

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5489

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF NOVEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BEHRMAN STREET, NORTH OF COAST BLVD., BEING LOTS 3, 4, 5 & 6, BLOCK 14 AND WHICH PROPERTY COMPRISES A TOTAL OF 12,500 SQ. FT OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) WITH MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 12). (ZC15-10-070)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-10-070, 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-4A (Single Family Residential District) to an A-4A (Single Family Residential District) with 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-4A (Single Family Residential District) with 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-4A (Single Family Residential District) to an A-4A (Single Family Residential District) with 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF DECEMBER, 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: OCTOBER 29, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

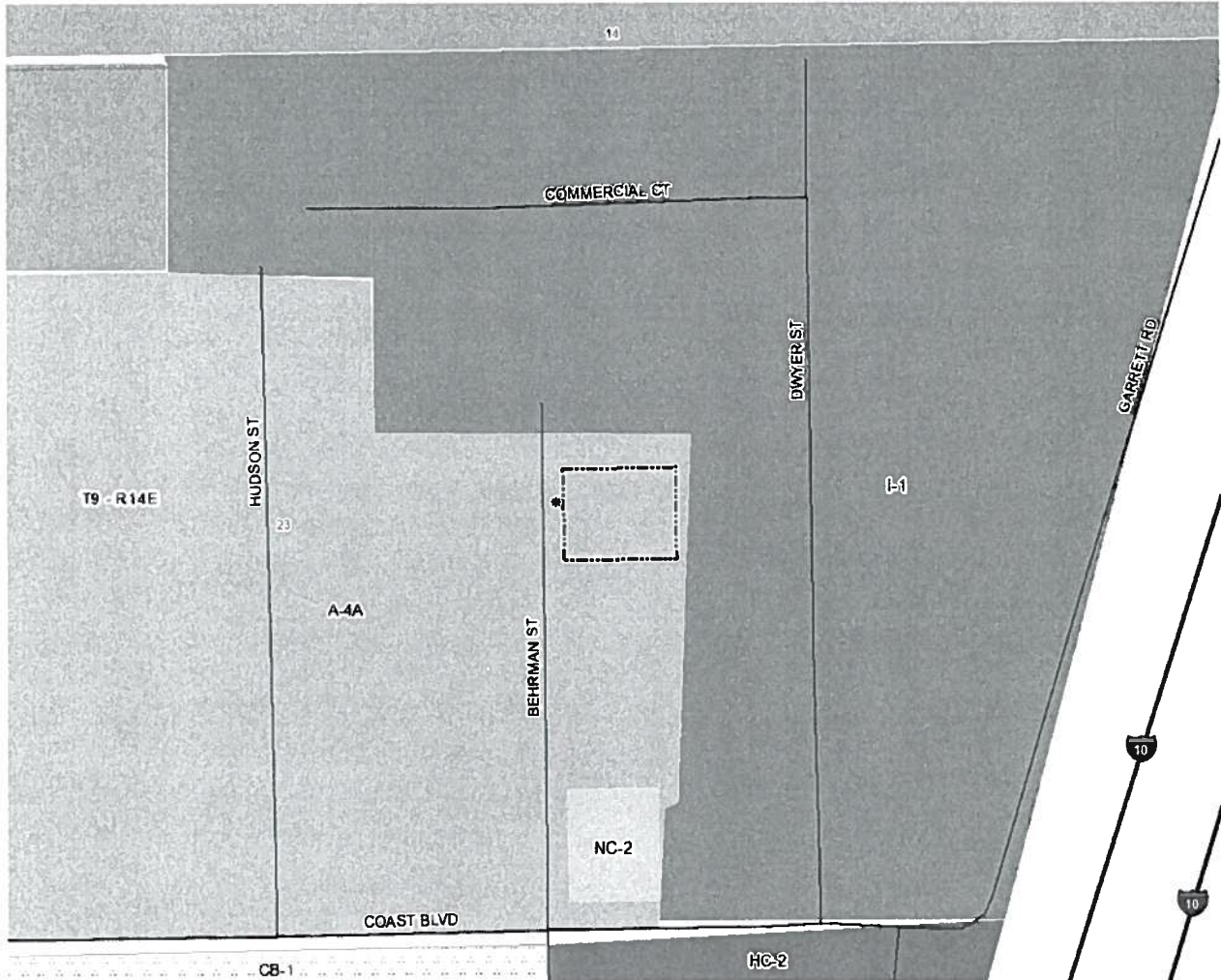
Exhibit "A"

ZC15-10-070

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, as follows, to-wit:

LOTS 3 & 4, 5 & 6 BLOCK 14, CENTRAL PARK SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, and all improvements thereon.

