

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 to A-2 Suburban District with a MHO Manufactured Housing Overlay. This site is located on the east side of Josephine Street, south of Mill Road, north of Ohio Road, being Lot 7, Greensburg Subdivision, Covington. The 2025 future land use plan calls for the area to be developed with residential uses that vary in site design and density. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation.

STAFF RECOMMENDATION:

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