

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5374

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF MAY, 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF WEST MAIN STREET, WEST OF TRANSMITTER ROAD, BEING LOTS 190, 191, 254, 255, SQUARE 5, EAST OAKLAWN TOWN LOTS AND WHICH PROPERTY COMPRISES A TOTAL OF 31,680 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 7, DISTRICT 7). (ZC15-04-040)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-040, 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-2 (Suburban District) to an A-2 (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-2 (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-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JUNE , 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: APRIL 30 , 2015

Published Adoption: _____ , 2015

Delivered to Parish President: _____ , 2015 at _____

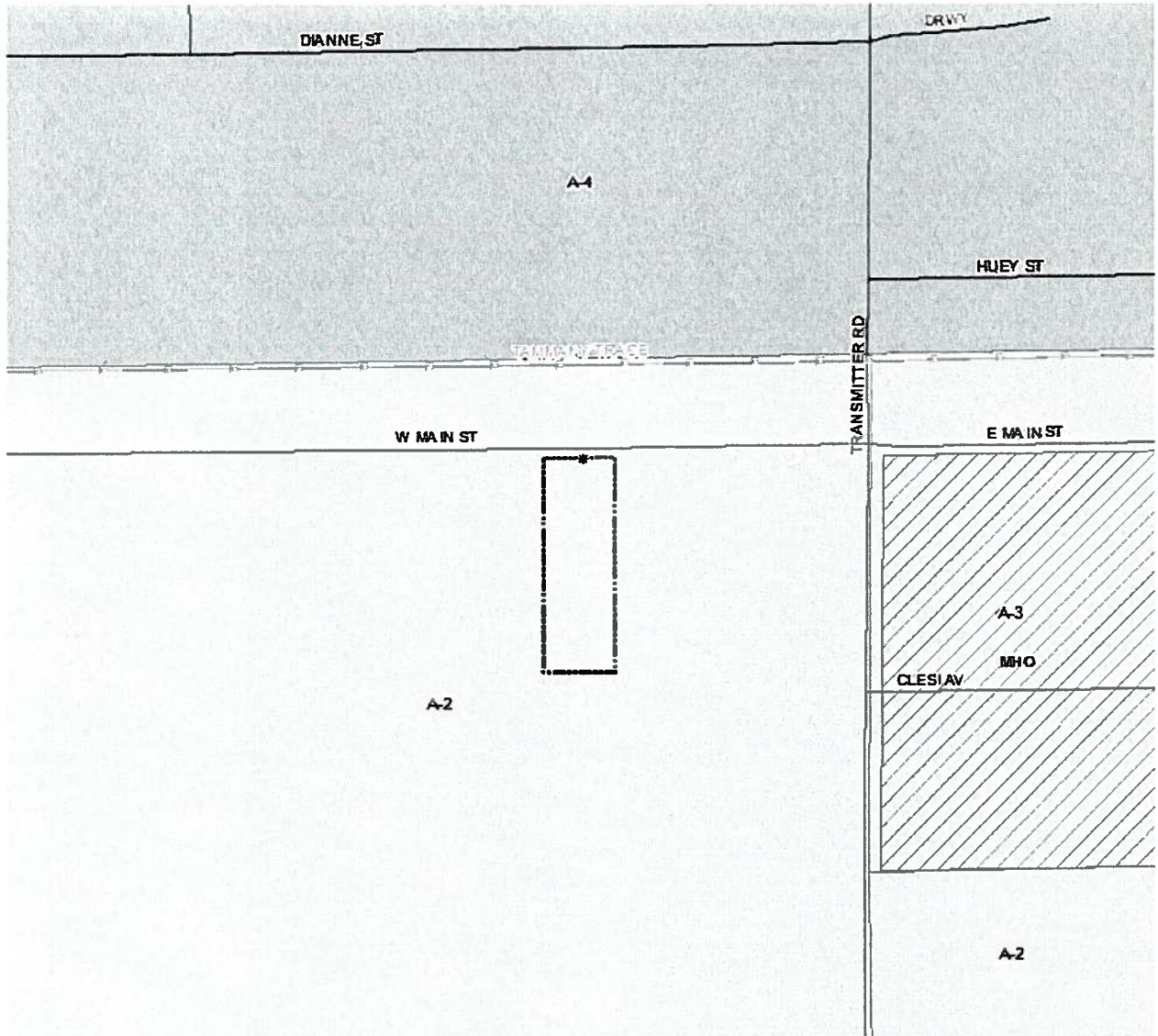
Returned to Council Clerk: _____ , 2015 at _____

