

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5232 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE

ON THE 10 DAY OF JULY, 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF NINA DRIVE, WEST OF TRANSMITTER ROAD, BEING LOTS 23 & 24, SQUARE 9, OAKLAWN EAST SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL 3.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 7, DISTRICT 7). (ZC14-04-029)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-04-029, 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) to an A-4 (Single Family Residential 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) & 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) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

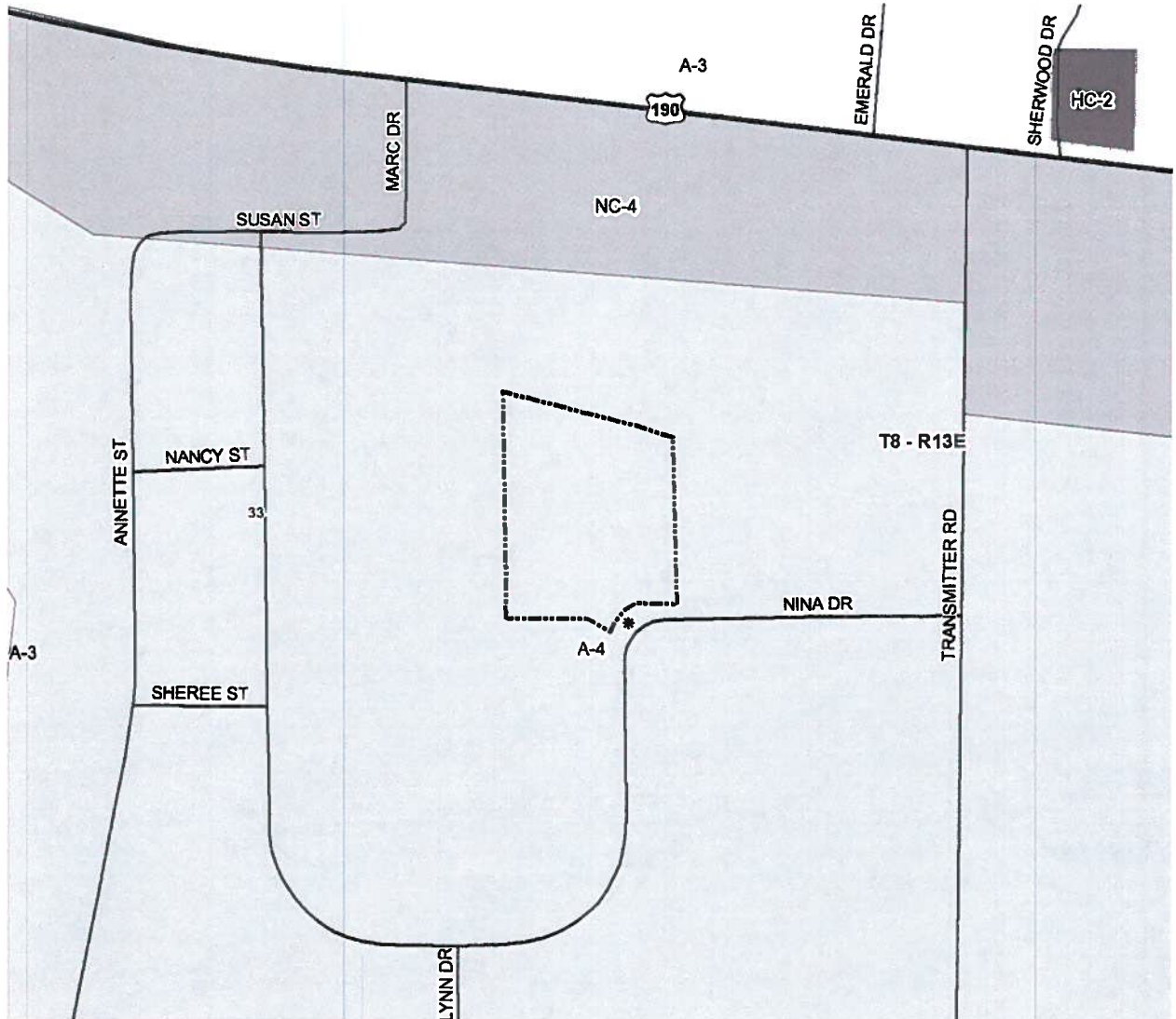
Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

