

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5410

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 AT THE NORTHEAST CORNER OF MASHIE STREET & FLIGHT STREET, BEING LOT 8, SQUARE 3, HILLCREST COUNTRY CLUB SUBDIVISION, 73104 MASHIE STREET, ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 15,000 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 10, DISTRICT 6). (ZC15-05-045)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-05-045, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC15-05-045

ONE CERTAIN LOT (s) OF GROUND, together with all the buildings and improvements thereon and all the rights, ways privileges, servitudes, appurtenances advantages thereunto belonging, or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in HILLCREST COUNTRY CLUB SUBDIVISION, which subdivision is pars of Sections 22, 23, 26 and 27 T 6 S, R 12 E, and which lot (s) is more particularly described as follows:

Lot No. 8 is located in Square No. 3, which square is bounded by Mashie, Ace and Flight Streets and Hillcrest Boulevard; said Lot No. 8 measures 75 feet front on Mashie Street, the same in width across the rear, and has a depth of 202.8 feet on the side line separating it from lot No. 9, and has a depth of 199.5 feet on the opposite side line.

CASE NO.: ZC15-05-045
PETITIONER: Edward & Jennifer Fogarty
OWNER: Edward & Jennifer Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Mashie Street & Flight Street, being lot 8, Square 3, Hillcrest Country Club Subdivision, 73104 Mashie Street, Abita Springs ; S27, T6S, R12E; Ward 10, District 6
SIZE: 15,000 sq.ft.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2015

Case No.: ZC15-05-045

Posted:04/20/15

Meeting Date: May 5, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Edward & Jennifer Fogarty
OWNER: Edward & Jennifer Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
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SIZE: 15,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane gravel

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Residential	A-3 (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-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northeast corner of Mashie Street & Flight Street, being lot 8, Square 3, Hillcrest Country Club Subdivision, 73104 Mashie Street, Abita Springs. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

STAFF RECOMMENDATION:

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