

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6561

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. T. SMITH

SECONDED BY: MR. STEFANCIK

ON THE 3 DAY OF DECEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BEVERLY DRIVE, NORTH OF LAKE RAMSEY ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 3.03 ACRES OF LAND MORE OR LESS, FROM ITS A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 3, DISTRICT 3). (2020-2054-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2054-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban District); 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) see Exhibit "A" for complete boundaries.

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 2021 ; 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: DECEMBER 16 , 2020

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2054-ZC

All that certain piece or parcel of land, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Sections 12 and 13, Township 6 South, Range 10 East, Greensburg District, Louisiana, St. Tammany Parish, Lake Ramsey Heights, and all as per map and plat of survey by Eddie J. Champagne, Surveyor, being Map #1273 and being more fully described as follows, to-wit:

Being Lot No. Sixteen (16) of said Lake Ramsey Heights, which said lot measures 200.0 feet front on Beverly Drive; a width of 200 feet in the rear; by a depth of 659.4 feet on the line separating Lot No. Sixteen (16) from Lot No. Fifteen (15); and by a depth of 658.8 feet on the line separating Lot No. Sixteen (16) from Lot No. Seventeen (17).

Case No.: 2020-2054-ZC

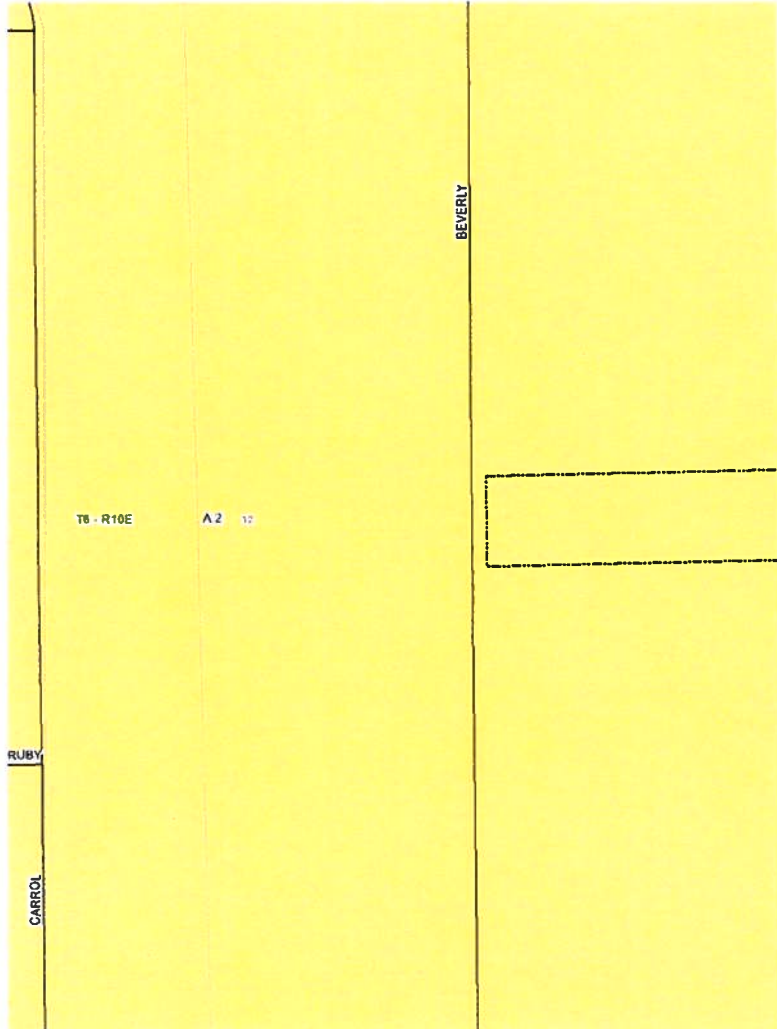
PETITIONER: Grant Cozine

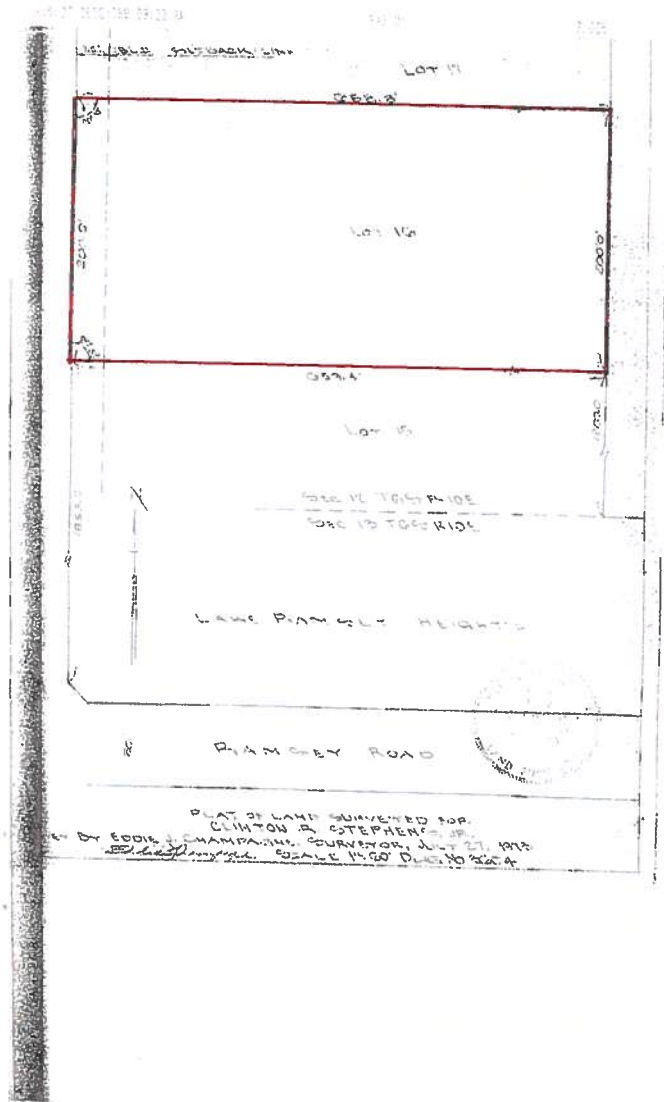
OWNER: Grant Cozine

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

LOCATION: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington

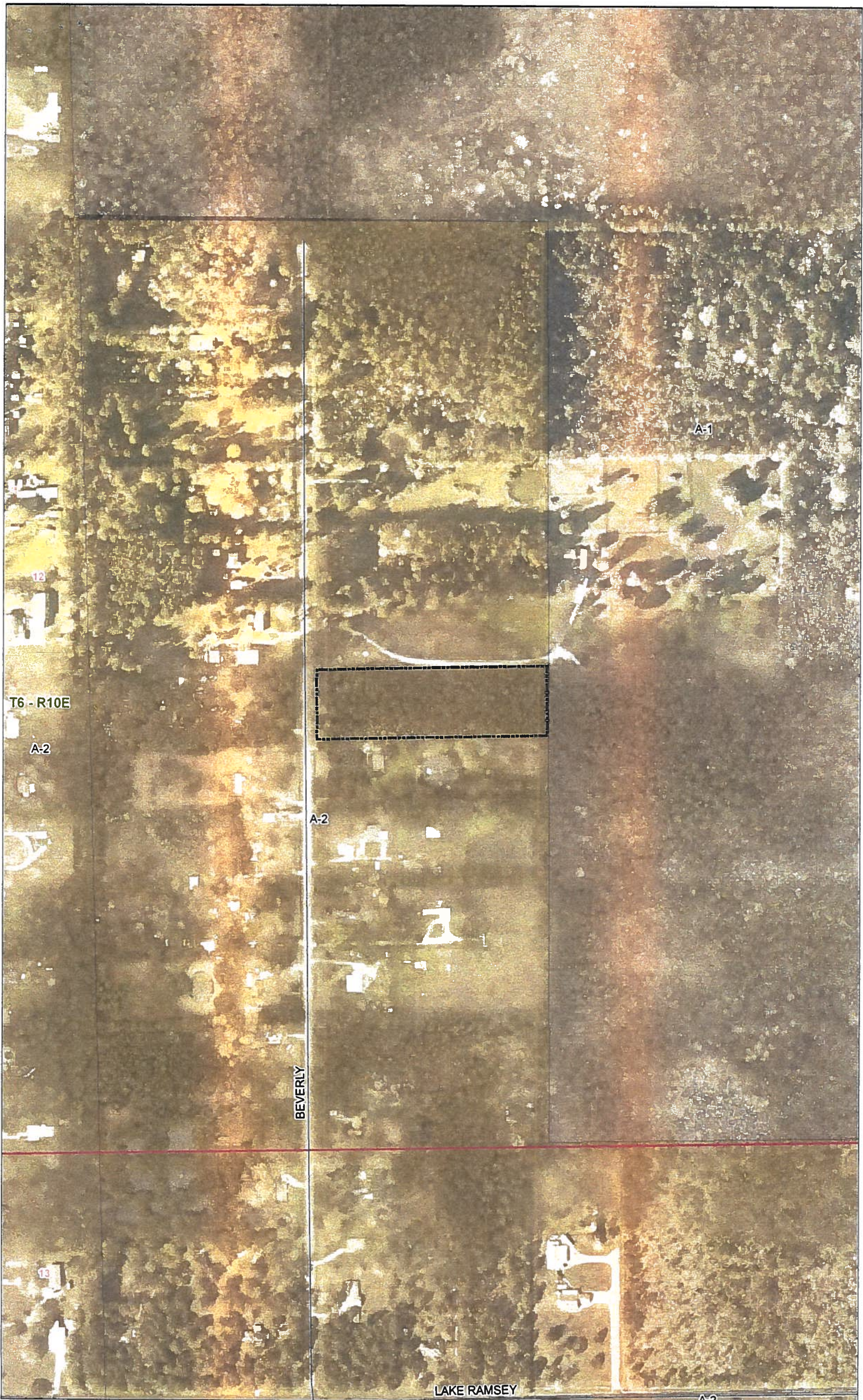
SIZE: 3.03 acres





2020-2054-ZC

Subject Property



T6 - R10E

A-2

A-2

A-1

BEVERLY

LAKE RAMSEY

A-2

12

13

ZONING STAFF REPORT

Date: 10/27/2020
Case No.: 2020-2054-ZC
Posted: 10/23/2020

Meeting Date: November 4, 2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Grant Cozine

OWNER: Grant Cozine

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

LOCATION: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington

SIZE: 3.03 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	Residential	A-2 Suburban District
East	Undeveloped	A-1 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 Beverly Drive, north of Lake Ramsey Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The applicant is requesting to rezone a 3.03-acre site to obtain the MHO Manufactured Housing Overlay. This request complies with the site's Comprehensive Plan designation and as such, staff has no objection.