

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5409

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 WEST SIDE OF GREEN STREET, SOUTH OF TED RAY DRIVE, BEING LOT 6, SQUARE 71, HILLCREST COUNTRY CLUB SUBDIVISION, 73053 GREEN STREET, ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 20,000 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 6, DISTRICT 6). (ZC15-05-044)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-05-044, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 _____

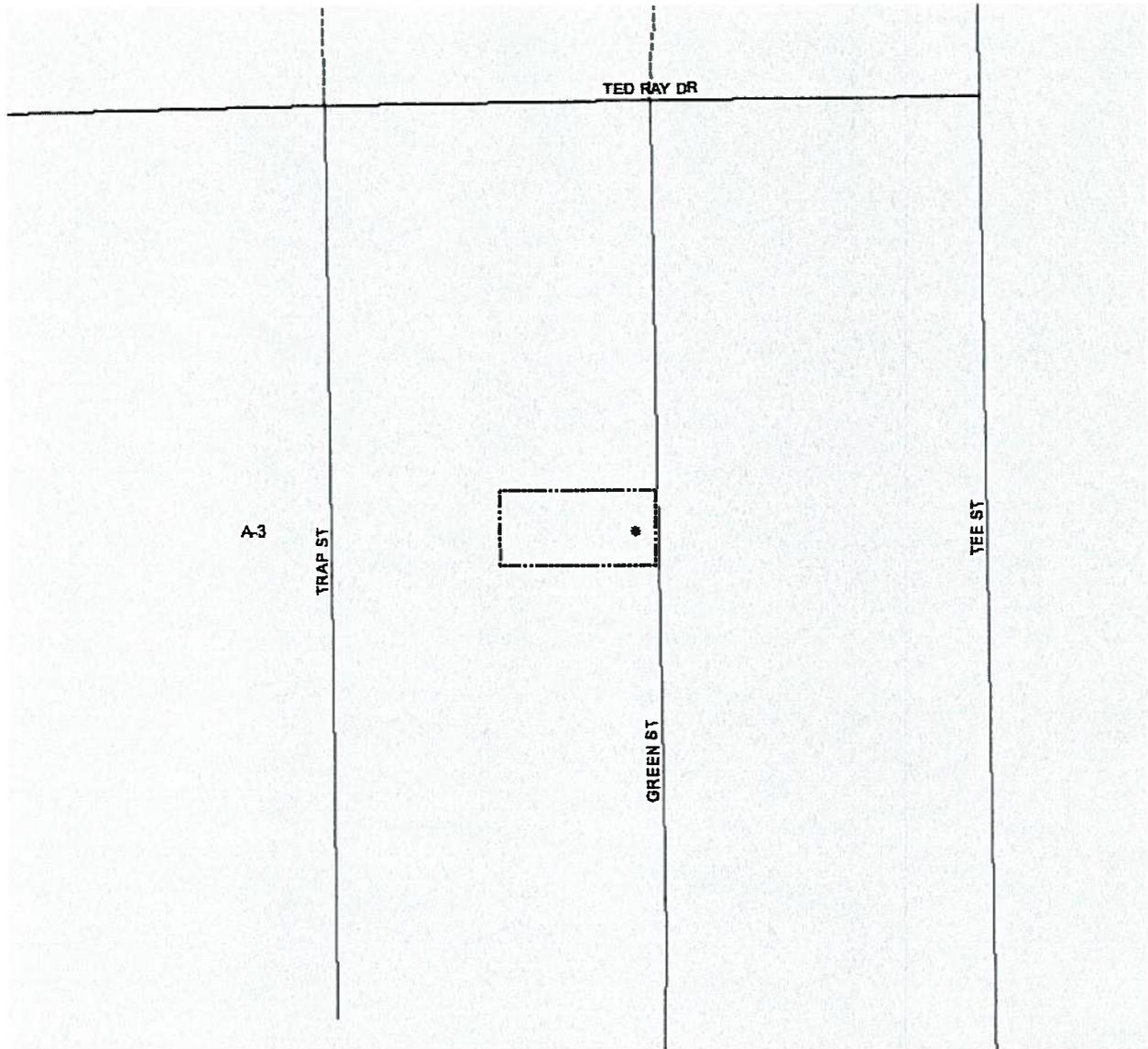
Exhibit "A"

ZC15-05-044

ONE CERTAIN PIECE OR PORTION OF GROUND, together with improvements thereon, all the rights, ways privileges, servitudes, appurtenances and advantages thereunto belonging, or in any way appertaining, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, in Section 22, 23, 26 and 27 T.6 S., R. 12 E., ST. TAMMANY PARISH, LOUISIANA, which said portions are part of HILLCREST COUNTRY CLUB SUBDIVISION, and measures in accordance with map by Land Engineer Services, Inc., signed by Robert A. Berline, R.S., dated August 16, 1960 certified copy of which is annexed to Act of Dedication before John F. Stafford, Notary Public on September 19, 1960.

