

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5152 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF JACKSON AVENUE, EAST OF 24TH STREET, BEING LOTS1-7 SQ. 179, TOWN OF LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL 1.41 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 7, DISTRICT 7). (ZC14-01-003)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-003, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MARCH , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: January 30 , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

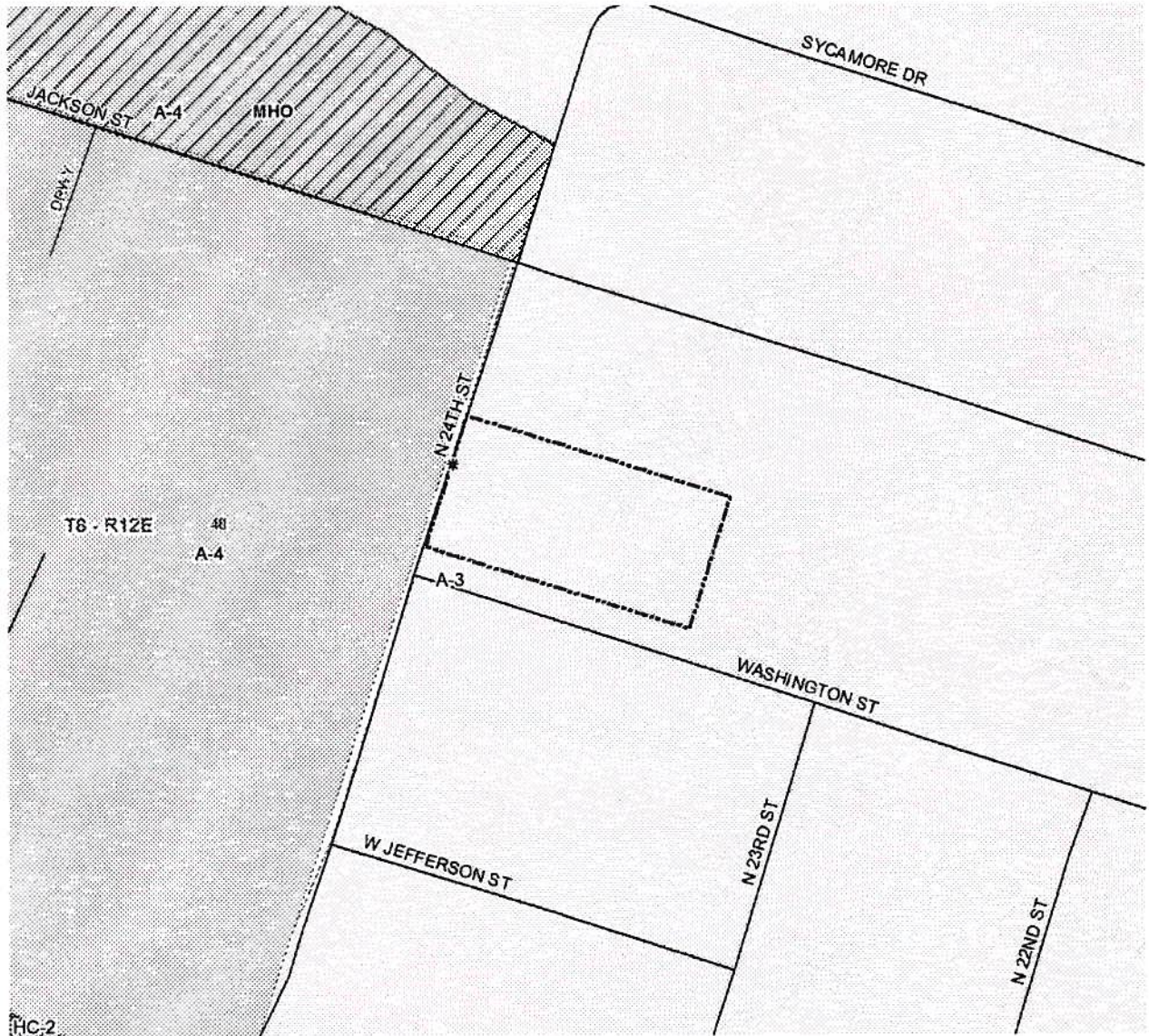
## Exhibit "A"

**ZC14-01-003**

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Town of Lacombe, Greensburg District, St. Tammany Parish, Louisiana, and more fully shown on map and plat of survey of E.J. Champagne, Surveyor, dated October 18, 1963, more fully described as follows, to-wit:**

**Being LOTS NOS. ONE (1) THROUGH SEVEN (7) INCLUSIVE, of SQUARE NO. 179 of the TOWN OF LACOMBE, which said lots measures fifty (50) feet front each on Jackson Street, a width of fifty (50) feet each in the rear; by a depth of 176.3 feet, all between equal and parallel lines. Said Lot No. One (1) forms the corner of Jackson Street and 23<sup>rd</sup> Street.**

**CASE NO.:** ZC14-01-003  
**PETITIONER:** Francis Faciane  
**OWNER:** Francis Faciane  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Jackson Avenue, east of 24th Street, being Lots 1-7 Sq. 179, Lacombe; S48, T8S, R12E; Ward 7, District 7  
**SIZE:** 1.41 acres





