

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5112

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. ARTIGUE

ON THE 5 DAY OF DECEMBER , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF MAGNOLIA DRIVE, EAST OF SYCAMORE DRIVE, BEING 4809 MAGNOLIA DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 15,000 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 9). (ZC13-11-078)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-11-078, 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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 9 DAY OF JANUARY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: November 28 , 2013

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 4, 2013
Case No.: ZC13-11-078
Posted: 10/23/2013

Meeting Date: November 12, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Charles Brent Fontenot
OWNER: Charles Brent Fontenot, John S. Fontenot, Gary D. Fontenot
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Magnolia Drive, east of Sycamore Drive, being 4809 Magnolia Drive, Slidell; S32,T8S,R15E; Ward 8, District 9
SIZE: 15,000 sq.ft.

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	Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 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-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Magnolia Drive, east of Sycamore Drive, being 4809 Magnolia Drive, Slidell. The 2025 Future Land Use Plan calls for residential development in the area. There is a mix of mobile homes and stick-built homes in the vicinity including at least 3 mobile homes in close proximity to the subject parcel. Staff does not object to the requested zoning.

STAFF RECOMMENDATION:

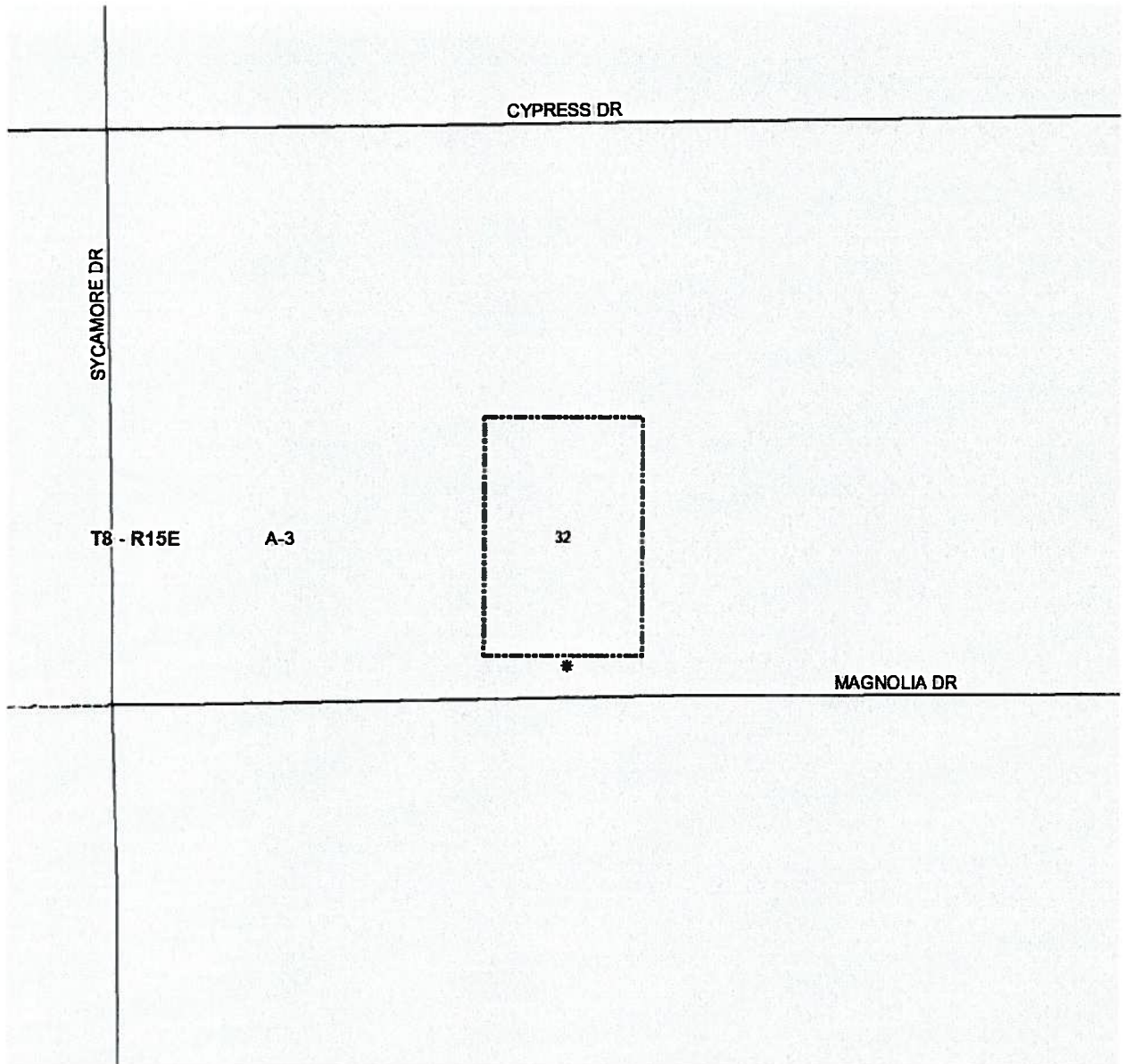
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

