

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5357

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. GOULD

ON THE 5 DAY OF MARCH , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF JIM WILLIE ROAD, NORTH OF HASKINS ROAD, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 1, DISTRICT 3). (ZC15-02-014)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-02-014, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF APRIL, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 26, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

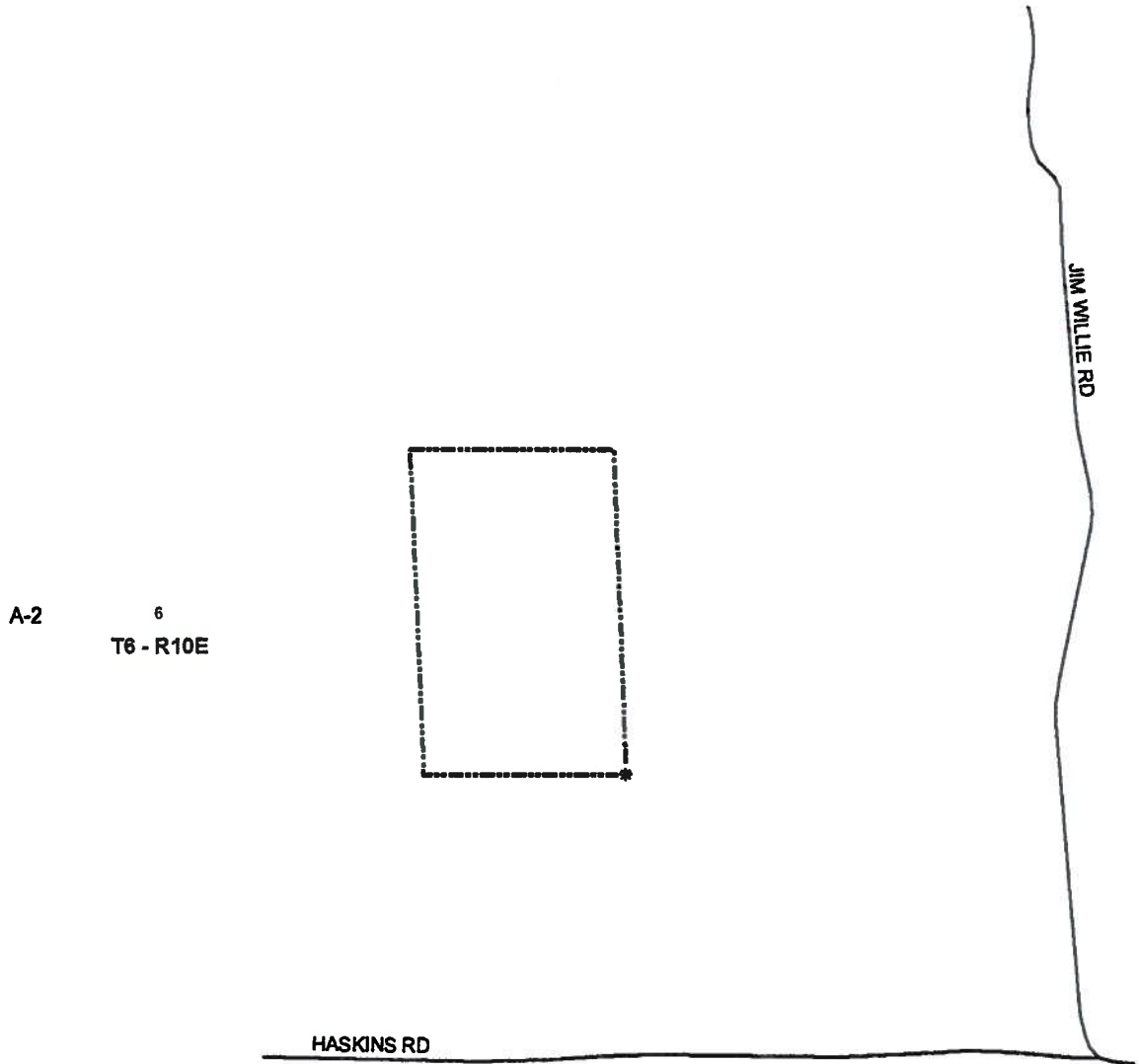
Exhibit "A"

