

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5412

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF JUNE , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF PREACHERS OAK ROAD, EAST OF CARROLL ROAD, BEING LOTS 42, 43, 44, SQUARE 5, AVONDALE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 10,500 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 9, DISTRICT 14). (ZC15-05-048)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-05-048, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JULY, 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: MAY 28, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-05-048

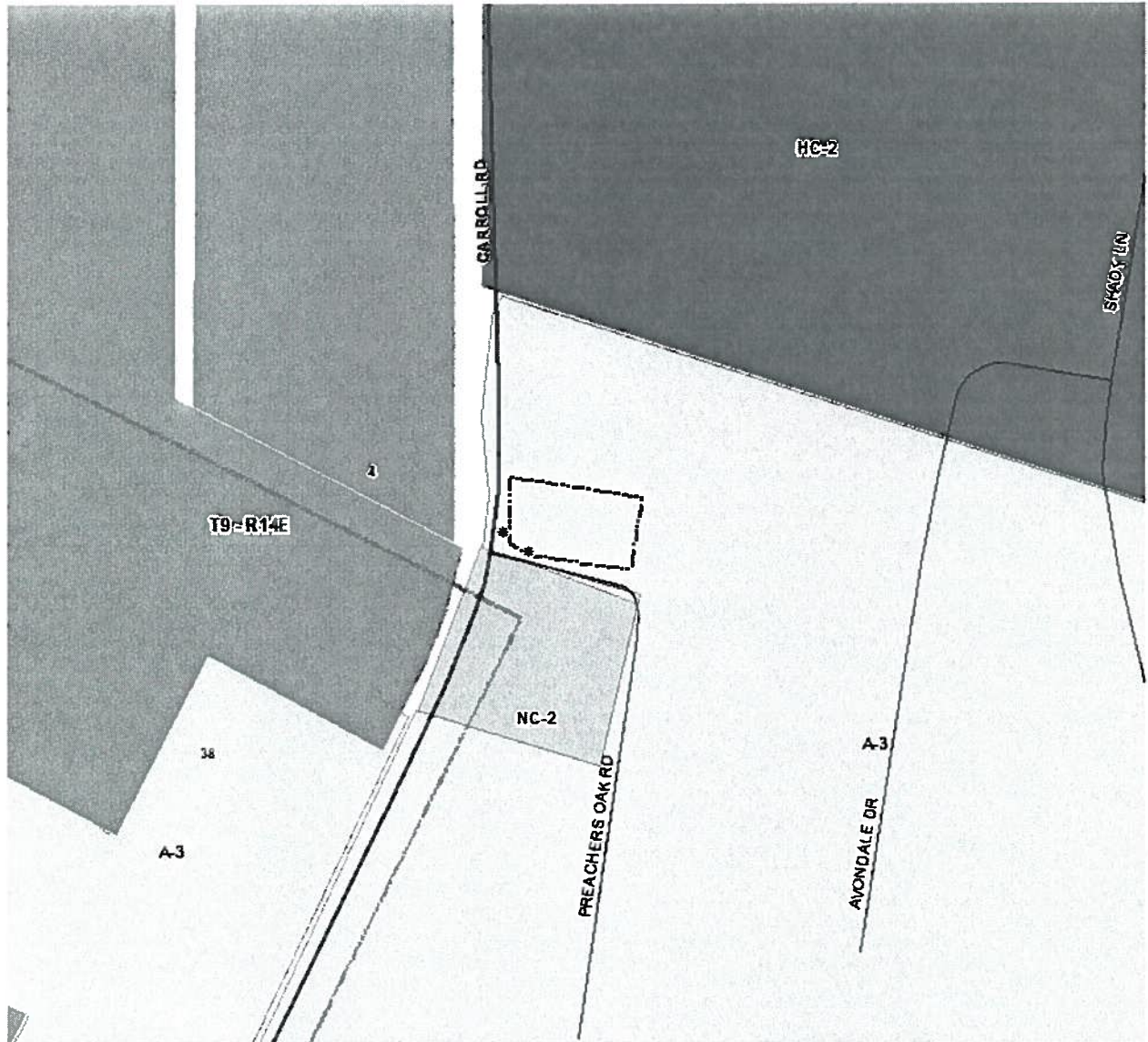
THREE CERTAIN LOTS OR PARCELS OF GROUND, together with all improvements thereon and all rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the **PARISH OF ST. TAMMANY, STATE OF LOUISIANA**, in that part thereof known as **AVONDALE SUBDIVISION**, in **SQUARE 5** bounded by **JACKSON HIGHWAY, EDGEWOOD AVENUE, TALBOT STREET** and **BAYOU LIBERT DRIVE** and designated by the **LOTS NOS. 42 TO 44** both inclusive, and measure according to Map of Avondale prepared from survey by **H. G. Fritchie**, Sept. 14th, 1927, by **Gilbert & Kelly**, Surveyors, and dedicated March 30th, 1928, as follows:

LOT NO. 42 adjoins Lot No. 41 and commences at a distance of 43.26 feet from the corner of Bayou Liberty Drive and Talbot St. and at a distance of 50 ft. from the corner of Edgewood Avenue and Talbot St. and measures 25.32 feet front on Bayou Liberty Drive and 25 feet front on Edgewood Avenue by a depth on the side line separating it from lot no. 41 from Bayou Liberty Drive to Edgewood Avenue of 138.36 feet and a depth on the other side line separating it from lot no. 43 from Bayou Liberty Drive to Edgewood Avenue of 134.36 feet.

LOT NO. 43 adjoins Lot No. 42 and measures 25.32 feet front on Bayou Liberty Drive, also 25 feet front on Edgewood Avenue by a depth on the side line separating it from lot no. 42 from Bayou Liberty Drive to Edgewood Avenue of 134.36 feet and a depth on the other side line separating it from lot no. 44 from Bayou Liberty Drive to Edgewood Avenue of 130.37 feet.

LOT NO. 44 adjoins lot no. 43 and measures 17.94 feet front on Bayou Liberty Drive, twenty-five (25') feet front on Edgewood Avenue by a depth on the side line separating it from lot No. 43 from Bayou Liberty Drive to Edgewood Avenue of 130.37 feet and a depth and front on Talbot Street of 105.52 feet and also a depth and front on Talbot Street of 23.16 feet.

CASE NO.: ZC15-05-048
PETITIONER: Charlotte E. Sylve
OWNER: Annie Sylve
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Preachers Oak Road, east of Carroll Road, being lots 42, 43, 44, Square 5, Avondale Subdivision ; S4, T9S, R14E; Ward 9, District 14
SIZE: 10,500 sq.ft.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2015

Case No.: ZC15-05-048

Posted: 04/20/15

Meeting Date: May 5, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Charlotte E. Sylve
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REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
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SIZE: 10,500 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	Residential	NC-2 (Indoor Retail and Service District)
East	Residential	A-3 (Suburban District)
West	Mini Storage	City of Slidell

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 Preachers Oak Road, east of Carroll Road, being lots 42, 43, 44, Square 5, Avondale Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

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