

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5263 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. GROBY

ON THE 4 DAY OF SEPTEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF OAK AVENUE, SOUTH OF SYCAMORE STREET, BEING 57370 OAK AVENUE SLIDELL AND BEING LOTS 17, 18, 19, 20, 21 & 22, SQUARE 9, BEVERLY HILLS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 0.37 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 8, DISTRICT 14). (ZC14-08-069)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-069, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF NOVEMBER , 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: AUGUST 28 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

Exhibit "A"

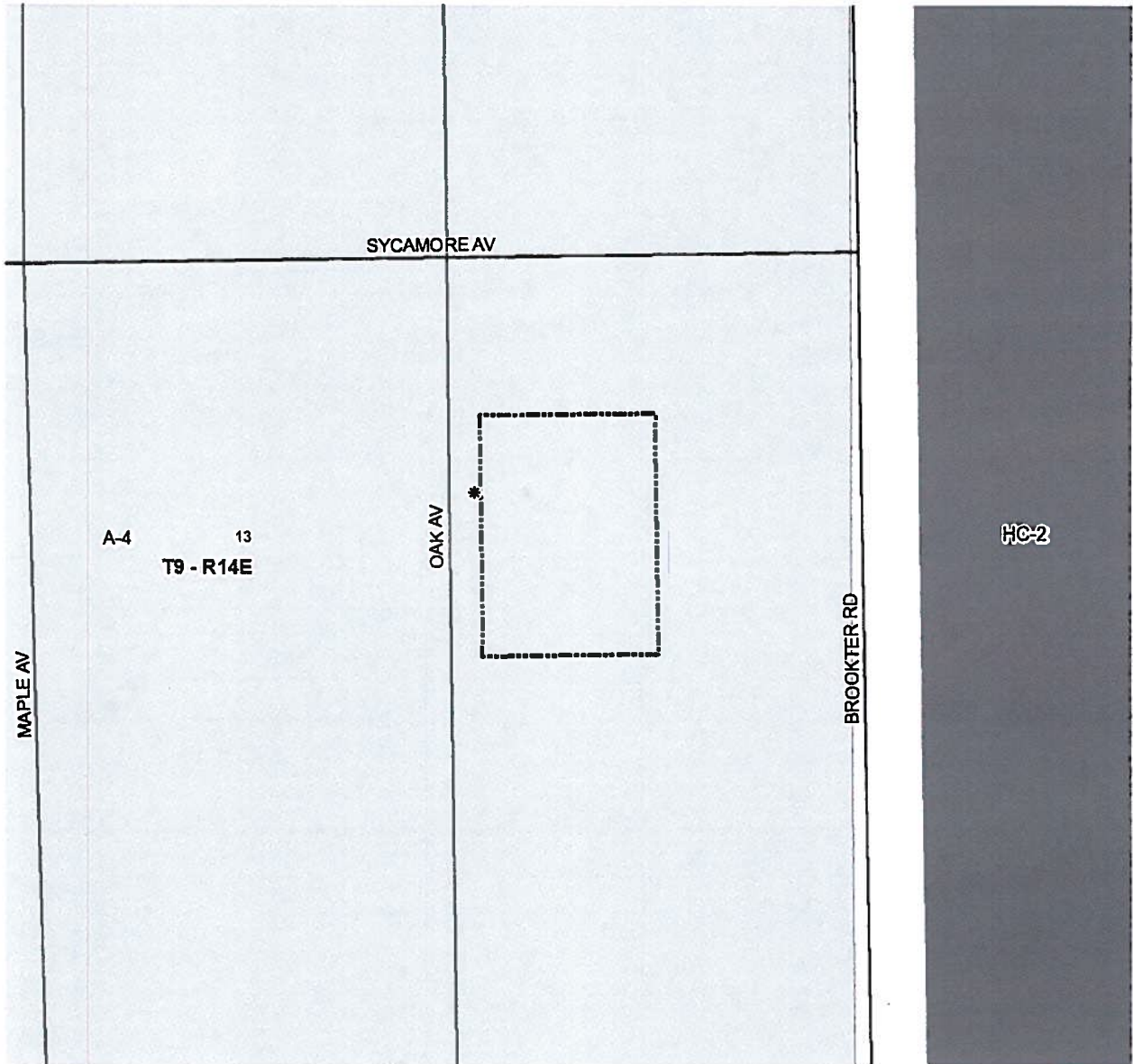
ZC14-08-069

THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated as follows:

BEVERLY HILLS SUBDIVISION IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 14 EAST, WARD 8 IN ST. TAMMANY PARISH, LOUISIANA WHICH SAID SUBDIVISION HAS BEEN DULY APPOINTED AND APPROVED BY THE PARISH OF ST. TAMMANY AND WHICH LOT OR PARCEL OF LAND IS MORE FULLY DESCRIBED AS BEING LOTS 20, 21, AND 22 OF SQUARE 9 OF SAID SUBDIVISION AND BEING A PORTION OF THE PROPERTY ACQUIRED BY THE GRANTORS HEREIN AS PER COB 307, FOLIO 117 OF THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

