

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5374

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 WEST MAIN STREET, WEST OF TRANSMITTER ROAD, BEING LOTS 190, 191, 254, 255, SQUARE 5, EAST OAKLAWN TOWN LOTS AND WHICH PROPERTY COMPRISES A TOTAL OF 31,680 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 7, DISTRICT 7). (ZC15-04-040)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-040, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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 _____

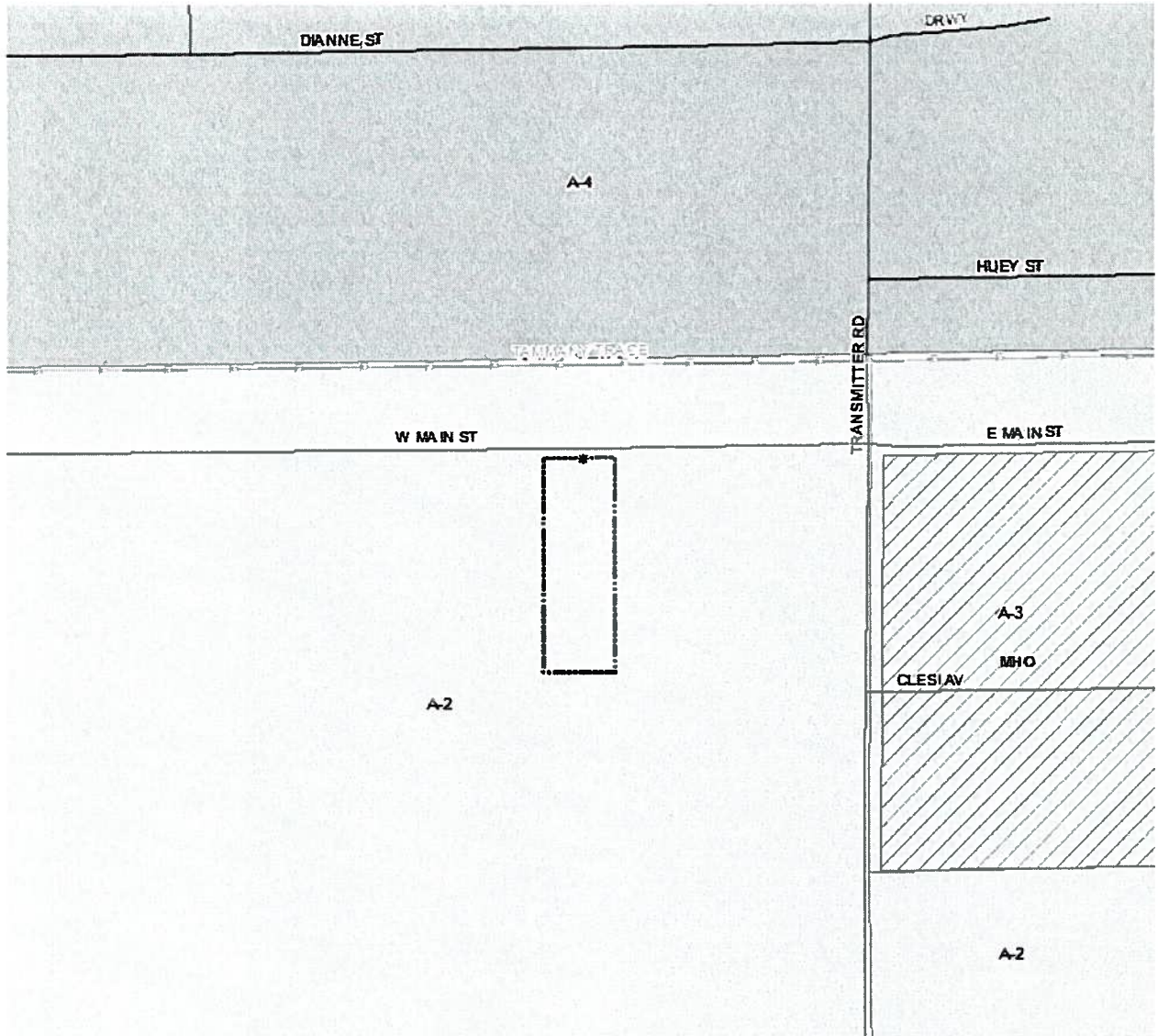
Returned to Council Clerk: _____, 2015 at _____

