

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7001 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. LORINO
ON THE 2 DAY OF JUNE , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF ORDOGNE RUPPERT ROAD, SOUTH OF BAROUSSE ROAD; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 4.767 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 7, DISTRICT 7) (2022-2802-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2802-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 25 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2022-2802-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 14, Township 8 South, Range 12 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described according to map and plat of survey by Eddie J. Champagne, dated April 30, 1962 as follows to wit:

Being at the Quarter corner on the North Boundary of Section 14, Township 8 South, Range 12 East, Greensburg District, Louisiana and run South 0 degrees 04 minutes East 2654.0 feet; thence North 89 degrees 57 minutes East 689.0 feet; thence North 0 degrees 01 minutes West 330.0 feet to the point of beginning.

From the said point of beginning go North 89 degrees 57 minutes East 629.0 feet; thence North 0 degrees 01 minutes West 330.0 feet; thence South 89 degrees 57 minutes West, 629.0 feet to the East Line of a road; thence South 0 degrees 01 minutes East along the East line of said road 330.0 feet to the point of beginning; all within Section 14, Township 8 South, Range 12 East, Greensburg District, St. Tammany Parish, Louisiana, and containing 4.77 acres.

Being the same property acquired by Thomas A. Corona and Linda Corona Grannan from Rita A. Frois Corona by Act of Exchange dated November 17, 1995, passed before David J. Halpcm, Notary Public, recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 975590.