EXHIBIT A


ZC13-11-078

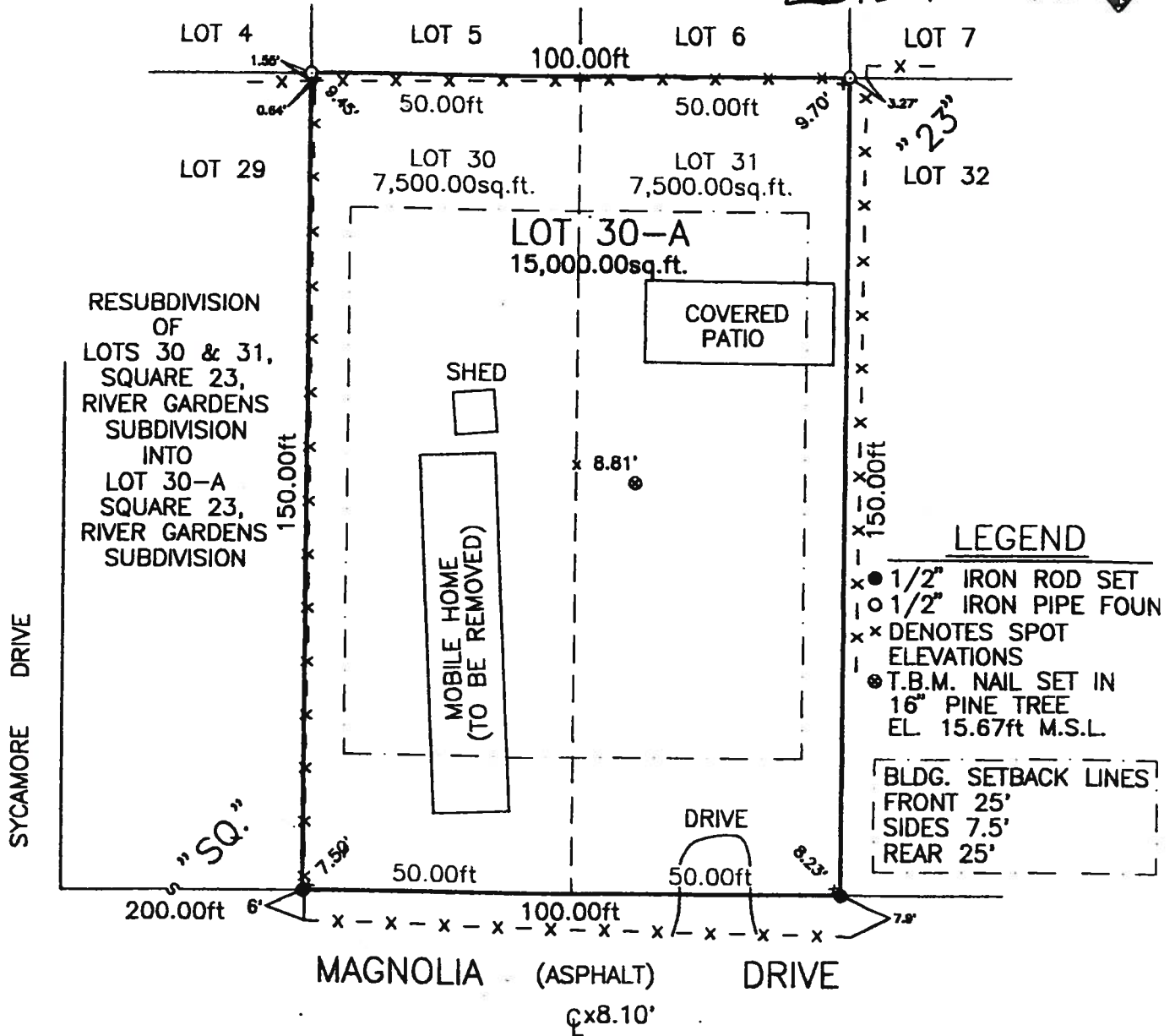
ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto appertaining, lying and being situated in River Gardens Subdivision, St. Tammany Parish, Louisiana, a subdivision of print of survey by H.G. Fritchie, Parish Surveyor, dated January 6, 1954, as Lots 30 and 31 of Square 23. Said Square 23 is bounded by Magnolia Drive, Sycamore Dr Cypress Drive and Peach Tree Street and according to which survey said lots measure as follows: Lot 30 commences at a distance of 200 feet from the corner of Sycamore Drive and Magnolia Drive, measuring thence 50 feet front on Magnolia Dr. same in width in the rear, by a depth of 150 feet between equal and parallel line. Lot 31 commences at a distance of 250 feet from the corner of Sycamore Drive and Magnolia Drive, measuring thence 50 feet front on Magnolia Drive same width in the rear, by a depth of 150 feet between equal and parallel lines. Being the same property acquired by MONA KAY FRIERSON COMEAUX and BOBBY DE COMEAUX from EARNEST J. FONTENOT, JR. by act before RONALD W. GUTH, St. Tammany Parish Notary Public, dated September 6, 1973, recorded in COB 713, Folio 842 in the records of St. Tammany Parish dated September 12, 1973.

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SIZE: 15,000 sq.ft.



RESUBDIVISION OF THE PROPERTY
FOR
LYNN FONTENOT

2013-11-078 



SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

DIRECTOR OF THE DEPT. OF ENGINEERING

FILE #

DATE

NOTE: ELEVATIONS SHOWN REFER TO MEAN SEA LEVEL.

Reference 1) SUBDIVISION PLAT OF RIVER GARDENS SUBD. SURVEYED BY C. R. SHULTZ, DATED JAN. 6, 1954. FILED IN THE OFFICIAL RECORDS OF THE ST. TAMMANY PARISH CLERK OF COUR AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone "A4" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0440D Map Revised, APRIL 21, 1999. Base Flood Elevation 13ft ± 1ft FREE-BOARD PER. PARISH

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.

RESUBDIVISION OF LOTS 30 & 31, SQ. 23,
RIVER GARDENS SUBD. SEC. 32 TRS R15F