

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4846

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BINDER

SECONDED BY: MR. BELLISARIO

ON THE 2 DAY OF AUGUST, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF SOELL DRIVE, WEST OF LA HIGHWAY 59 AND WHICH PROPERTY COMPRISES A TOTAL 1.6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), A-2 (SUBURBAN DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT) & HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), A-2 (SUBURBAN DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT), HC-3 (HIGHWAY COMMERCIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 3, DISTRICT 5) (ZC12-07-060)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-060, 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-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) to an A-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial 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), A-2 (Suburban District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial 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-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) to an A-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial 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 6 DAY OF SEPTEMBER, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

Exhibit "A"

ZC12-07-060

A CERTAIN PORTION OF GROUND, together with all improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in SECTION 12, TOWNSHIP 7 SOUTH, RANGE 11 EAST, and more particularly described as follows:

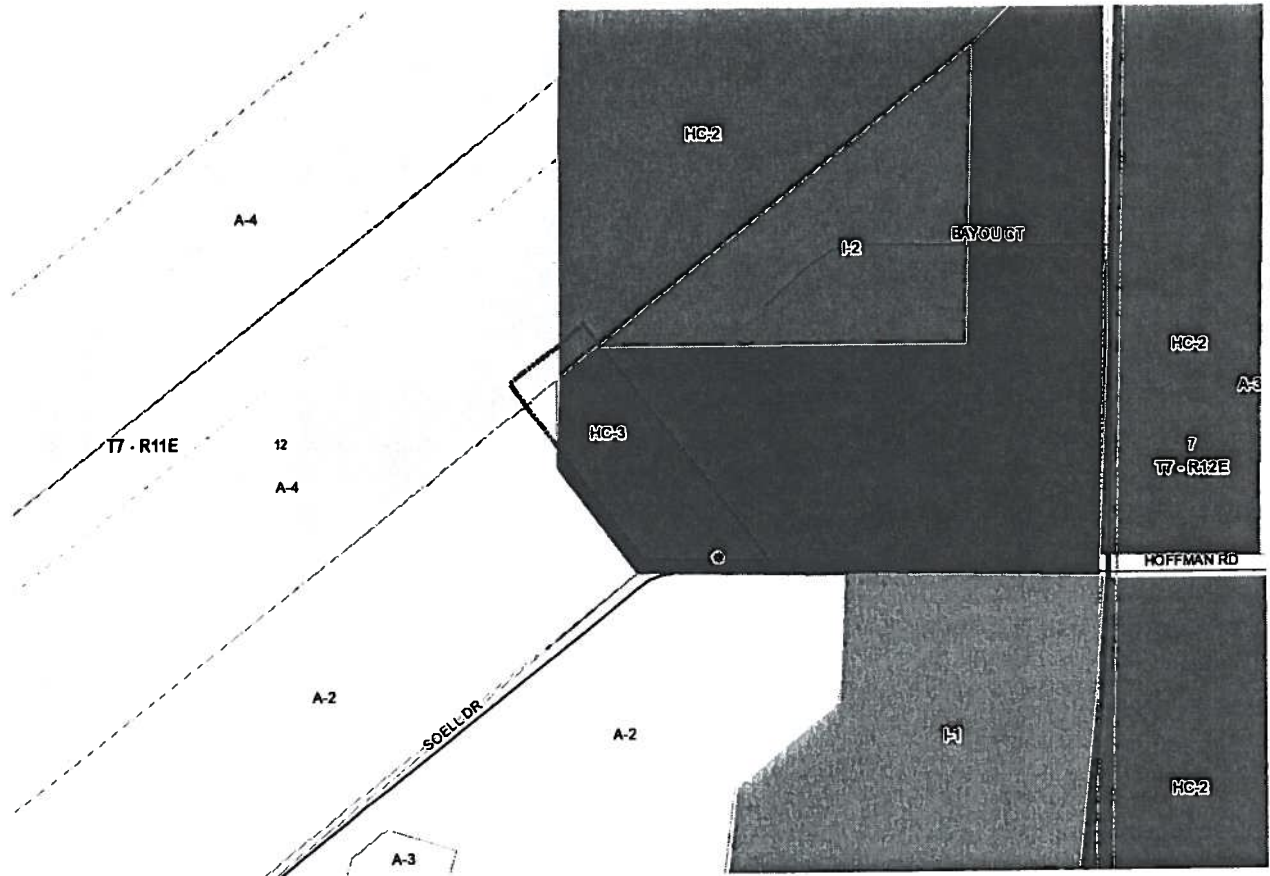
Beginning at a point located at the intersection of the west line of the Abita-Mandeville Highway (State Highway No. 59) and the half-section line of Section 12, which point also is the center line of the Cackle and Quack Road, thence in a northwesterly direction a distance of 550 feet to a point; which is the point of beginning; thence in a northwesterly direction a distance of 150 feet to a point; thence in a northwesterly direction at an angle, a distance of 380 feet to a point; thence at right angles in a northeasterly direction a distance of 125 feet to a point; thence at right angle in a southeasterly direction a distance of 530 feet back to the point of beginning.