ZC15-02-014

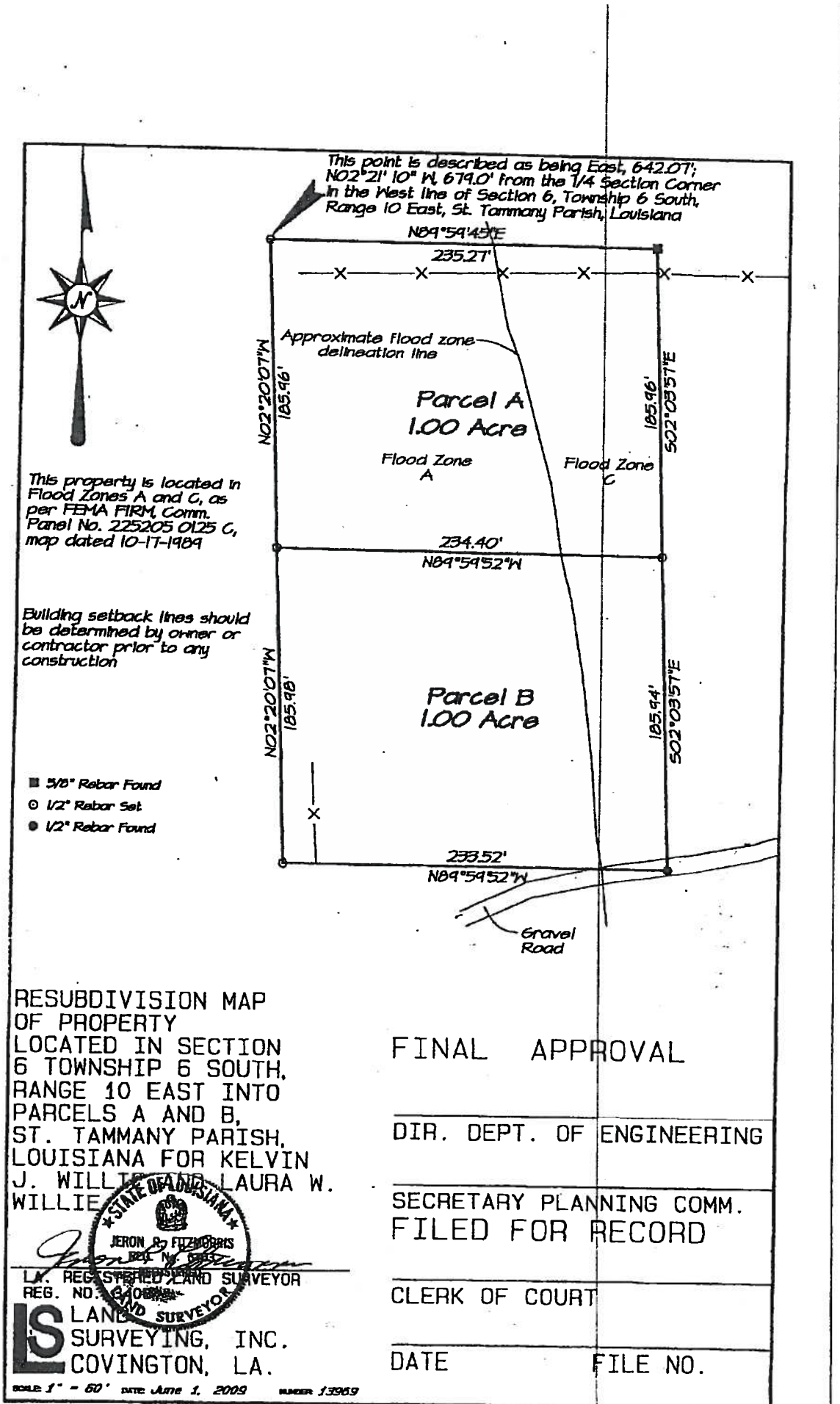
**ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 6, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, being more particularly described as follows:**

Commencing at a point which is 642.07 feet East and 679.00 feet North 02 degrees 21 minutes 10 seconds West of the  $\frac{1}{4}$  corner of the West line of Section 6, Township 6 South, Range 10 East, thence East 235.27 feet; thence South 02 degrees 05 minutes East 371.89 feet; thence West 233.52 feet; thence North 02 degrees 21 minutes 10 seconds West 371.96 feet to the POINT OF BEGINNING of the tract herein described containing 2.0 acres in all.

**CASE NO.:** ZC15-02-014  
**PETITIONER:** Laura Willie  
**OWNER:** Kelvin J. & Laura Willie  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Jim Willie Road, north of Haskins Road, west of LA Highway 1077; S6, T6S, R10E; Ward 1, District 3  
**SIZE:** 2 acres



ZC15-02-014



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** January 26, 2015

**Case No.:** ZC15-02-014

**Posted:** 1/14/2015

**Meeting Date:** February 3, 2015

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Laura Willie  
**OWNER:** Kelvin J. & Laura Willie  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Jim Willie Road, north of Haskins Road, west of LA Highway 1077; S6, T6S, R10E; Ward 1, District 3  
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### 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-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	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 from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Jim Willie Road, north of Haskins Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including mobile homes. Staff does not object to the requested zoning designation.

#### STAFF RECOMMENDATION:

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