

DECEMBER 02, 2021 - ITEMS OFF-THE-FLOOR

1. An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the southeast corner of Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington and which property comprises a total of 1.37 acres of land more or less, from its present A-2 (Suburban District) to an A-2 (Suburban District) and MHO (Manufactured Housing Overlay) (Ward 3, District 3) (2021-2562-ZC). (Cazaubon)

ADJOURN

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: OTF #1 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF DECEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF ELAINE LANE AND CHRISTA LANE; BEING 15398 ELAINE LANE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 3, DISTRICT 3) (2021-2562-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2562-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) 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-2 (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-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JANUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: _____, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2562-ZC

ALL THAT CERTAIN PIECE OF LAND, together with all buildings and improvements thereon, situated in RAMSEY ESTATES SUBDIVISION, PHASE 1, being a subdivision of a portion of the South Half of the Southeast Quarter of Section 13, Township 6 South, Range 10 East and portion of the North Half of Northeast Quarter of Section 24, Township 6 South, Range 10 East, St Tammany Parish, Louisiana, more particularly described as LOT 61, RAMSEY ESTATES SUBDIVISION, PHASE 1; Lot 61 front 194.1 feet on Elaine Lane, 295.9 feet on Christa Lane, 407.2 feet along the line separating Lot 61 from Lot 58 and 165.5 feet along the line separating Lot 61 from Lot 60.

Case No.: 2021-2562-ZC

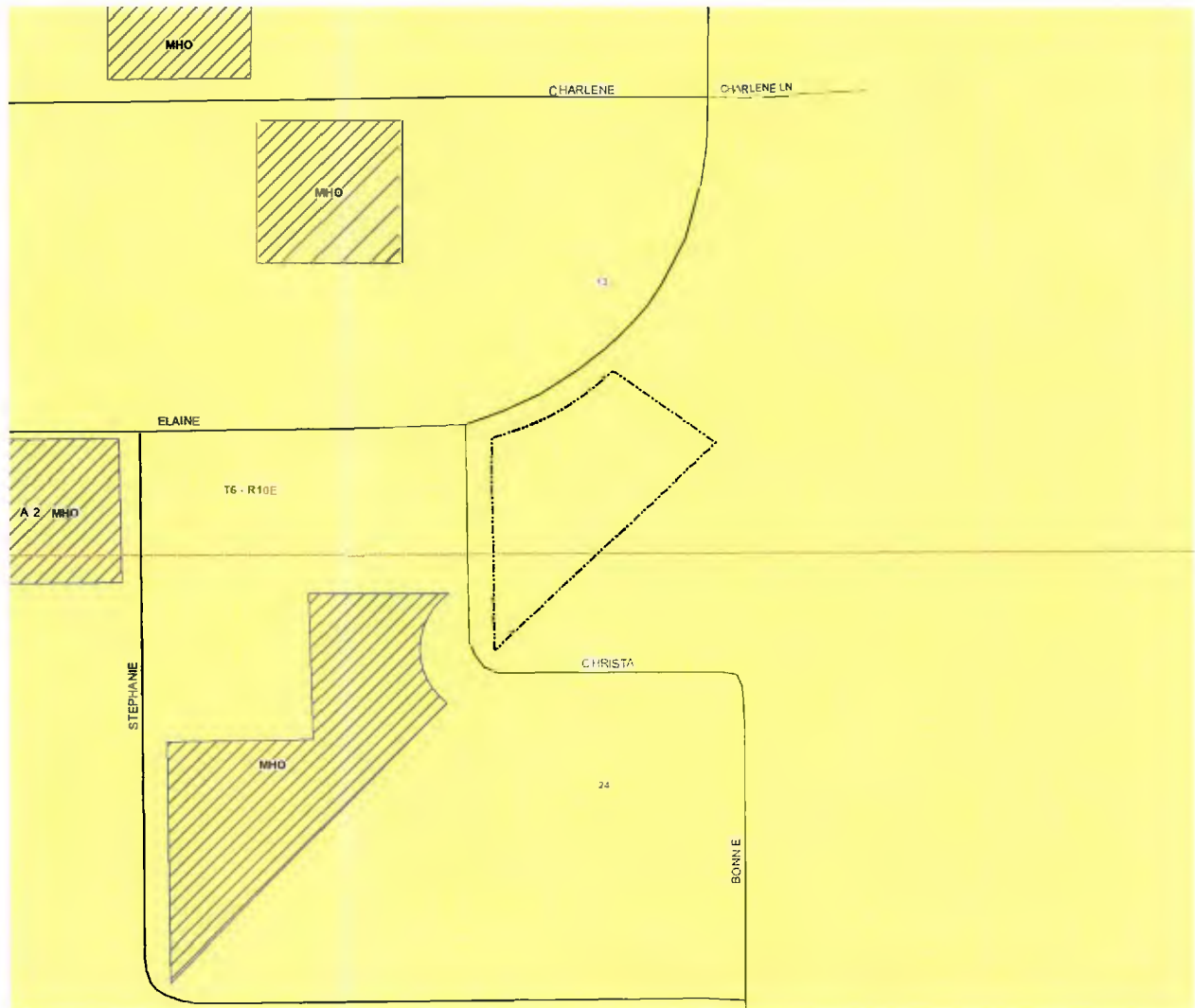
PETITIONER: Michael White and Amanda Keyes