According to survey by Pontcuberta Surveys, Inc., Thomas J. Pontcuberta, dated September 20, 1993, said property is more fully described as follows, to-wit:

Beginning at a point located at the intersection of the west line of the Abita-Mandeville Highway, proceed thence in a northwesterly direction a distance of 550 feet to the point of beginning; thence in a northwesterly direction a distance of 150 feet to a point; thence in a northwesterly direction at an angle, a distance of 357.82 feet to a point; thence at right angles in a northeasterly direction a distance of 117.46 feet to a point; thence at a right angle in a southeasterly direction a distance of 451.61 feet to the point of beginning.

One (1) certain lot or portion of ground together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes, easements and advantages thereunto belonging or in anywise situated, situated in Section 12, Township 7 South, Range 11 East, St. Tammany Parish, La., more particularly described as follows: commence at a point on the West margin of La. State Hwy. 59 and the centerline of Soell Drive and run South 89 degrees 52 minutes West, a distance of 491.82 feet to a point; thence North 39 degrees 34 minutes West a distance of 38.22 feet to a point on the North margin of Soell Drive, which is the point of beginning; from the point of beginning, continue North 39 degrees 34 minutes West a distance of 449.30 feet to a point on the southeast margin of South Street (not constructed); thence South 51 degrees 10 minutes West along the Southeast margin of South St. a distance of 37.18 feet to a point; thence South 38 degrees 35 minutes East a distance of 413.29 feet to a point on the North margin of Soell Drive; thence North 89 degrees 12 minutes East along the north margin of Soell Drive a distance of 58.18 feet to the point of beginning.

CASE NO.: ZC12-07-060
PETITIONER: JoAnn Reed
OWNER: JoAnn Reed
REQUESTED CHANGE: From A-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) to A-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Soell Drive, west of LA Highway 59; S12,T7S,R11E; Ward 3, District 5
SIZE: 1.6 acres