CASE NO.: ZC15-10-070
PETITIONER: Christopher & Julie Price
OWNER: Christopher & Julie Price
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-4A (Single Family Residential District) with MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Behrman Street, north of Coast Blvd, being lots 3, 4, 5 & 6, Block 14 ; S23, T9S, R14E; Ward 8, District 12
SIZE: 12,500 sq.ft

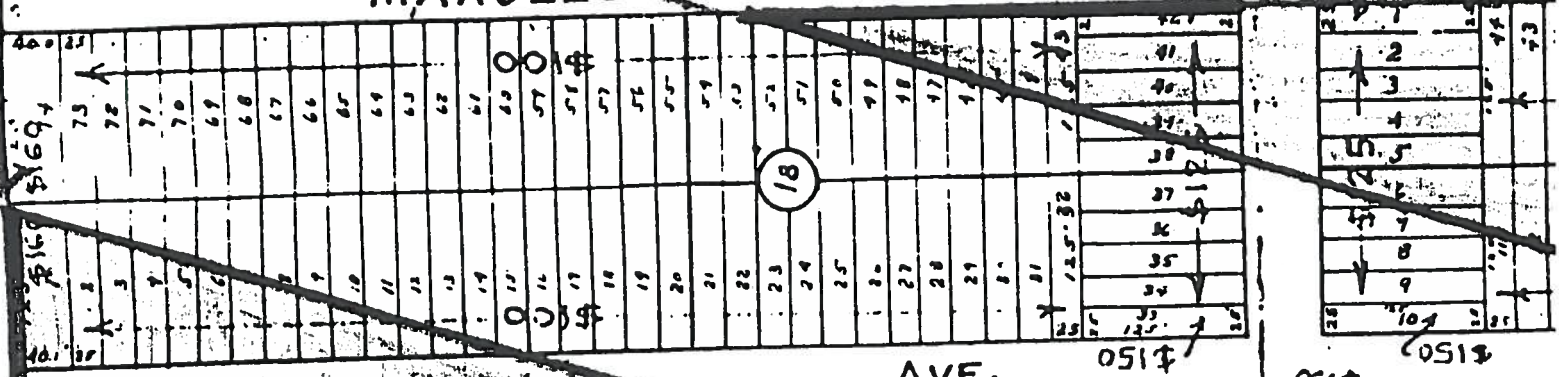


2015-10-070

MARULLO

AVE. - 0514

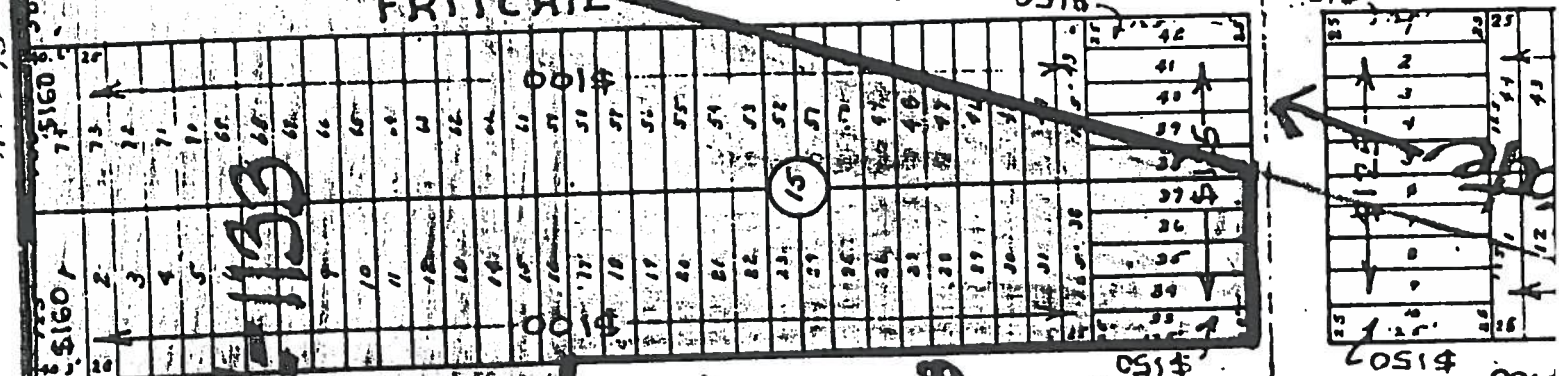
0514



FRITCHIE

AVE. 0518

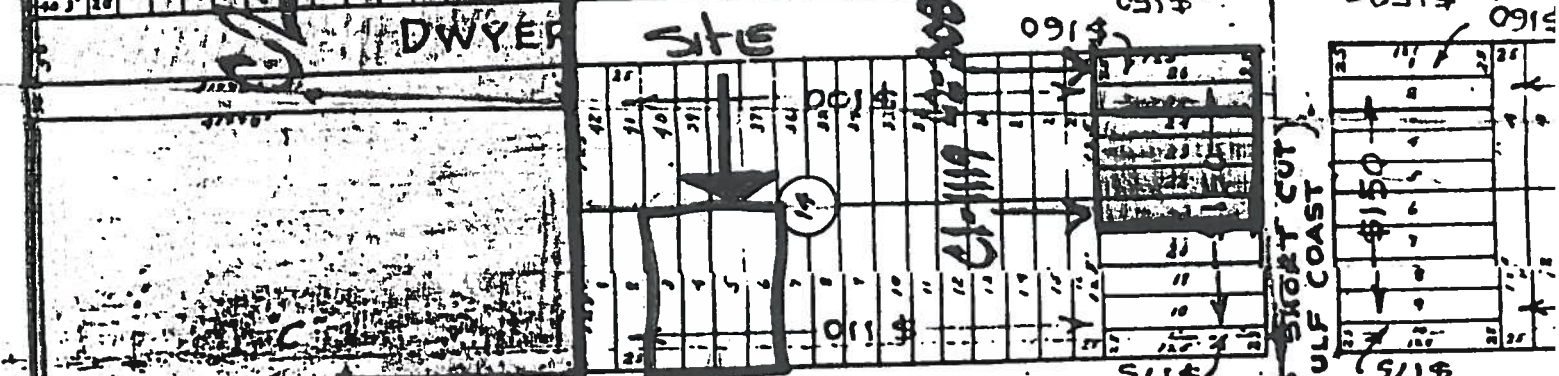
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DWYER

