ST. TAMMANY PARISH COUNCIL

ORDINANCE	
ORDINANCE CALENDAR NO: <u>5409</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: TANNER/BRISTER	PROVIDED BY: <u>DEVELOPMENT</u>
INTRODUCED BY: MR. GOULD	SECONDED BY: MR. ARTIGUE
ON THE 4 DAY OF JUNE, 2015	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE W SOUTH OF TED RAY DRIVE HILLCREST COUNTRY CLUB STREET, ABITA SPRINGS AND A TOTAL OF 20,000 SQ.FT. OF L. PRESENT A-3 (SUBURBAN DIS	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN VEST SIDE OF GREEN STREET, , BEING LOT 6, SQUARE 71, SUBDIVISION, 73053 GREEN WHICH PROPERTY COMPRISES AND MORE OR LESS, FROM ITS TRICT) TO AN A-3 (SUBURBAN CTURED HOUSING OVERLAY), 5-044)
law, <u>Case No. ZC15-05-044</u> , has recommended to that the zoning classification of the above reference	ish of St. Tammany after hearing in accordance with he Council of the Parish of St. Tammany, Louisiana, ed area be changed from its present A-3 (Suburban Manufactured Housing Overlay) see Exhibit "A" for
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
	has found it necessary for the purpose of protecting gnate the above described property as A-3 (Suburban.
THE PARISH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:
_	bove described property is hereby changed from its n District) & MHO (Manufactured Housing Overlay)
SECTION II: The official zoning map of the Parto incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended n Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
* *	nance shall be held to be invalid, such invalidity shall on effect without the invalid provision and to this end if to be severable.
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUFFOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE

YEAS: _____

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 9 DAY OF <u>JULY</u> , <u>2015</u> ; AND BECOMES ORDINANCE COUNCIL SERIES NO
RICHARD E. TANNER, COUNCIL CHAIRMAN ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: MAY 28 , 2015
Published Adoption:, <u>2015</u>
Delivered to Parish President:, 2015 at
Returned to Council Clerk:, <u>2015</u> at

Exhibit "A"

ZC15-05-044

ONE CERTAIN PIECE OR PORTION OF GROUND, together with improvements thereon, all the rights, ways privileges, servitudes, appurtenances and advantages thereunto belonging, or in any way appertaining, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, in Section 22, 23, 26 and 27 T.6 S., R. 12 E., ST. TAMMANY PARISH, LOUISIANA, which said portions are part of HILLCREST COUNTRY CLUB SUBDIVISION, and measures in accordance with map by Land Engineer Services, Inc., signed by Robert A. Berline, R.S., dated August 16, 1960 certified copy of which is annexed to Act of Dedication before John F. Stafford, Notary Public on September 19, 1960.

Said portion of ground is designated as Lot 6, Square No. 71, bounded by GREEN STREET, FOURTH STREET, TRAP STREET, and the SOUTH SIDE LINE of the property. Lot No. 6, Square 71, measures 100 feet front on Green Street, similar width in the rear, by a depth of 200 feet between equal and parallel lines.

CASE NO.:

ZC15-05-044

PETITIONER:

Jacob E. Fogarty

OWNER:

Jacob E. Fogarty

REQUESTED CHANGE:

From A-3 (Suburban District) to A-3 (Suburban District) & MHO

(Manufactured Housing Overlay)

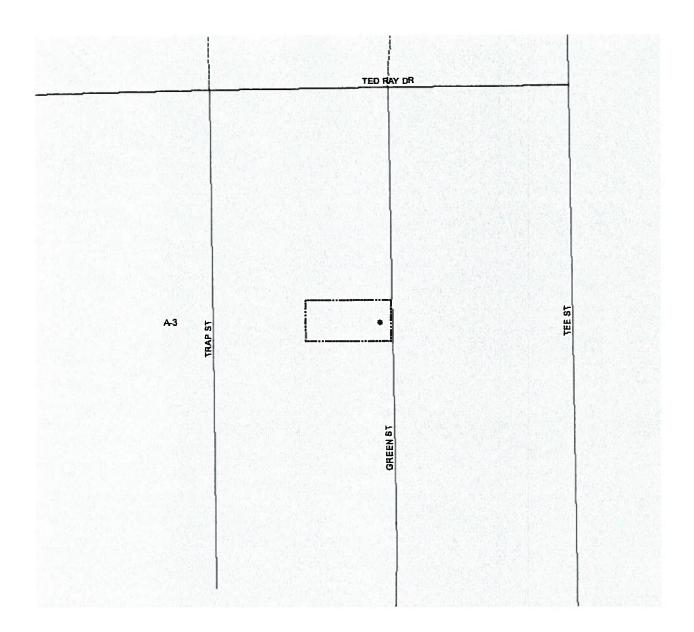
LOCATION:

