

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5406

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 EAST SIDE OF 7TH STREET, SOUTH OF LA HIGHWAY 36, BEING SQUARE 35, TOWN OF NEW CLAIBORNE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 2). (ZC15-05-041)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-05-041, 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-4 (Single Family Residential District) to an A-4 (Single Family Residential 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-4 (Single Family Residential 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-4 (Single Family Residential District) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC15-05-041

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, more particularly described as follows:

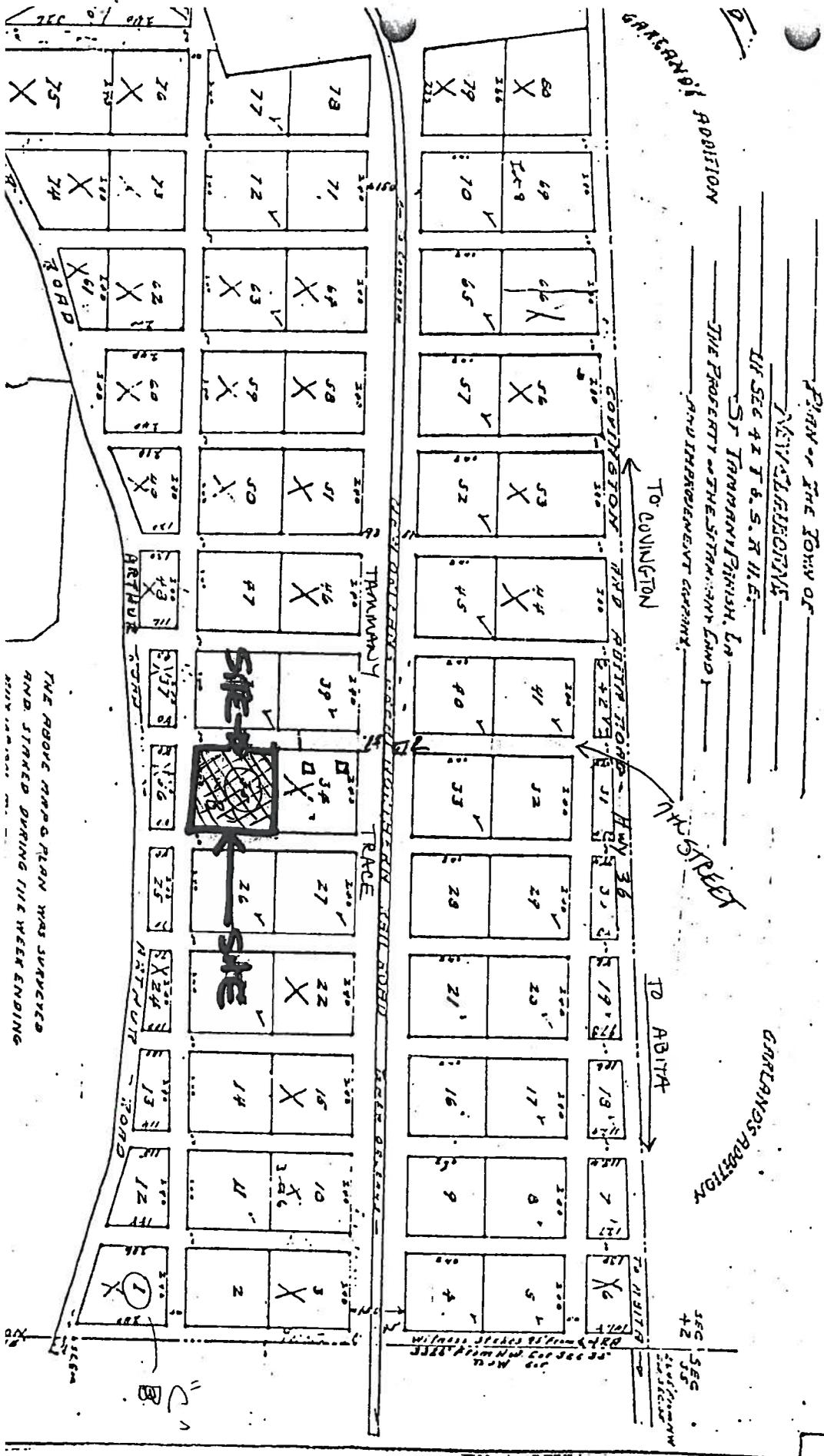
A CERTAIN PIECE OR PARCEL of land located in Section (Headright) Forty-Two (42), Township Six (6) South, Range Eleven (11) East, St. Tammany Parish, Louisiana, described and designated as Square Number Thirty-Five (35) in the Town of New Claiborne, all as per the Plat of a Survey on file in the office of the Clerk of Court of St. Tammany Parish, by J.M. Yates, Parish Surveyor, and traced by H.K. Barrow, dated May 18, 1901, and filed in Map File Nos. 35A, 102A and 161A; said Square Number Thirty-five (35) measures Two Hundred Forty (240) feet by Two Hundred Forty (240) feet.

CASE NO.: ZC15-05-041
PETITIONER: Ma Carmen Munoz Vega
OWNER: Ma Carmen Munoz Vega
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of 7th Street, south of LA Highway 36, being Square 35, Town of New Claiborne; S42, T6S, R11E; Ward 3, District 2
SIZE: 1.32 acres



2015-05-041

PLAN OF THE TOWN OF
NEW ALBANY
IN SEC 4 & 5, T. 5. N. R. 11. E.
ST. TAMMANY PARISH, LA.
THE PROPERTY OF THE STRAIGHT LAND
AND IMPROVEMENT COMPANY.



THE ABOVE MAP & PLAN WAS SURVEYED
AND STAKED DURING THE WEEK ENDING
MAY 14, 1900.

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ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2015
Case No.: ZC15-05-041
Posted: 04/20/15

Meeting Date: May 5, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Ma Carmen Munoz Vega
OWNER: Ma Carmen Munoz Vega
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of 7th Street, south of LA Highway 36, being Square 35, Town of New Claiborne; S42, T6S, R11E; Ward 3, District 2
SIZE: 1.32 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 lane unopened Parish Right of way **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped/Residential	A-4 (Single Family Residential District)
South	Undeveloped/Residential	A-4 (Single Family Residential District)
East	Undeveloped	A-4 (Single Family Residential District)
West	Undeveloped	A-4 (Single Family Residential 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-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the east side of 7th Street, south of LA Highway 36, being Square 35, Town of New Claiborne. 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.