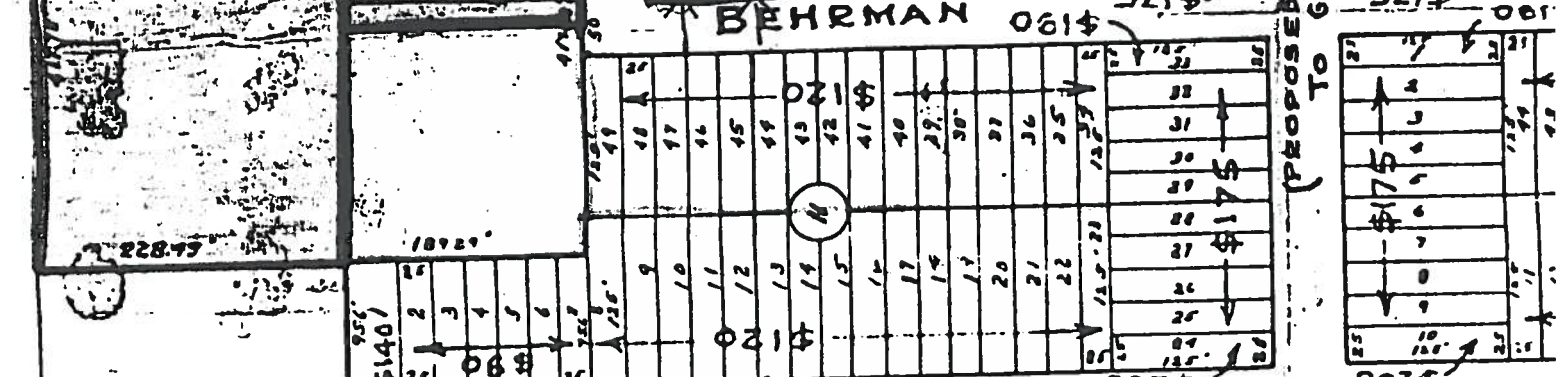
ST

0914



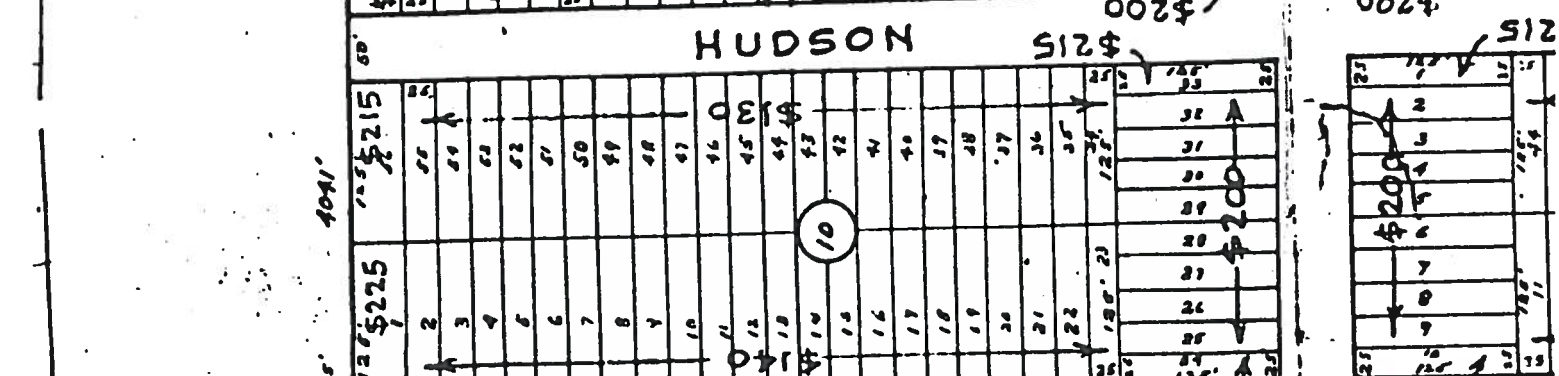
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0914