OWNER: Michael White and Amanda Keyes

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

LOCATION: Parcel located on the southeast corner of Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington, S13 & S24, T6S, R10E, Ward 3, District 3

SIZE: 1.27 acres

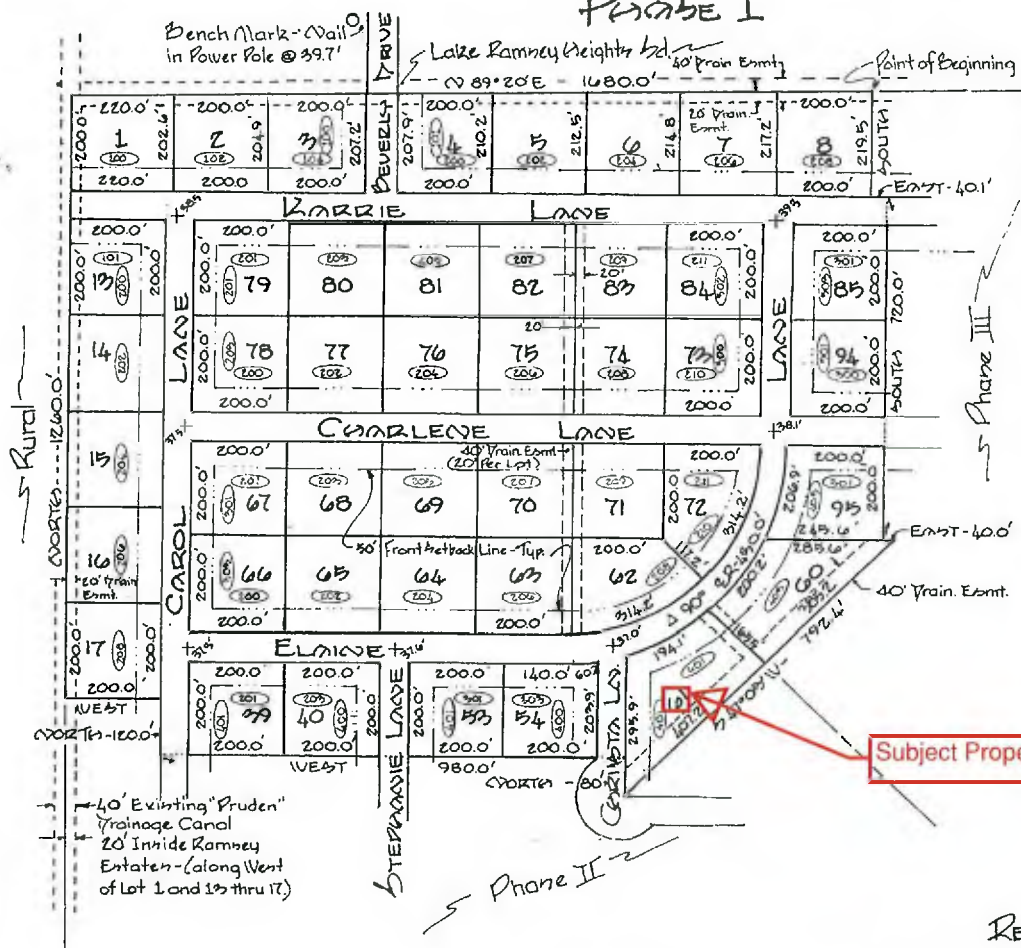


FINALIZED

RAMSEY ESTATES SUBDIVISION PLAT

Phase I

LOCATED IN SECTIONS 13 AND 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST