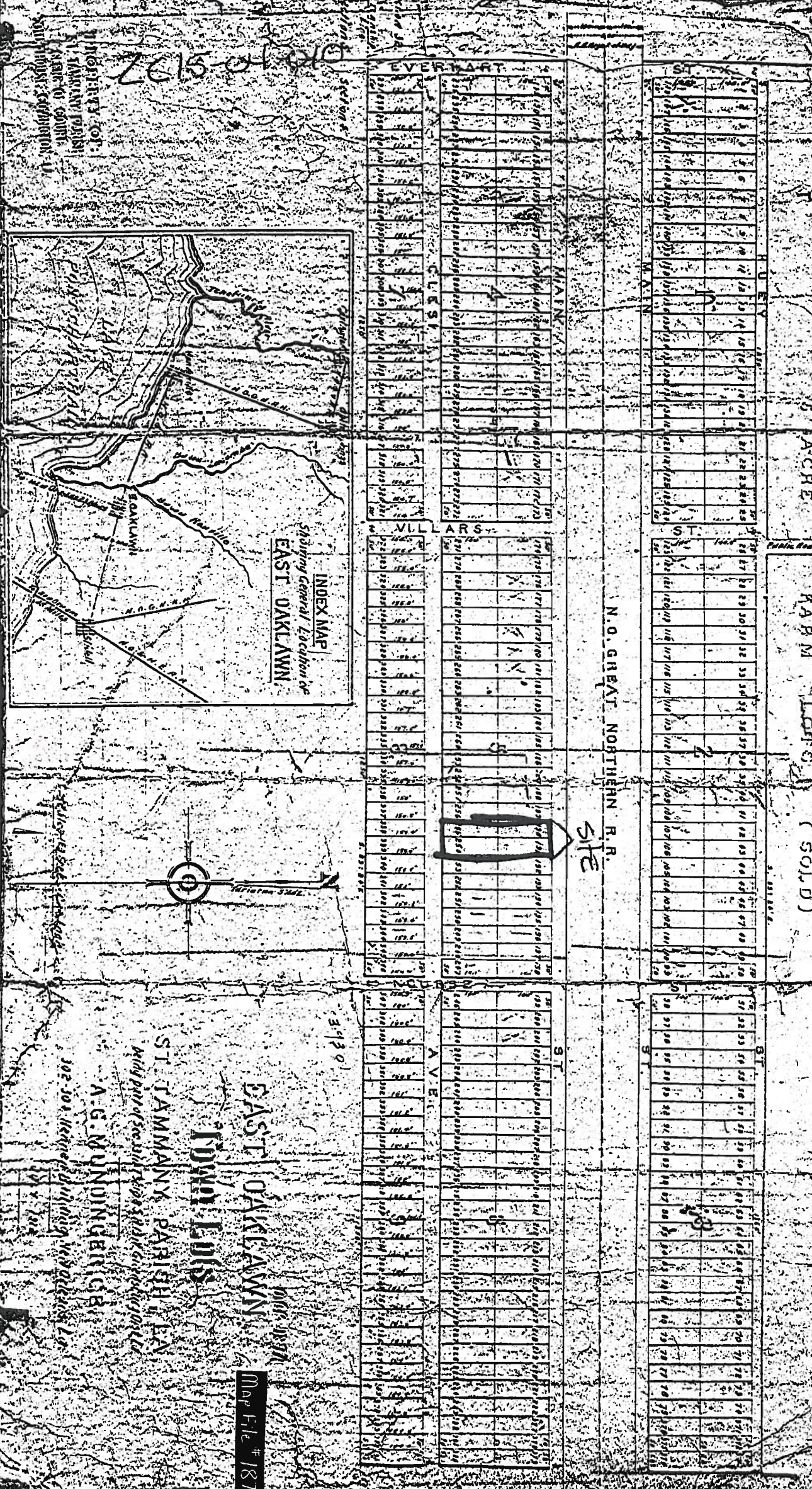
Exhibit "A"

ZC15-04-040

ALL THOSE CERTAIN PIECES OR PARCELS OF GROUND ,together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 33, Township 8 South, Range 13 East, St. Tammany Parish Louisiana, in the subdivision known as "East Oaklawn Town Lots", and which lots are designated as Lots 255, 254, 190 and 191 in Square 5

CASE NO.: ZC15-04-040
PETITIONER: Dallen Buras
OWNER: Dallen Buras
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots; S33, T8S, R13E; Ward 7, District 7
SIZE: 31,680 sq.ft.





ACRE

FARMS

LOTS

(SOLD)

N.O. GREAT NORTHERN R.R.

SITE

EVERHART

VEIL

AVENUE

INDEX MAP
Showing General Location of
EAST OAKLAWN

EAST OAKLAWN

TOWN LOTS

ST. TAMMANY PARISH, LA.

A.G. WONDINGEN GR.

Map File # 187A

7615-01-210

Integrity, Co.
TAMMANY PARISH
CLERK OF COURT
1001 PINE STREET
MONROE, LOUISIANA 70501

Site

170	156.2'	327	156.4'	328	156.6'	329	156.8'	330	157.0'	331	157.2'	332	157.4'	333	157.6'	334	157.8'	335	158.0'	336	158.2'	337	158.4'	338	158.6'	339	158.8'	340	159.0'	341	159.2'	342	159.4'	343	159.6'	344	159.8'	345	160.0'	346	160.2'																																														
7266	265	264	263	262	261	260	259	258	257	256	255	254	253	252	251	250	249	248	247	246	245	244	243	242	241	240	239	238	237	236	235	234	233	232	231	230	229	228	227	226	225	224	223	222	221	220	219	218	217	216	215	214	213	212	211	210	209	208	207	206	205	204	203	202	201	200	199	198	197	196	195	194	193	192	191	190	189	188	187	186	185	184	183	182	181	180	179

1250'

S. 09.24'E

50'

50'

50'

50'

50'

50'

50'

50'

50'

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-040

Posted: 3/23/2015

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Dallen Buras
OWNER: Dallen Buras
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn Town Lots; S33, T8S, R13E; Ward 7, District 7
SIZE: 31,680 sq.ft.

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	Undeveloped/ Tammany Trace	A-2 (Suburban District)
South	Undeveloped	A-2 (Suburban District)
East	Undeveloped/Residential	A-2 (Suburban District)
West	Undeveloped/Residential	A-2 (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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of West Main Street, west of Transmitter Road, being lots 190, 191, 254, 255, Square 5, East Oaklawn. The 2025 future land use plan calls for the area to be developed with residential uses, including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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