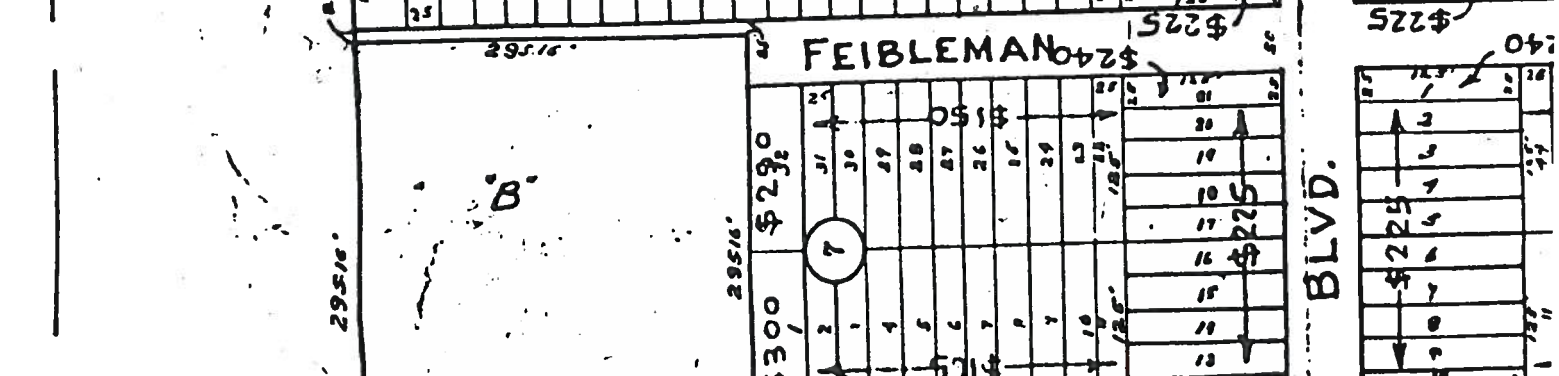
HUDSON

0215



FEIBLEMAN

0225



CASS

0265



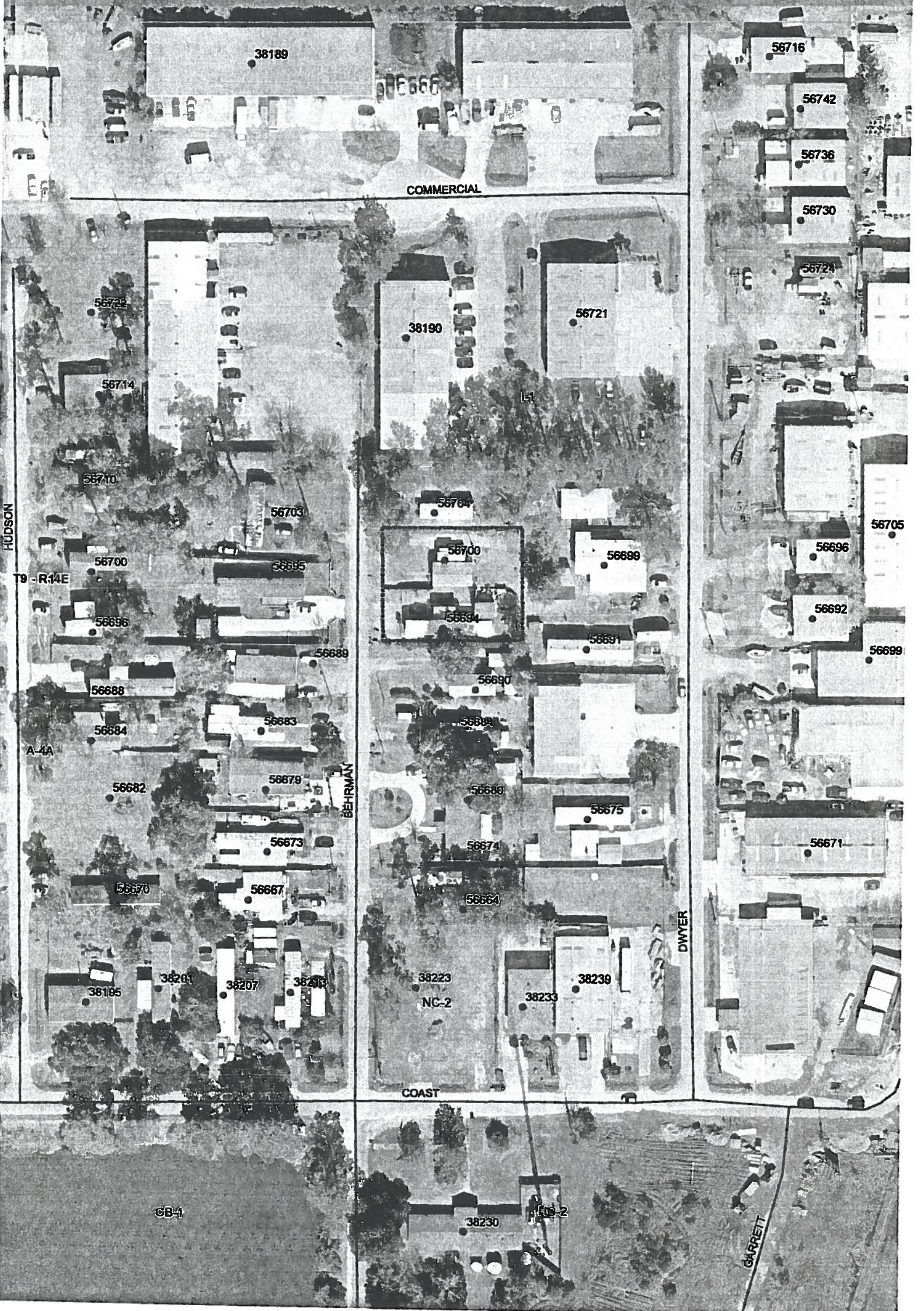
BLVD.

(PROPOSED SHORT CUT TO GULF COAST)

1139

1119

B



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 28, 2015
Case No.: ZC15-10-070
Posted: 09/15/16

Meeting Date: October 13, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Christopher & Julie Price
OWNER: Christopher & Julie Price
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-4A (Single Family Residential District) with MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Behrman Street, north of Coast Blvd, being lots 3, 4, 5 & 6, Block 14 ; S23, T9S, R14E; Ward 8, District 12
SIZE: 12,500 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	Mobile Home	A-4A (Single Family Residential District)
South	Mobile Home	A-4A (Single Family Residential District)
East	Mobile Home	I-1 (Industrial District)
West	Mobile Home	A-4A (Single Family Residential District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A (Single Family Residential District) to A-4A (Single Family Residential District) with MHO (Manufactured Housing Overlay). The site is located on the east side of Behrman Street, north of Coast Blvd, being lots 3, 4, 5 & 6, Block 14. The 2025 future land use plan calls for the area to be developed with commercial uses. The east side of Behrman Street is currently developed with residential uses which are, for the most part, 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.