ZC12-07060

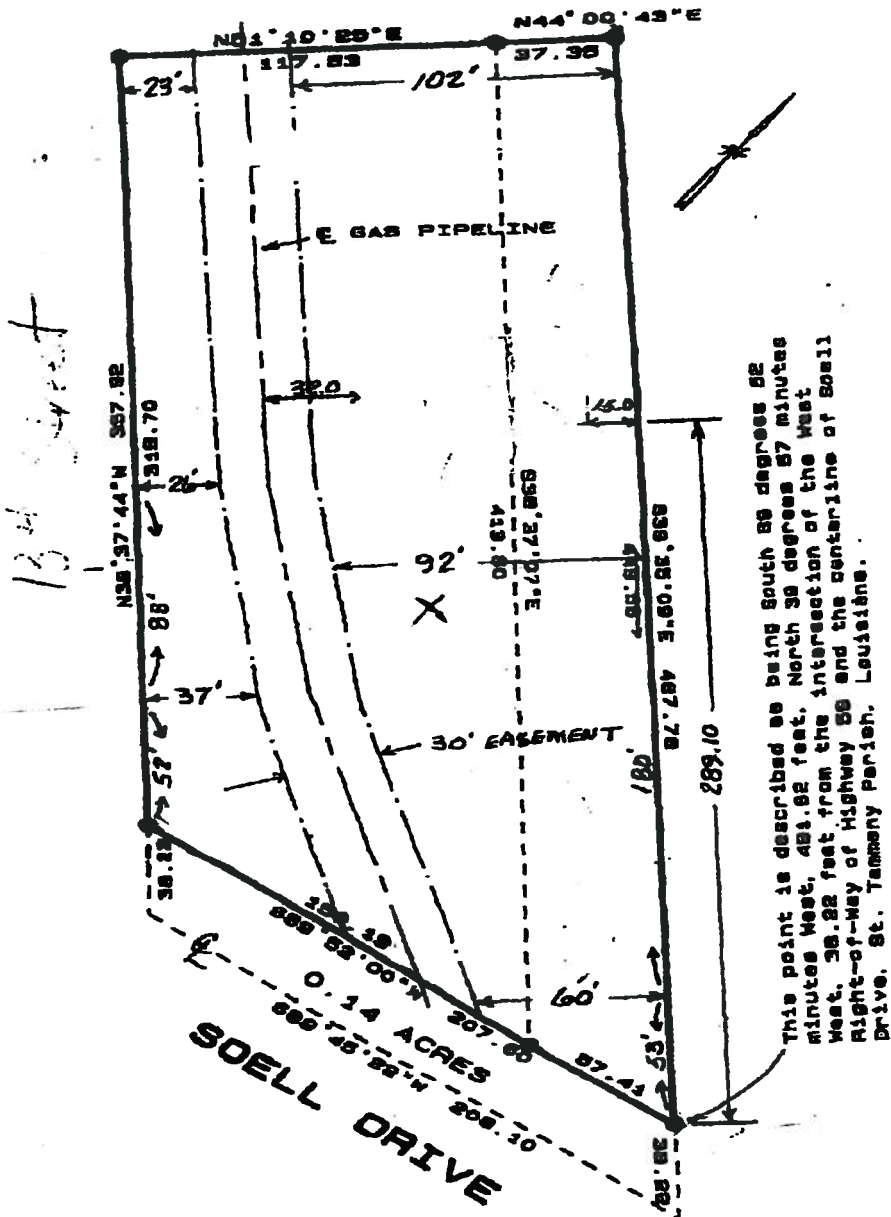
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LEGAL DESCRIPTION:

LOTS 14 and 15, SQUARE 2, RED GAP SUBDIVISION, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 11 EAST, St. Tammany Parish Louisiana as shown hereon.

NORTH STREET



LEGEND:
 ○ SET 1/2" IRON ROD
 ● FOUND 1/2" IRON ROD
 □ FOUND OLD WOOD
 --- FENCE
 --- BEARINGS: RECORD
 --- SETBACK LINES
 --- FRONT STREET
 --- REAR STREET

CERTIFIED TO:

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NAVD 1988 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the minimum Standard Detailed Requirements for ALTA / ASOM Land Title Surveys, pursuant to the accuracy standards of a SUBURBAN survey and the applicable standards of practice cited in LAC 48:151. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	OPN: 222205 0235 C
BOUNDARY	E MAP 87	FIRM DATE: 2 APR 91
FORMS/CARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	8480	SCALE: 1 inch = 80 ft

WILSON-POPE, INC.
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388
 1890 BURGESS DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (504) 886-8881 FAX: (504) 886-8888

Administrative Comment

ZONING STAFF REPORT

Date: June 25, 2012

Meeting Date: July 3, 2012

Case No.: ZC12-07-060

Determination: Approved

Posted: June 14, 2012

GENERAL INFORMATION

PETITIONER: JoAnn Reed
OWNER: JoAnn Reed
REQUESTED CHANGE: From A-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) to A-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Soell Drive, west of LA Highway 59; S12,T7S,R11E; Ward 3, District 5
SIZE: 1.6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-4 Suburban District and HC-2 Highway Commercial District
South	Residential	A-2 Suburban District
East	Residential	HC-3 Highway Commercial District
West	Residential	A-2 Suburban 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 spaces 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-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District) & HC-3 (Highway Commercial District) to A-4 (Single Family Residential District), A-2 (Suburban District), HC-2 (Highway Commercial District), HC-3 (Highway Commercial District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Soell Drive, west of LA Highway 59. The 2025 Future Land Use Plan calls for residential development in this area. There are currently several mobile homes in the area. Staff does not object to the request.

Note that a Conditional Use Permit was granted on this site in 2007, to place 2 mobile homes. However, no structure was ever placed on the site. If granted, the mobile home overlay would only allow 1 mobile home to be placed on the site.

STAFF RECOMMENDATION:

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