

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5383 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. STEFANCIK

ON THE 7 DAY OF MAY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF POWELL DRIVE, WEST OF GRACE DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 7.47 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 9, DISTRICT 14). (ZC15-01-007)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-01-007, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JUNE , 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: APRIL 30 , 2015

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

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

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

**Exhibit "A"**

**ZC15-01-007**

**A certain parcel of ground situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:**

**From the intersection of the eastern right of way of Grace Drive and the southern Right of Way of Powell Road, proceed North 72 degrees 48 minutes West a distance of 215 feet to the POINT OF BEGINNING.**

**Thence proceed South 16 degrees 01 minutes West a distance of 220 feet;**

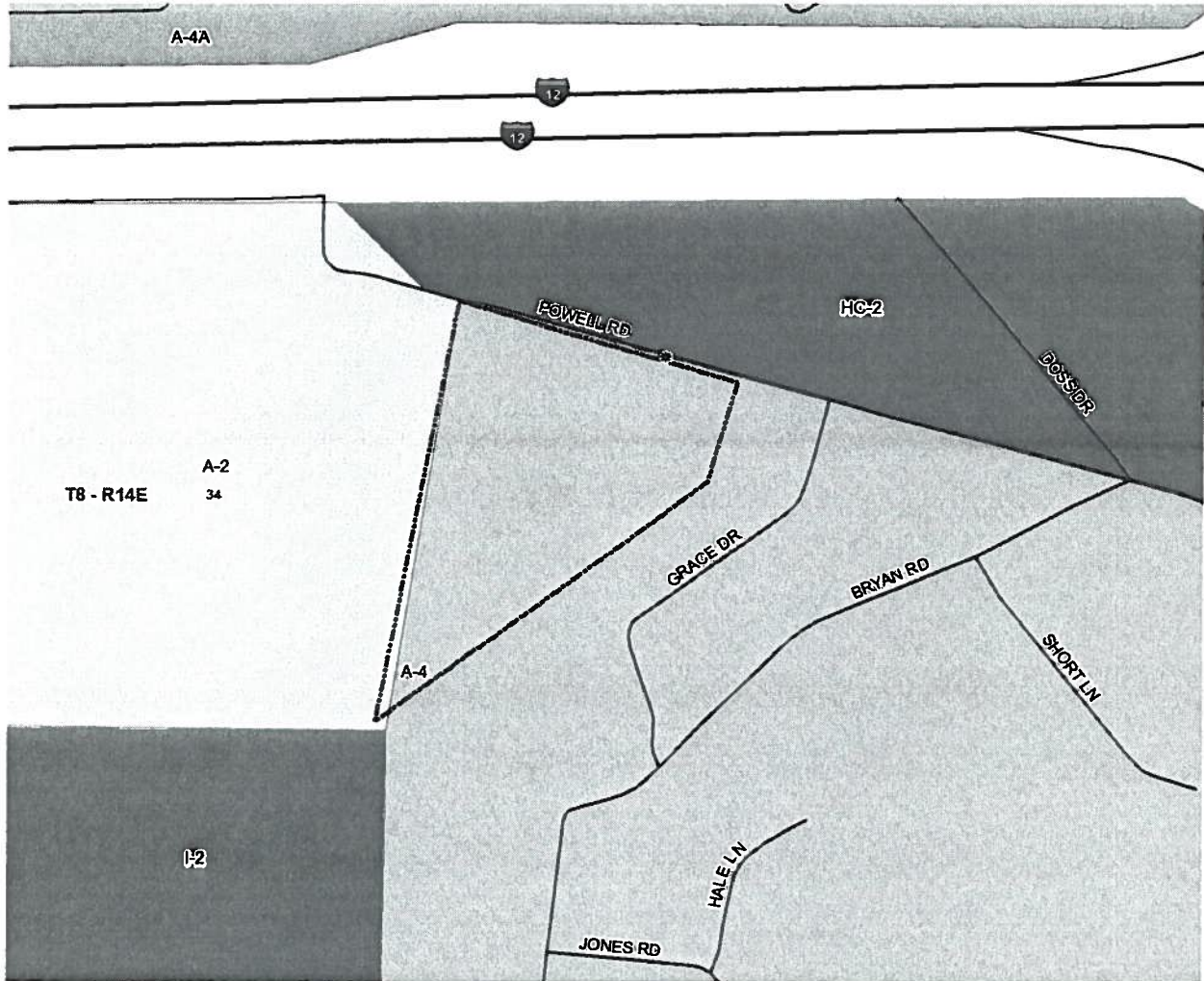
**Thence proceed South 52 degrees 56 minutes West a distance of 850 feet;**

**Thence proceed North 10 degrees 52 minutes 45 seconds East of 913.41 feet;**

**Thence proceed South 73 degrees 25 minutes 03 seconds East a distance of 589.31 feet to the POINT OF BEGINNING.**

**7.47 Acres**

**CASE NO.:** ZC15-01-007  
**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 south side of Powell Drive, west of Grace Drive ; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 7.47 acres



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** March 30, 2015

**Case No.:** ZC15-01-007

**Prior Action:** Postponed (03/03/15)

**Posted:** 03/16/15

**Meeting Date:** April 7, 2015

**Determination:** Approved

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### GENERAL INFORMATION

**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 south side of Powell Drive, west of Grace Drive ; S34, T8S, R14E; Ward 9, District 14

**SIZE:** 7.47 acres

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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	Commercial	HC-2 Highway Commercial District
South	Residential/Undeveloped	A-4 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-4 Suburban District

#### EXISTING LAND USE:

**Existing development?** Yes

**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 south side of Powell Drive, west of Grace Drive. The 2025 Future Land Use Plan calls for the area to be developed with single family residences including manufactured homes. Staff has no objection to the request for a Manufacture Housing Overlay as there are several mobile homes in the vicinity and the request fits with the existing land use of the area.

#### STAFF RECOMMENDATION:

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