PROPERTY DESCRIPTIONS

A certain parcel of land located in Section 13 and 24, Township 6 South, Range 10 East, St. Helena Meridian, St. Tammany Parish, La. more particularly described as follows, to wit: Commence at the corner common to Sections 13 and 24, Township 6 South, Range 10 East and Sections 18 and 19, Township 6 South, Range 11 East, and measure: 200.0' W-1312.6', S89°20'E-1002.2' to the Point of Beginning, thence: South-219.5', East-40.1', South-720.0', East-40.0', S47°03'W-792.4', North-80.0', West-980.0', North-120.0', West-200.0', North-1260.0', S89°20'E-1680.0' to the Point of Beginning.

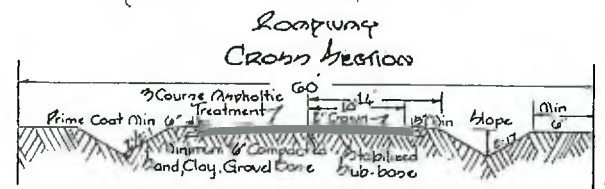
RECORDING SIGNATURES

Pres. St. Tammany Parish Police Jury
 Michael B. Cooney, Sec.
 Chmn. St. Tammany Parish Planning Commission
 Carl W. Brown
 Chmn. Subdivision Regulatory Committee
 Wilbur H. Dobson, C.E.
 Parish Engineer
 George Wainer
 Pan American Investors, Inc. - George Wainer, Pres.
 Secretary - Treasurer - Harold Wainer
 Carol W. Stein
 Dy. Clerk of Court

Date: 5-20-80 File Number: 645A



FINALIZED PLAT



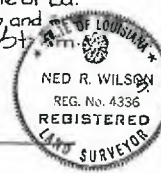
RESTRICTIVE COVENANTS

- Each lot will have not more than one dwelling.
- No lot shall be further subdivided for sale unless a central sewer system is installed, subject to the approval of St. Tammany Parish Planning Commission.
- No building shall be located nearer than 50 feet of the front, or 40 feet of the rear nor 10 feet of the internal lot lines.
- Construction of any nature is prohibited in Parish drainage or street easements.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
- Driveway culvert size required shall be 18" in diameter.
- Mobile homes or house trailers may be placed on lots.
- No dwelling may be occupied before sewer and water systems have been installed.
- Other restrictive covenants may run with titles.

ENGINEER'S CERTIFICATE

This plan is certified to conform to the provisions of the State of La. R.S. 53:503, and the laws and ordinances of the Parish of St. Tammany, with waivers.

Ned R. Wilson



I hereby dedicate to the Parish of St. Tammany through its Police Jury, the streets delineated on this plan as public thoroughfares.

Areas subject to inundation due to normal rainfall	None
Zoning	Rural
Acresage	32.0
Number of Lots	45
Number of Blocks	7
Maximum Block Length	1200'
Lot Frontage	200'
Lot Depth	200'
Front Setback	50'
Side Setback	10'
Rear Setback	40'
Width of Streets	60'
Type Road Surface	Asphaltic
Type Sewerage System	Individual
Ultimate Surface Water Disposal	Chefuncte River
Length of Streets	68003'

Map Prepared By
WED R. WILSON & ASSOCIATES
 Rt. 6 Box 409
 Mandeville, Louisiana

Mandeville Blidell Frantzinton

Date: October 1, 1979
 Revised:
 Scale: 1" = 200'

bc

ELAINE

MHO

CHARLENE

CHARLENE

13

MHO

T6 - R10E

A-2

CHRISTA

MHO

BONNIE

24

STEPHANIE

A-2 MHO



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 1, 2021
Case No.: 2021-2562-ZC
Posted: October 29, 2021

Meeting Date: November 8, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Michael White and Amanda Keyes

OWNER: Michael White and Amanda Keyes

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

LOCATION: Parcel located on the southeast corner of Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington, S13 & S24, T6S, R10E, Ward 3, District 3

SIZE: 1.37 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	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban 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 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 classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the southeast corner of Elaine Lane and Christa Lane; being 15398 Elaine Lane; Covington. 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The entire Ramsey Estates subdivision is zoned A-2 Suburban District. The subject site is across the street from property that has been rezoned to A-2 Suburban District and MHO Manufactured Housing Overlay. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the placement of a new manufactured home.