Said portion of ground is designated as Lot 6, Square No. 71, bounded by GREEN STREET, FOURTH STREET, TRAP STREET, and the SOUTH SIDE LINE of the property. Lot No. 6, Square 71, measures 100 feet front on Green Street, similar width in the rear, by a depth of 200 feet between equal and parallel lines.

CASE NO.: ZC15-05-044
PETITIONER: Jacob E. Fogarty
OWNER: Jacob E. Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs; S26, T6S, R12E; Ward 6, District 6
SIZE: 20,000 sq.ft.



ZC15-05-044

NOTHING

TED RAY ST.

27 26
34 35

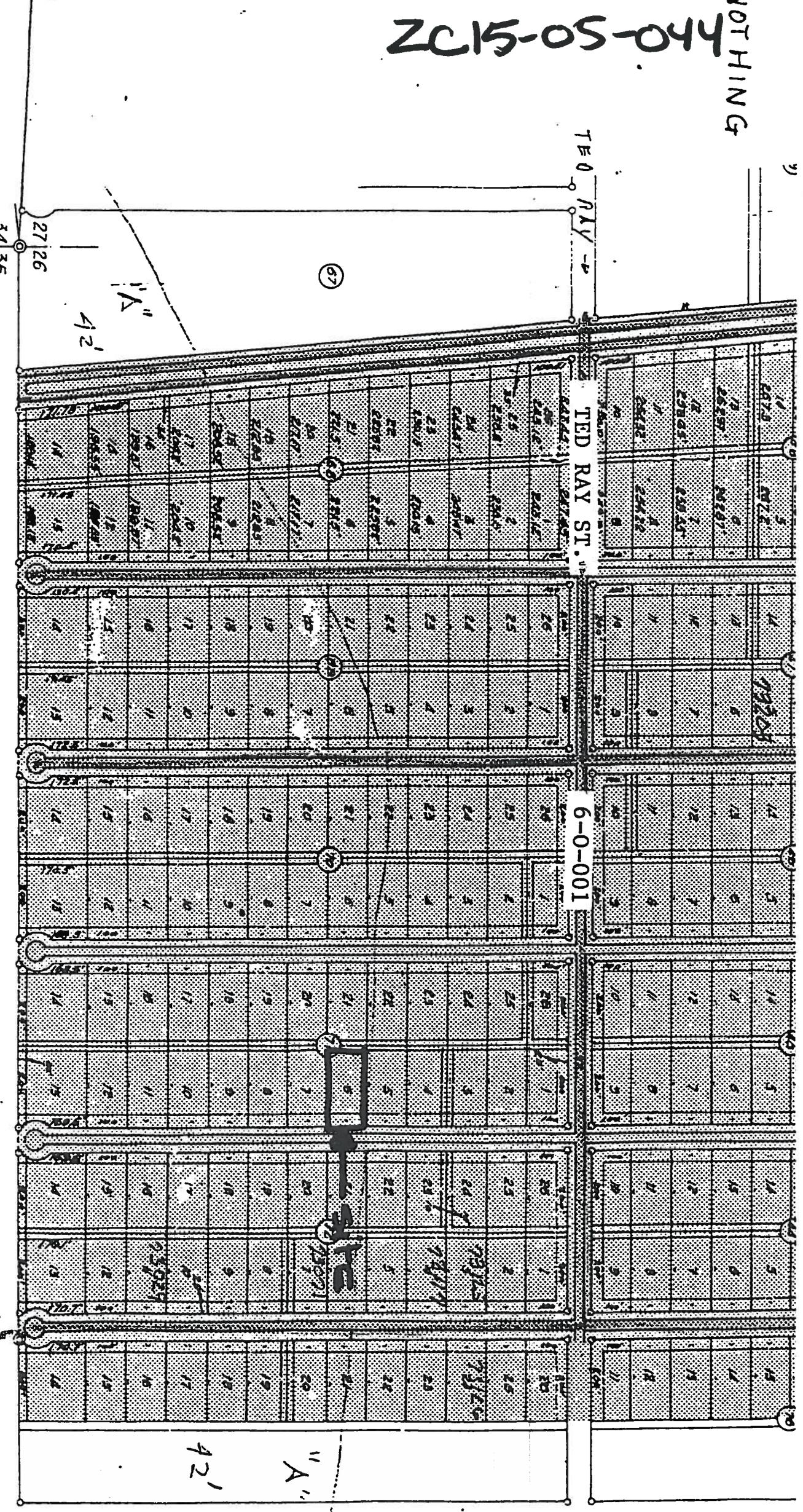
42'
"A"

67

TED RAY ST.

6-0-001

42'
"A"



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2015

Case No.: ZC15-05-044

Posted: 04/20/15

Meeting Date: May 5, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jacob E. Fogarty
OWNER: Jacob E. Fogarty
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs; S26, T6S, R12E; Ward 6, District 6
SIZE: 20,000 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 | Undeveloped | A-3 (Suburban District) |

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

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 west side of Green Street, south of Ted Ray Drive, being lot 6, Square 71, Hillcrest Country Club Subdivision, 73053 Green Street, Abita Springs. The 2025 future land use plan call for the area to developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:

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