ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>5410</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: TANNER/BRISTER	PROVIDED BY: <u>DEVELOPMENT</u>
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{4}$ DAY OF $\underline{\text{JUNE}}$, $\underline{2015}$	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED AT THE NOI STREET & FLIGHT STREET, HILLCREST COUNTRY CLUB STREET, ABITA SPRINGS AND	BEING LOT 8, SQUARE 3, SUBDIVISION, 73104 MASHIE WHICH PROPERTY COMPRISES AND MORE OR LESS, FROM ITS TRICT) TO AN A-3 (SUBURBAN CTURED HOUSING OVERLAY),
law, <u>Case No. ZC15-05-045</u> , has recommended to that the zoning classification of the above reference	ish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany, Louisiana, ted area be changed from its present A-3 (Suburban Ianufactured 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 a District) & MHO (Manufactured Housing Overlay)
SECTION II: The official zoning map of the Par to incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.
* *	ance shall be held to be invalid, such invalidity shall n effect without the invalid provision and to this end I 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 SUE FOLLOWING:	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

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.: <u>ZC15-05-045</u>

PETITIONER: Edward & Jennifer Fogarty
OWNER: Edward & Jennifer Fogarty

REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO

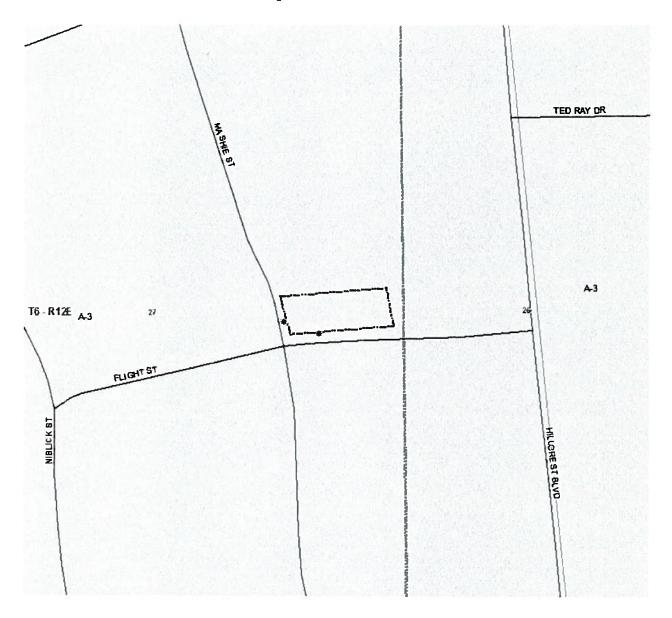
(Manufactured Housing Overlay)

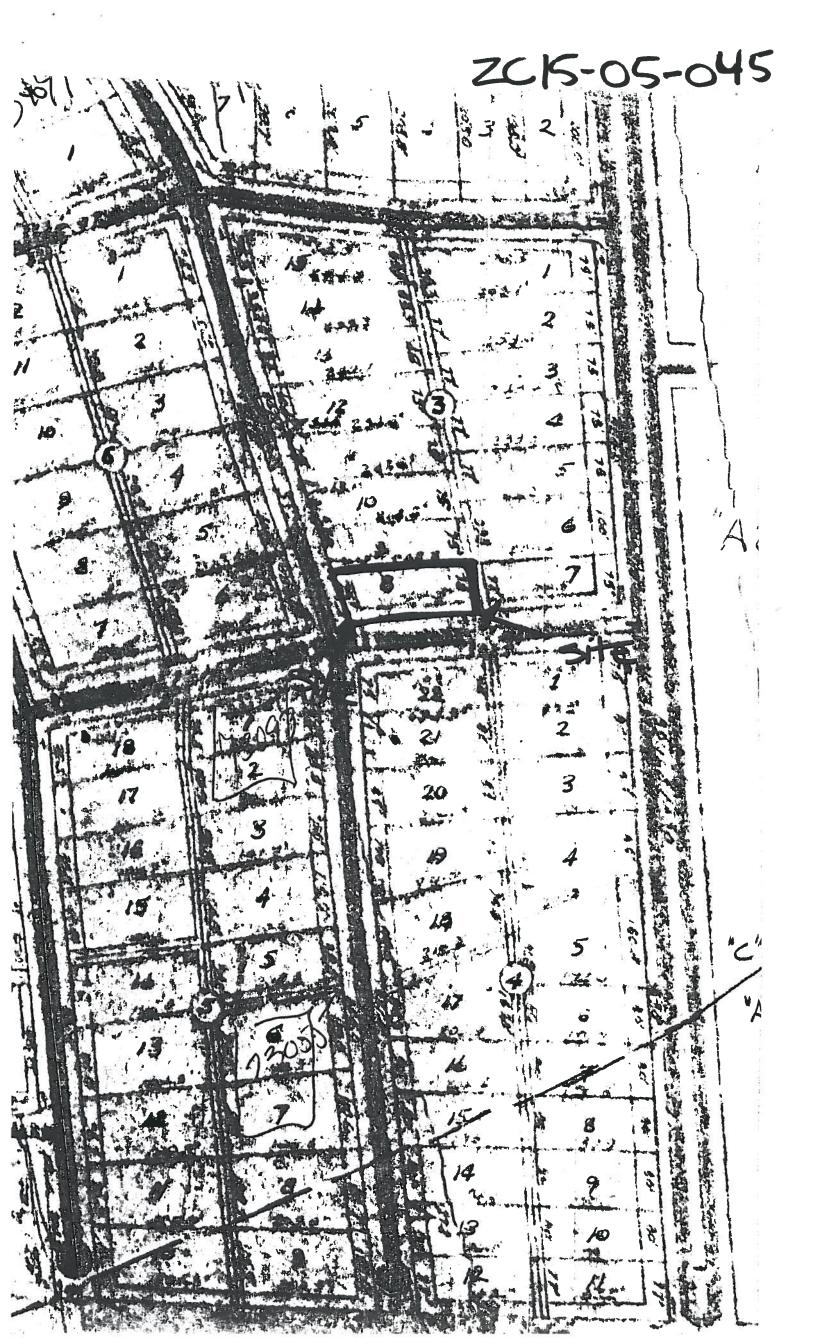
LOCATION: Parcel located at the northeast corner of Mashie Street & Flight

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

Meeting Date: May 5, 2015

Determination: Approved

Posted:04/20/15

GENERAL INFORMATION

PETITIONER: Edward & Jennifer Fogarty
OWNER: Edward & Jennifer Fogarty

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(Manufactured Housing Overlay)

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District 6

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:

DirectionLand UseZoningNorthUndevelopedA-3 (Suburban District)SouthUndevelopedA-3 (Suburban District)EastUndevelopedA-3 (Suburban District)

West Residential A-3 (Suburban District)

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.