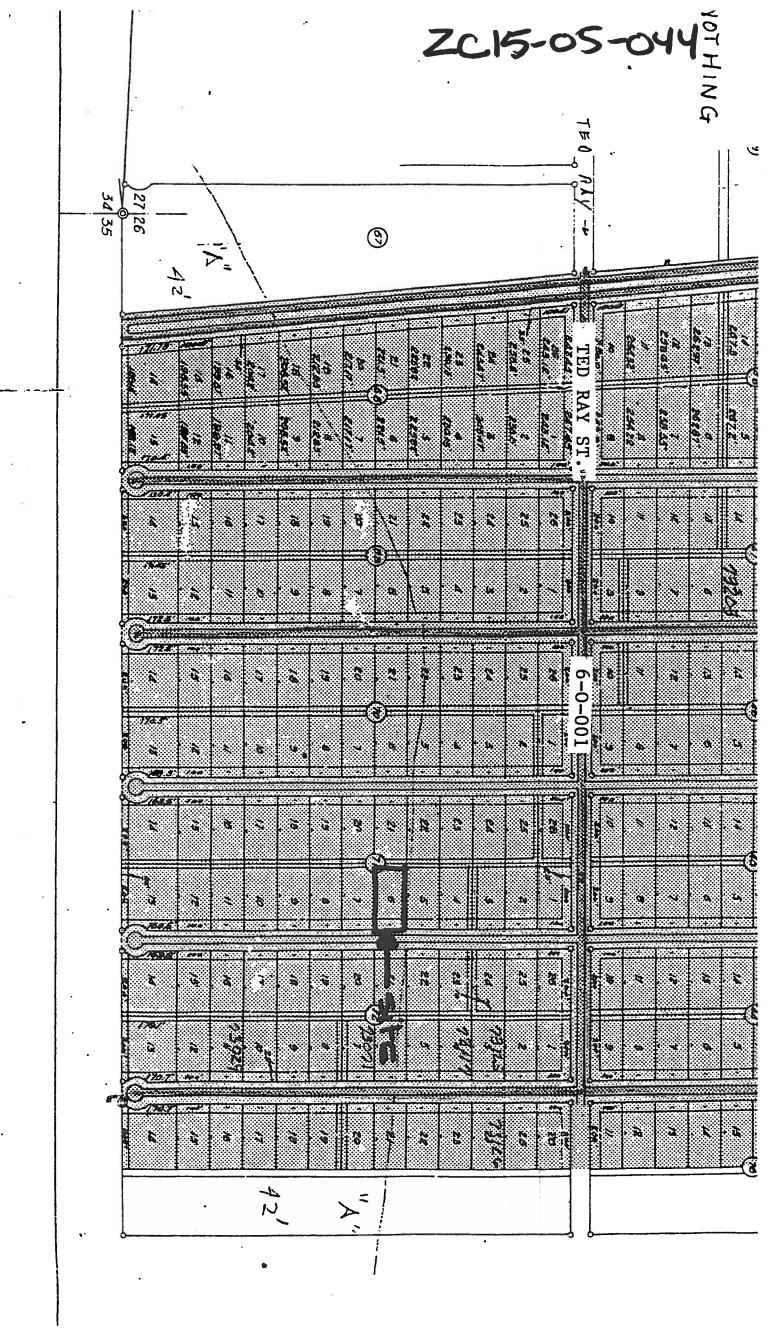
Parcel located on the west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs; S26, T6S, R12E; Ward 6, District

6

SIZE:

20,000 sq.ft.





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2015

Case No.: <u>ZC15-05-044</u>

Posted: 04/20/15

Meeting Date: May 5, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER:

Jacob E. Fogarty

OWNER:

Jacob E. Fogarty

REQUESTED CHANGE:

From A-3 (Suburban District) to A-3 (Suburban District) & MHO

(Manufactured Housing Overlay)

LOCATION:

Parcel located on the west side of Green Street, south of Ted Ray

Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs; S26, T6S, R12E; Ward 6, District

6

SIZE:

20,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Zoning

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Land Use

North Undeveloped A-3 (Suburban District)
South Undeveloped A-3 (Suburban District)
East Undeveloped A-3 (Suburban District)
West Undeveloped A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

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 land resources so that they remain 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.

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 west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs. The 2025 future land use plan call for the area to developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:

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