Case No.: 2022-2802-ZC

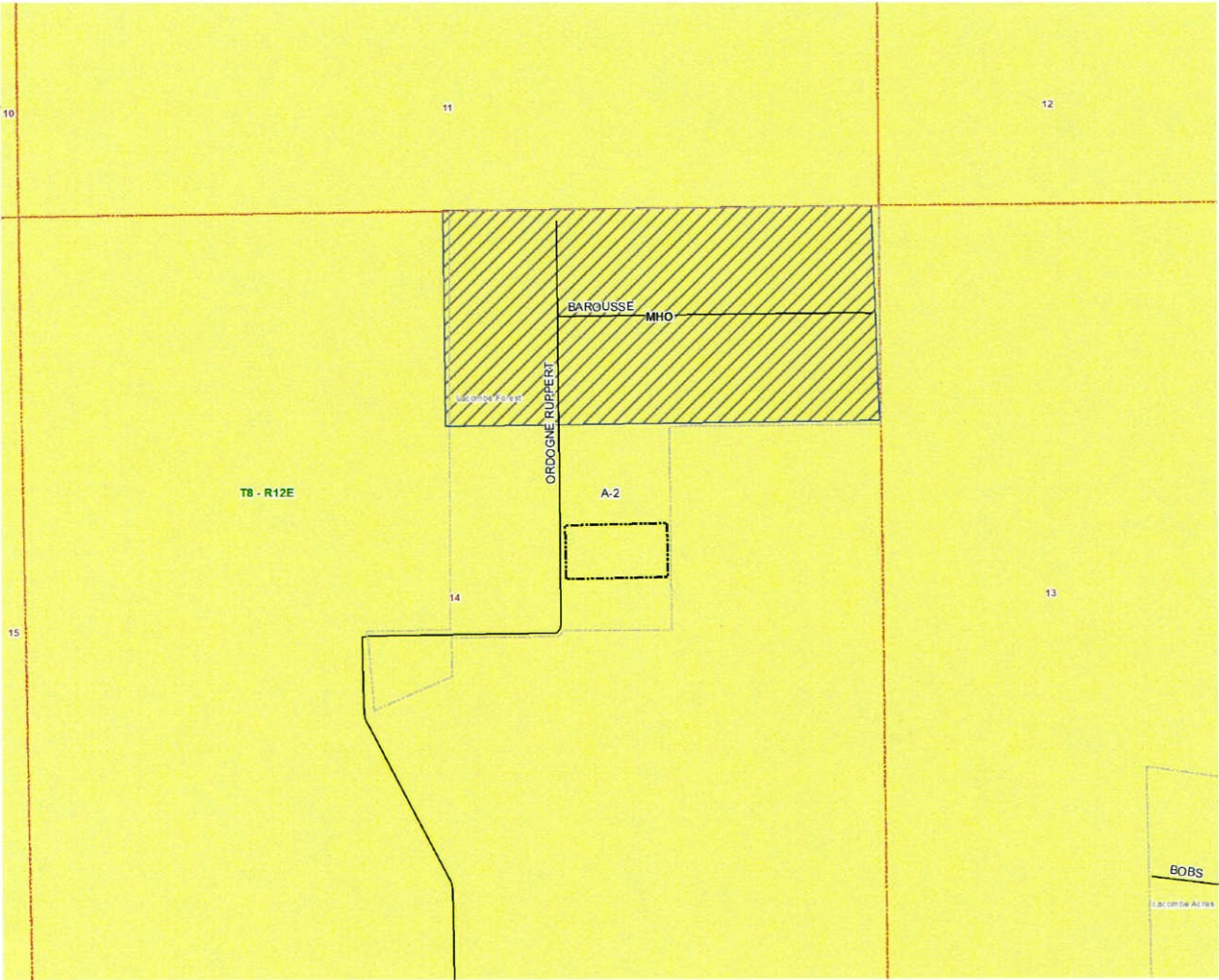
PETITIONER: Christopher Rohli

OWNER: Christopher Rohli

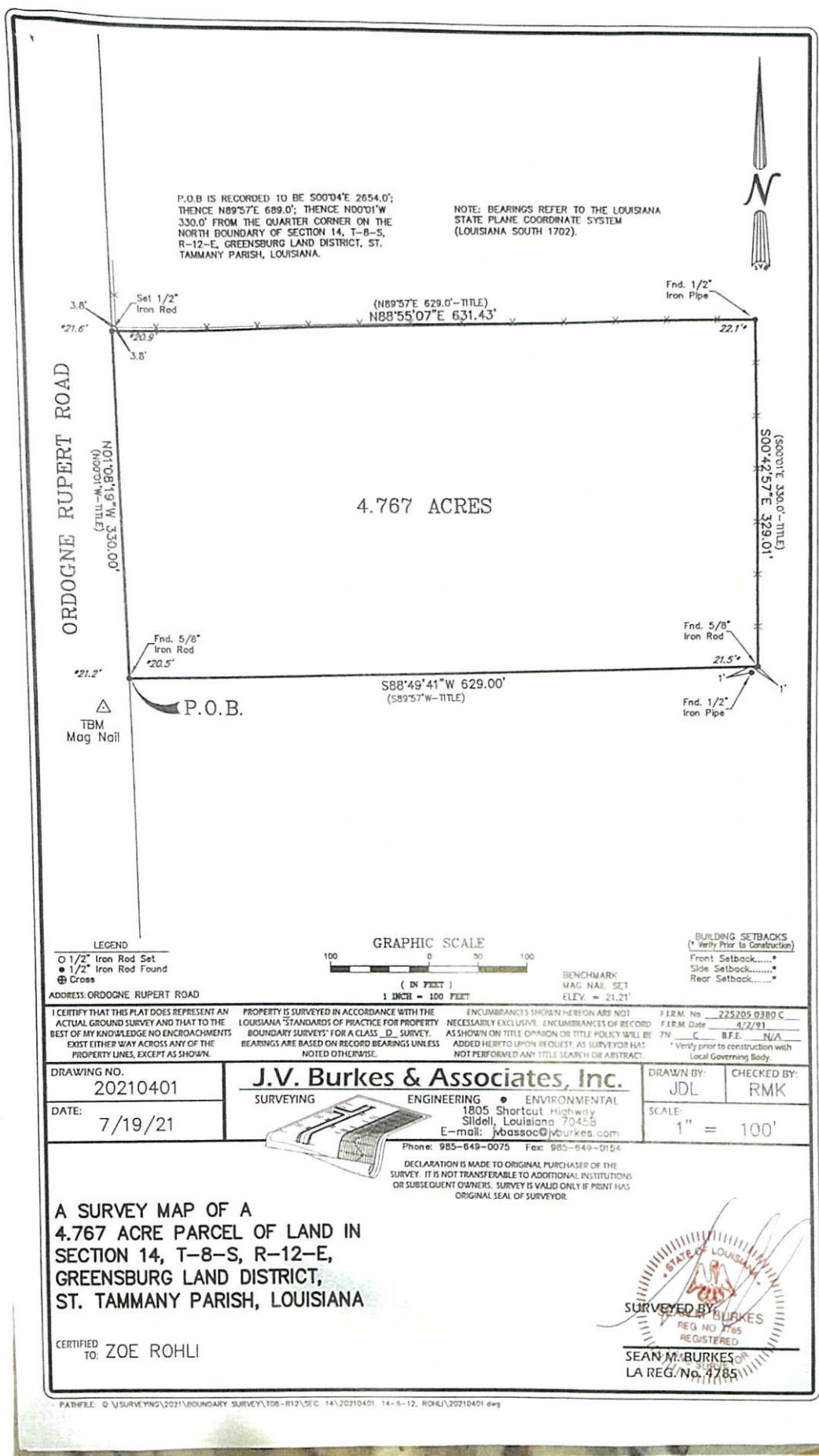
REQUESTED CHANGE: A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Ordogne Ruppert Road, south of Barousse Road; Lacombe; S14, T8S, R12E; Ward 7, District 7

SIZE: 4.767 acres



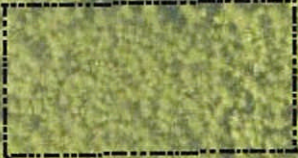
2022-2802-ZC





A-2

T8 - R12E



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2802-ZC
Posted: April 18, 2022

Meeting Date: May 3, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Christopher Rohli
OWNER: Christopher Rohli
REQUESTED CHANGE: A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Ordogne Ruppert Road, south of Barousse Road; Lacombe; S14, T8S, R12E; Ward 7, District 7
SIZE: 4.767 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Fair

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 and MHO Manufactured Housing Overlay
South	Residential	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 east side of Ordogne Ruppert Road, south of Barousse Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is located within the Lacombe Forest subdivision and is flanked by property that is zoned A-2 Suburban District. Council Ordinance No. 09-2133 rezoned 80 acres within the Lacombe Forest Subdivision just north of the subject property to A-2 and MHO in 2009 (ZC Case No. 09-08-023). Surrounding property consists primarily of undeveloped land with small amounts of residential occupation. Based on most readily available information, there are currently 12 mobile homes within the subdivision. The requested zoning change would allow the applicant to file for a building permit to place a manufactured home on the property. The site’s A-2 zoning classification allows a density of one unit per acre, although the Unified Development Code states that no single owner can have more than three continuous mobile homes without complying with mobile home park standards which require a minimum of 10 acres of property.