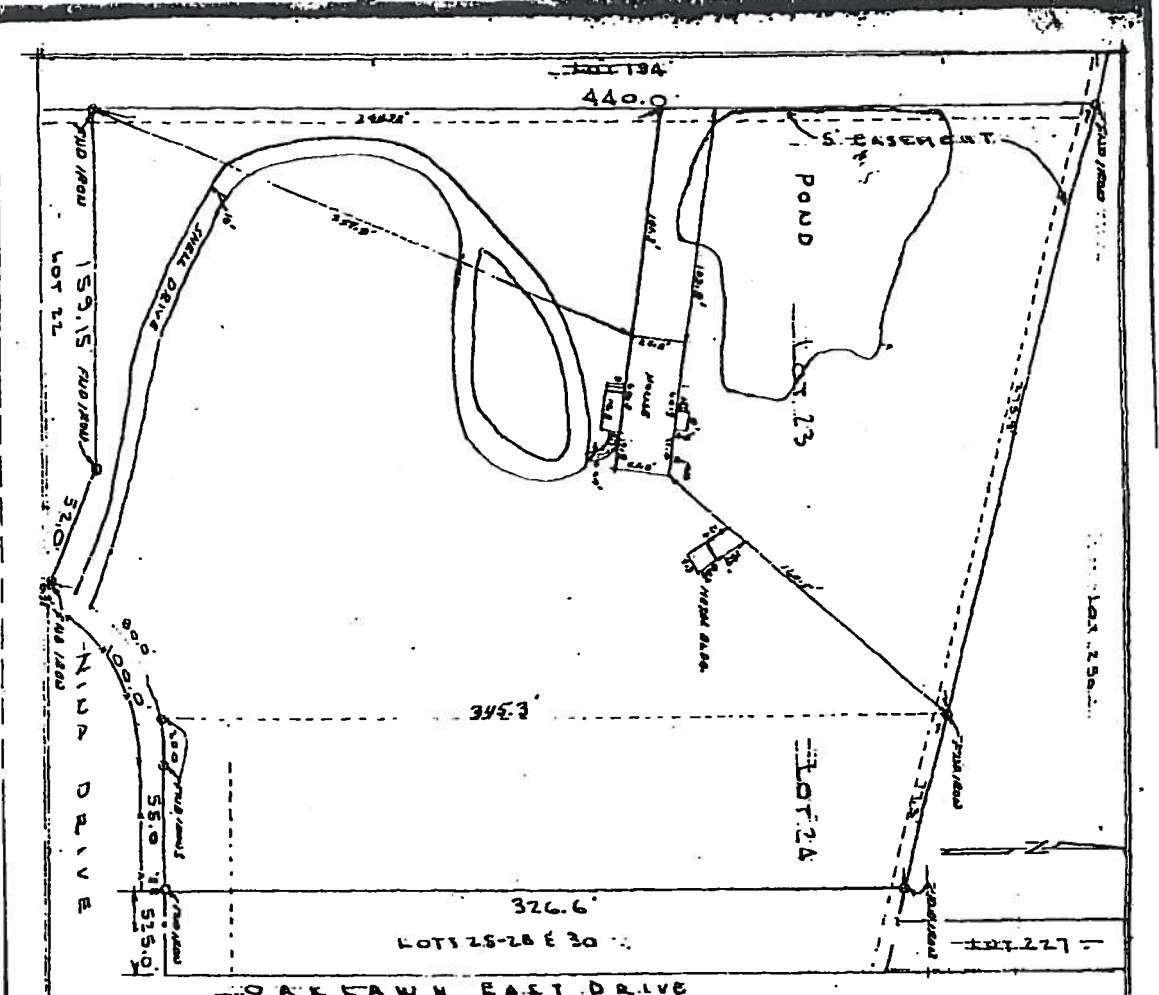
**EXHIBIT "A"**

**ZC14-04-029**

**Lots 23 and 24 Square 9, Oaklawn East, Section 2, together with all buildings and improvements thereon, also all rights ways, means, privileges, servitudes, prescriptions, advantages, and appurtenances thereto belonging, situated in St. Tammany Parish, Louisiana, and having a municipal address of 30207 Nina Drive, Lacombe, Louisiana 70445.**

**CASE NO.:** ZC14-04-029  
**PETITIONER:** Jeff Schoen  
**OWNER:** Michael Fridge  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision ; S33,T8S,R13E; Ward 7, District 7  
**SIZE:** 3.5 acres





SURVEY MAP

OF  
LOTS 23 & 24 SQUARE 9

DARLAWN EAST SECTIONS TWO

ST. TAMMANY PARISH, LOUISIANA

MAVIN E. THOMPSON  
ENGINEER, STATE OF LOUISIANA, L.L.C.

SURVEY NO. 14558/18026  
DATE: MAR 8, 1978  
REVISED: OCT 7, 1981



THIS SURVEY IS CERTIFIED  
TRUE AND CORRECT BY:

Ivan M. Borgen  
No. 686

Scale: 1"=60'

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** March 24, 2014

**Case No.:** ZC14-04-029

**Posted:** 03/14/14

**Meeting Date:** April 1, 2014

**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Michael Fridge  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
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#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane, Asphalt

**Condition:** Fair

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-4 Suburban District
South	Residential	A-4 Suburban District
East	Residential	A-4 Suburban District
West	Undeveloped	A-4 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-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision. The 2025 Future Land Use Plan calls for residential development in the area including mobile homes. There are several mobile homes in close proximity to the subject parcel. Staff does not object to the request.

Note: A zoning change (ZC11-08-067) to MHO was previously requested, for the same site. The Zoning Commission granted approval at the hearing; however, it was denied by the Council, after hearing the appeal.

##### STAFF RECOMMENDATION:

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