2014-01-003

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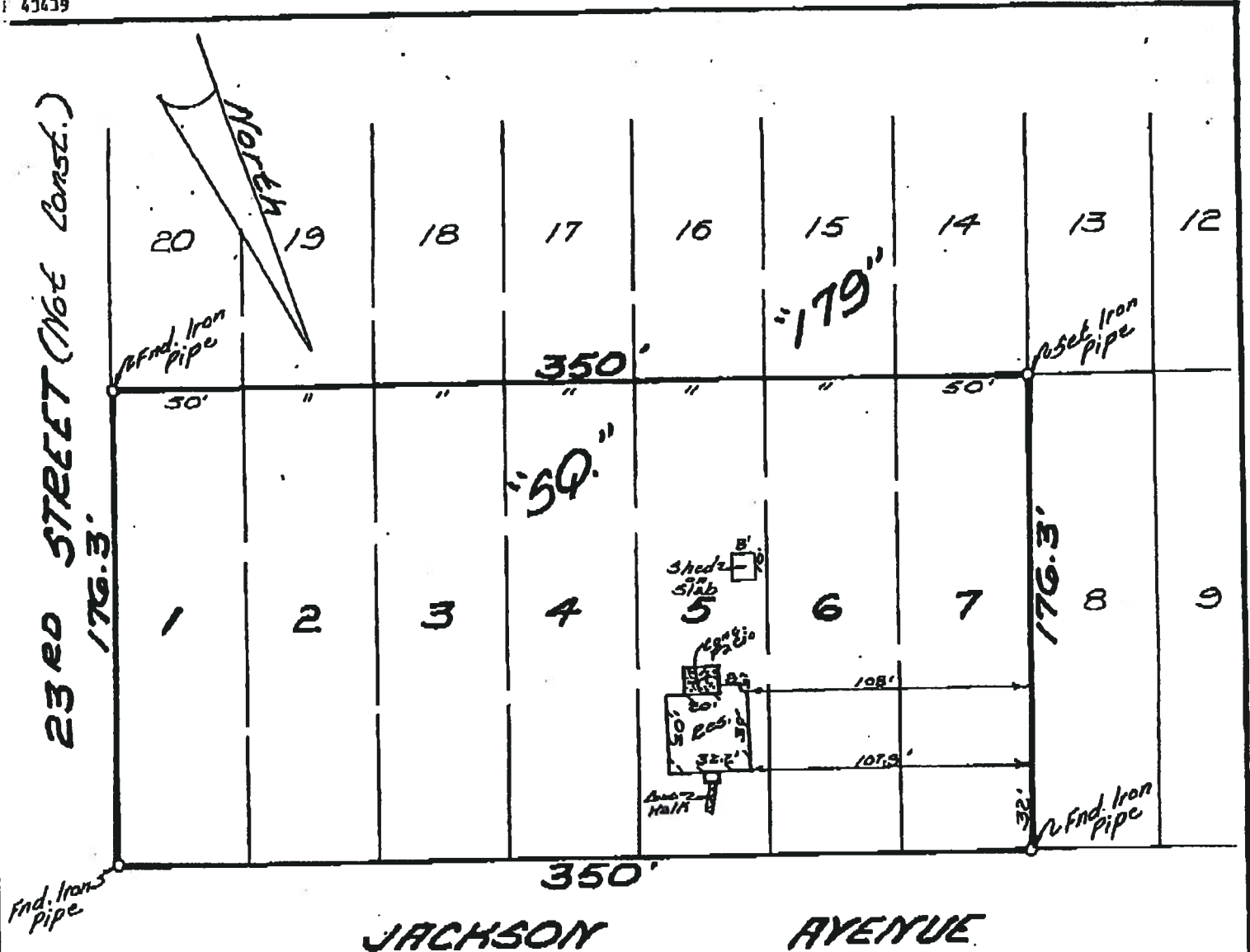
Public Works

6418497

No. 8639

P. 2  
p. 2

43439



Ref.: Plat By Eddie J. Champagne  
 Dated: May 16, 1975; Dwg. No. 3855  
 Note: According to F.E.M.A. Flood Insurance Rate Map  
 this property is located in Flood Zone "A"

Scale: 1" = 60'

**SURVEY MAP**  
 of  
**LOTS 1-7, SQUARE 179, LACOMBE**  
 in

St. Tammany Parish, Louisiana  
 for

**LOUIS T. BART, SR. &  
 LOUIS J. REIMONYENQ, JR.**

This Survey is Certified  
 True and Correct By  
*[Signature]*

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** December 30, 2013  
**Case No.:** ZC14-01-003  
**Posted:** 12/12/13

**Meeting Date:** January 7, 2014  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Francis Faciane  
**OWNER:** Francis Faciane  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Jackson Avenue, east of 24th Street, being Lots 1-7 Sq. 179, Lacombe; S48,T8S,R12E; Ward 7, District 7  
**SIZE:** 1.41 acres

**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	Undeveloped	A-3 (Suburban District)
East	Residential	A-3 (Suburban District)
West	Undeveloped	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 on the north side of Jackson Avenue, east of 24th Street, being Lots 1-7 Sq. 179, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses including manufacture homes. Staff has no objections to the request.

**STAFF RECOMMENDATION:**

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