

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5086 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. ARTIGUE
ON THE 3 DAY OF OCTOBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 450, NORTH OF ED WILLIAMS ROAD EAST, SOUTH OF THE WASHINGTON PARISH LINE AND WHICH PROPERTY COMPRISES A TOTAL 4.79 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (ZC13-09-072)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-09-072, 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-1 (Suburban District) to an A-1 (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-1 (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-1 (Suburban District) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF NOVEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: September 26 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC13-09-072

Located in Section 17 Township 4 South, Range 10 East,
Greensburg District, Louisiana.

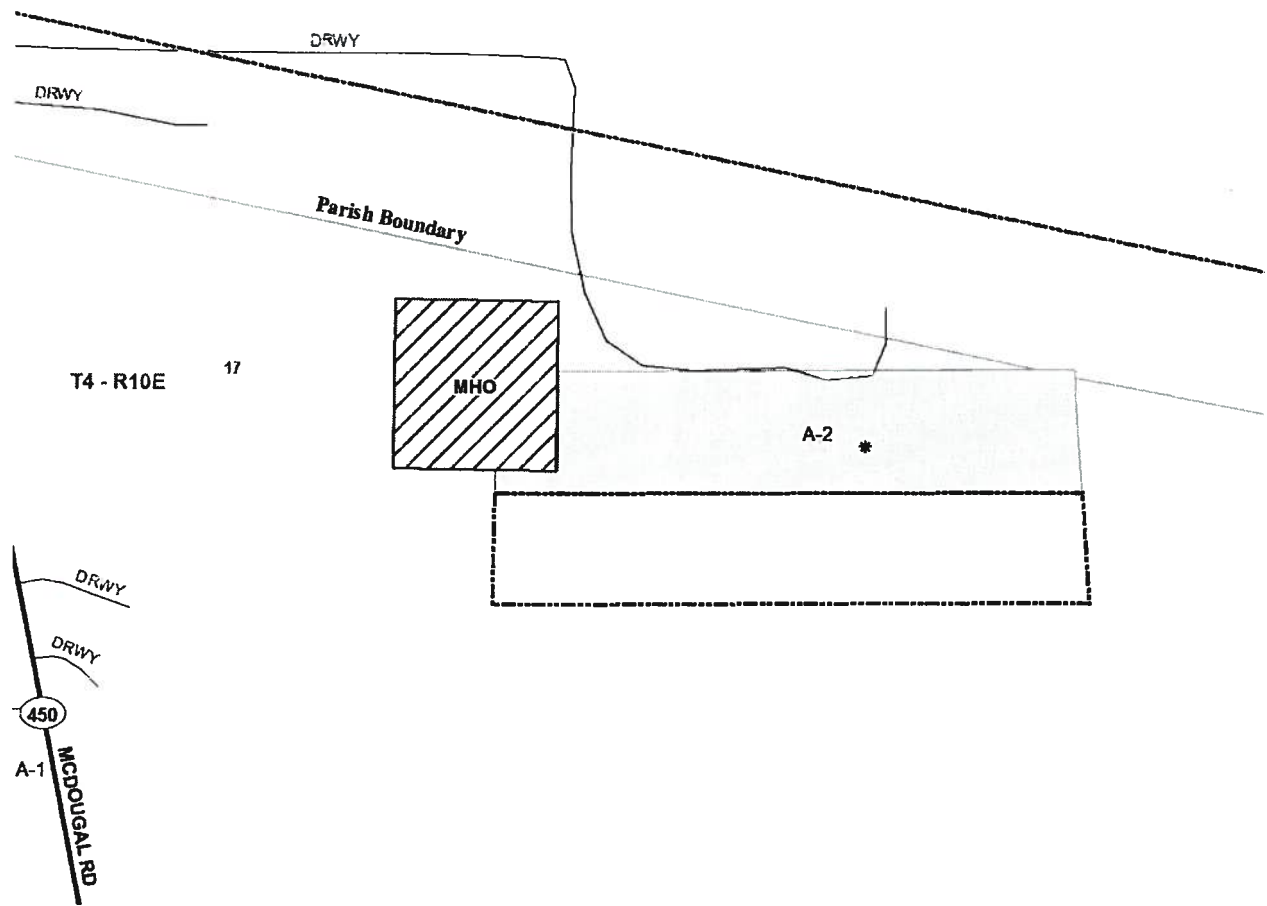
From the Section Corner common to Sections 7, 8, 17 and 18
Township 4 South, Range 10 East, Greensburg District, Louisiana
run South 89 degrees 50 minutes 52 seconds East, 1815.76 feet;
thence South 00 degrees 43 minutes 55 seconds West, 1096.53
feet; thence North 89 degrees 06 minutes 05 seconds West, 110.71
feet; thence South 00 degrees 43 minutes 55 seconds West, 42.15
feet to the Point of Beginning.

From the Point of Beginning run North 89 degrees 38 minutes 23
seconds East, 1049.59 feet to a point; thence South 04 degrees 00
minutes 43 seconds East, 196.87 feet to a point; thence South 89

degrees 33 minutes 28 seconds West, 1065.90 feet to a point;
thence North 00 degrees 43 minutes 55 seconds East, 198.03 feet
back to the Point of Beginning. As per survey of Jeron R.
Fitzmorris, Registered Land Surveyor, dated April 6, 1999.

This tract contains 4.79 acres.

CASE NO.: ZC13-09-072
PETITIONER: Sarah Helen Williams
OWNER: Sarah Helen Williams
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of LA Highway 450, north of Ed Williams Road East, south of the Washington Parish line; S17, T4S, R10E; Ward 2, District 3
SIZE: 4.79 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 26, 2013

Case No.: ZC13-09-072

Posted: 8/14/2013

Meeting Date: September 3, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Sarah Helen Williams

OWNER: Sarah Helen Williams

REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the east side of LA Highway 450, north of Ed Williams Road East, south of the Washington Parish line; S17, T4S, R10E; Ward 2, District 3

SIZE: 4.79 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Gravel/Dirt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of LA Highway 450, north of Ed Williams Road East, south of the Washington Parish line. The 2025 Future Land Use Plan calls for the area to be developed with agricultural uses. There are 2 homes visible from this site. One is stick-built, the other is a mobile home. Staff does not object to the request.

STAFF RECOMMENDATION:

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