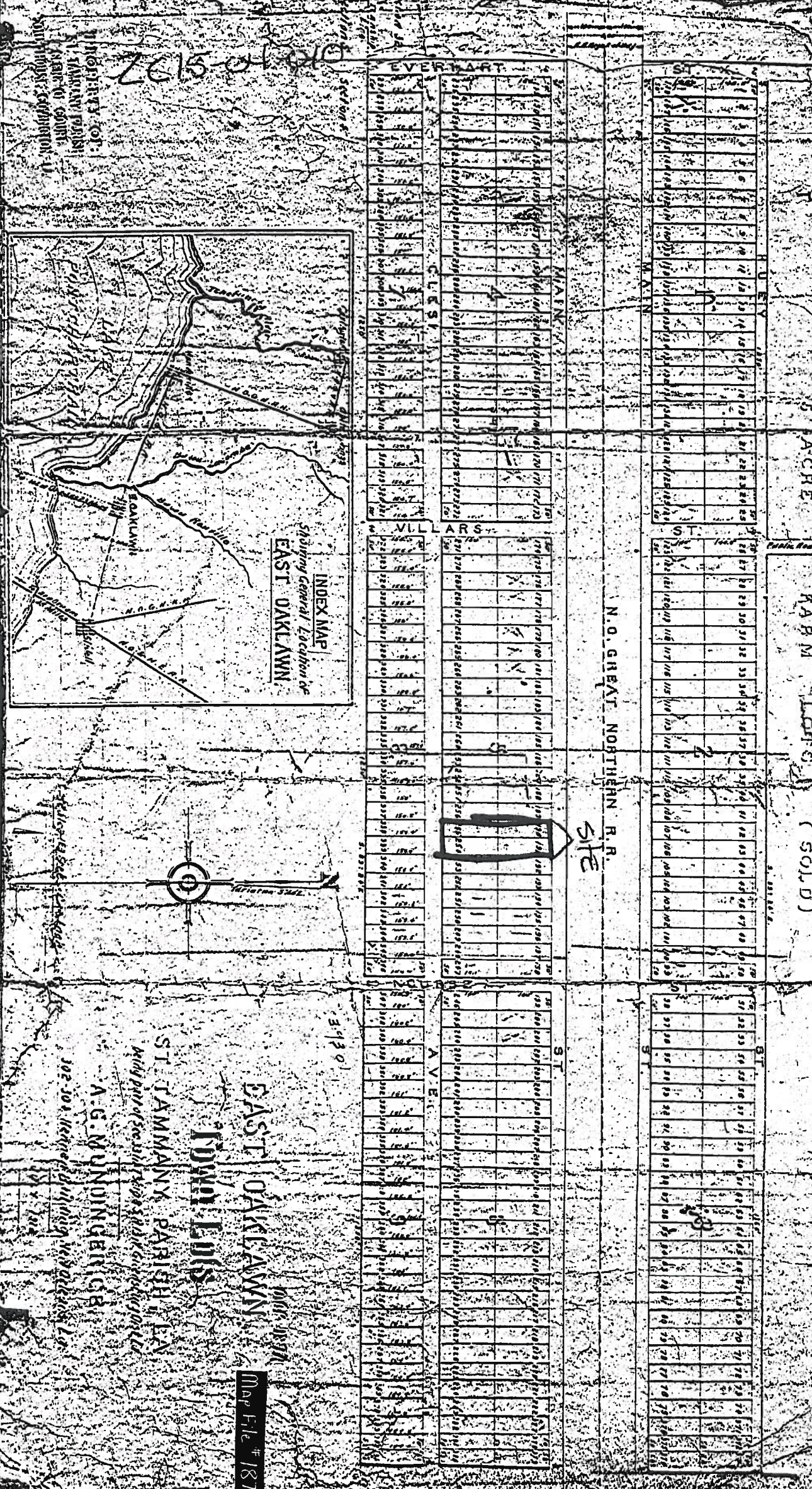
Exhibit "A"

ZC15-04-040

ALL THOSE CERTAIN PIECES OR PARCELS OF GROUND ,together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 33, Township 8 South, Range 13 East, St. Tammany Parish Louisiana, in the subdivision known as "East Oaklawn Town Lots", and which lots are designated as Lots 255, 254, 190 and 191 in Square 5

CASE NO.: ZC15-04-040
PETITIONER: Dallen Buras
OWNER: Dallen Buras
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots; S33, T8S, R13E; Ward 7, District 7
SIZE: 31,680 sq.ft.





ACRE

SQUARE

(SOLD)

N. O. GREAT NORTHERN R.R.

SITE

7615-01-210

THE CLERK OF COURT
 ST. TAMMANY PARISH
 STATE OF LOUISIANA
 HAS CAUSED TO BE
 DRAWN AND
 RECORDED
 THIS MAP

INDEX MAP
 Showing General Location of
 EAST OAKLAWN

EAST OAKLAWN
 TOWN LOTS

ST. TAMMANY PARISH, LA.
 A. G. WONDINGEN, JR.
 302-504-1111

MAP FILE # 187A

Site

179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222
223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244
245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266
267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288
289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310
311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332
333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354
355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376
377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398
399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420

1250'

S. 09° 24' E

50'

50'

50'

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-040

Posted: 3/23/2015

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Dallen Buras
OWNER: Dallen Buras
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots; S33, T8S, R13E; Ward 7, District 7
SIZE: 31,680 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	Undeveloped/ Tammany Trace	A-2 (Suburban District)
South	Undeveloped	A-2 (Suburban District)
East	Undeveloped/Residential	A-2 (Suburban District)
West	Undeveloped/Residential	A-2 (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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn. The 2025 future land use plan calls for the area to be developed with residential uses, including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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