

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4942

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF JANUARY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH AND SOUTH SIDES OF CHARLENE DRIVE, AND ON THE EAST AND WEST SIDES OF EMILY COURT & CASEY COURT, WEST OF CHRIS KENNEDY ROAD AND WHICH PROPERTY COMPRISES A TOTAL 202.43 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 6, DISTRICT 11) (ZC12-12-126)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-12-126, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 27, 2012

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

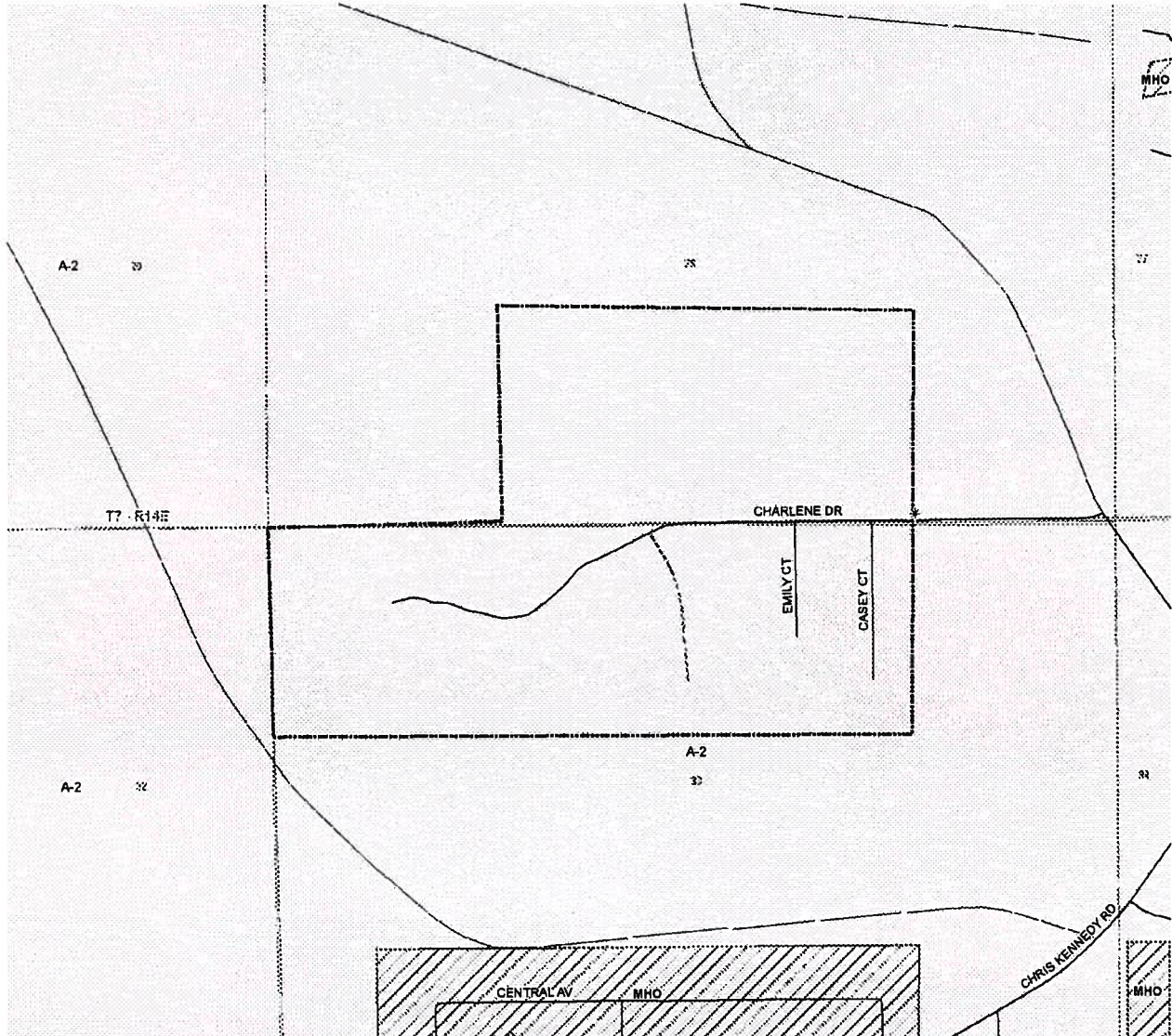
Exhibit "A"

ZC12-12-126

A portion of ground located in Sections 28 & 33, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

**From the Section corner common to Sections 27, 28, 33 & 34 proceed South 89 degrees 25 minutes 57 seconds West a distance of 1282.74 feet to a point said point being the POINT OF BEGINNING;
Thence proceed North 00 degrees 25 minutes 03 seconds East a distance of 1313.40 feet to a point;
Thence proceed North 89 degrees 22 minutes 46 seconds West a distance of 2606.65 feet to a point;
Thence proceed South 01 degrees 14 minutes 11 seconds East a distance of 1349.64 feet to a point;
Thence proceed South 88 degrees 28 minutes 38 seconds West a distance of 1468.37 feet to a point;
Thence proceed South 01 degrees 28 minutes 02 seconds East a distance of 1311.12 feet to a point;
Thence proceed North 89 degrees 45 minutes 07 seconds East a distance of 4005 feet to a point;
Thence proceed North 00 degrees 07 minutes 21 seconds West a distance of 1340.11 feet to a point;
said point being the POINT OF BEGINNING.**

CASE NO.: ZC12-12-126
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcels located on the north and south sides of Charlene Drive, and on the east and west sides of Emily Court & Casey Court, west of Chris Kennedy Road; S28 & 33, T7S, R14E; Ward 6, District 11
SIZE: 202.43 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 26, 2012
Case No.: ZC12-12-126
Posted: 11/15/12

Meeting Date: December 4, 2012
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcels located on the north and south sides of Charlene Drive, and on the east and west sides of Emily Court & Casey Court, west of Chris Kennedy Road; S28 & 33, T7S, R14E; Ward 6, District 11
SIZE: 202.43 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-2 (Suburban District)
South	Undeveloped	A-2 (Suburban District)
East	Undeveloped	A-2 (Suburban District)
West	Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives - such means will be considered in subsequent phases of the New Directions 2025 planning process.

Residential/Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses - widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

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 parcels are located on the north and south sides of Charlene Drive, and on the east and west sides of Emily Court & Casey Court, west of Chris Kennedy Road. The 2025 future land use plan designates the area to be developed with a mix of residential and agricultural uses including the preservation of the natural environment of the area. The area is mostly developed with manufactured homes and undeveloped land. The addition of a MHO Manufactured Housing Overlay is appropriate for the area. Staff has not objections to the request.

STAFF RECOMMENDATION:

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