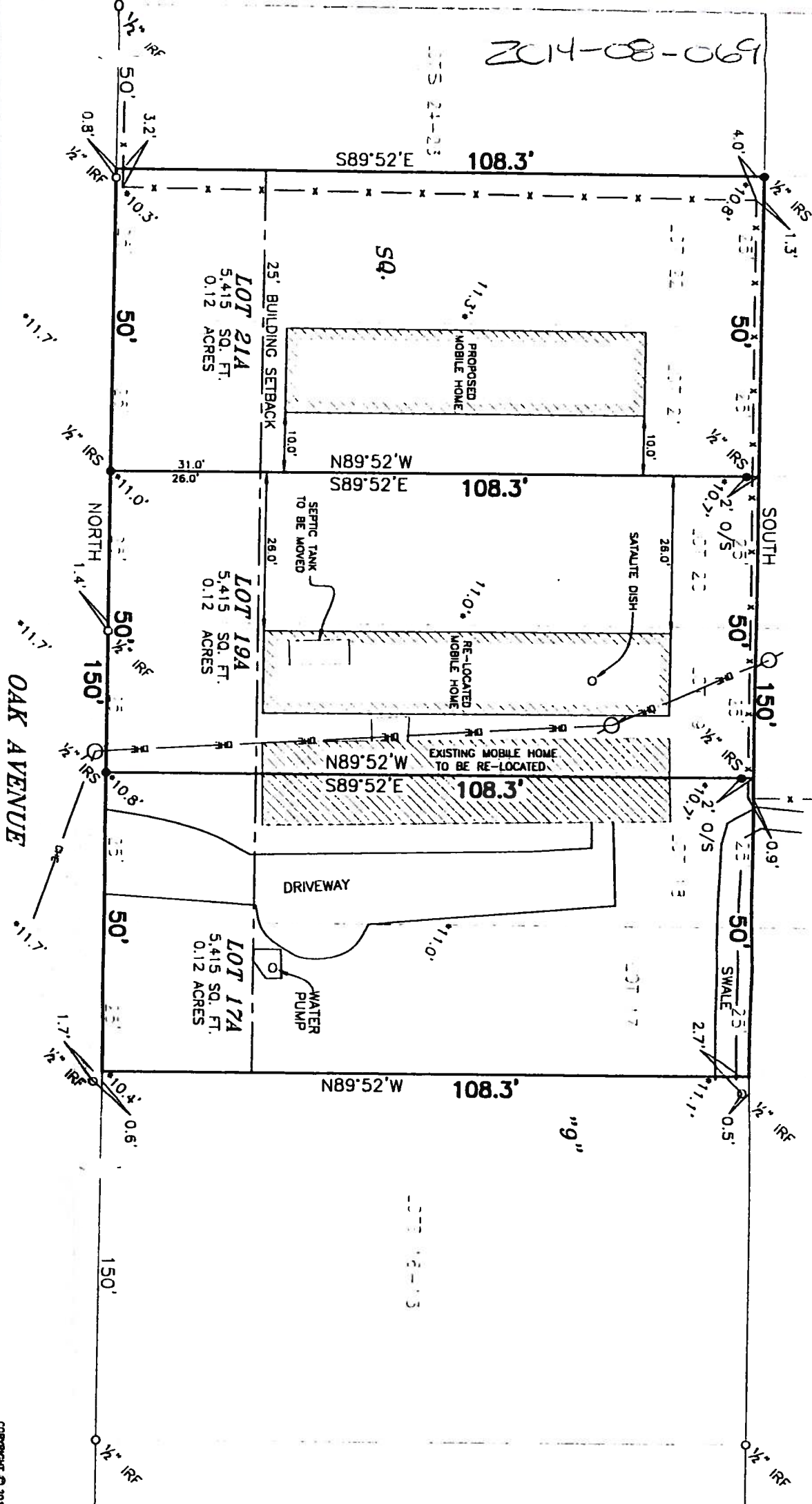
THOSE THREE (3) CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as BEVERLY HILLS SUBDIVISION, in SQUARE 9 bounded by Oak, Sycamore, Hickory and Birch Avenues, designated as LOTS 17, 18 and 19, all in accordance with plat of said subdivision filed as Map 195-A and according thereto said lots adjoin each other and each fronts 25 feet on the south side of Oak Avenue (75 feet total), have the same width in the rear, by a depth between equal and parallel lines of 108.3 feet. LOT 19 lies nearer to and commences 125 feet from the intersection with Sycamore Avenue.

CASE NO.: ZC14-08-069
PETITIONER: Roger Warner
OWNER: Roger Warner
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 Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision ; S13, T9S,R14E; Ward 8, District 14
SIZE: 0.37 acres



SYCAMORE AVENUE

2014-08-069



A RESUBDIVISION MAP OF
 LOTS 17, 18, 19, 20, 21 & 22, SQUARE 9
 BEVERLY HILLS SURVIVISION

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225505 0420 E. Revised: APRIL 21, 1999

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISOR AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF FLORIDA FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR AN

APPRO

SECRETARY - ST. TAMMANY

DIRECTOR OF THE DEPARTMENT

CLERK OF COURT

DATE FILED

REFERENCE SURVEY:
 The Recorded Subdivisio

BASIS FOR BEARINGS:
 The Reference Survey.

NOTE: This is to certify actual ground survey of encroachments exist at property lines except as

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 JOHN E. BONNEAU & ASSOCIATES, INC.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2014

Case No.: ZC14-08-069

Posted: 07/15/14

Meeting Date: August 5, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Roger Warner
OWNER: Roger Warner
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 Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision ; S13, T9S,R14E; Ward 8, District 14
SIZE: 0.37 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	Accessory Structure/Vacant	A-4 (Single-Family Residential District
South	Single Family Residence	A-4 (Single-Family Residential District
East	Mobile Home	A-4 (Single-Family Residential District
West	Single Family Residence	A-4 (Single-Family Residential District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

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 Oak Avenue, south of Sycamore Street, being 57370 Oak Avenue Slidell and being lots 17, 18, 19, 20, 21 & 22, Square 9, Beverly Hills Subdivision. 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.