

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5085 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____

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 NORTH SIDE OF GALATAS ROAD, EAST OF REVERE ROAD, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL 8100 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 1, DISTRICT 1). (ZC13-09-073)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-09-073, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

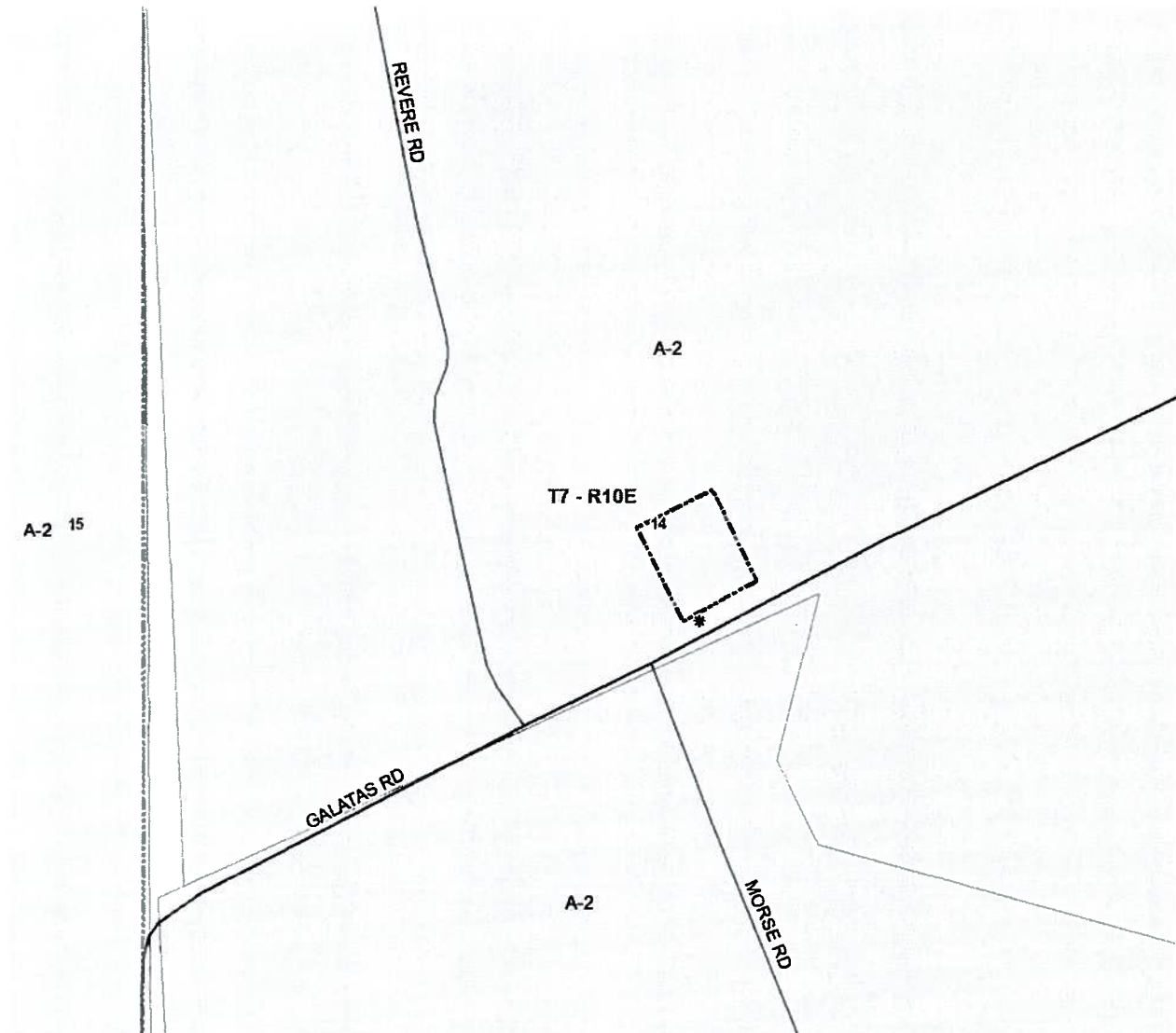
ZC13-09-073

ALL THAT CERTIAN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereon appertaining or belonging, situated in the Parish of St. Tammany, Louisiana, and being a part of Lot No. 19 , in the Galates subdivision in the Southwest Quarter (SW $\frac{1}{4}$) of Section 14, Township 7 South, Range 10 East, which said piece of land is more particularly described as follows, to-wit:

From the Quarter Section corner on the line between Sections 14 & 15, Township 7 South, Range 10 East, go South along the line dividing said sections a distance of 132 feet; thence go North 74 degrees 30 minutes East, a distance of 232.3 feet; thence go South 26 degrees East, a distance of 888 feet to a point; thence continue South 26 degrees East a distance of 159.7 feet to a point, on the north side of a gravel road, thence run westerly along side of said gravel road a distance of 75 feet to the point of beginning.

From the point of beginning run along the north side of said gravel road west a distance of 81 feet to a point; thence run North a distance of 100 feet to a point ; thence run East 81 feet to a point; thence run South 100 feet to the point of beginning, said piece or property measures 81 feet on a gravel road by a depth of 100 feet between equal and parallel lines.

CASE NO.: ZC13-09-073
PETITIONER: Nikki Catchot
OWNER: Thomas & Christine Catchot
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Galatas Road, east of Revere Road, west of LA Highway 1077; S14, T7S, R10E; Ward 1, District 1
SIZE: 8100 sq.ft.



U. S. GOV. 14 SEC. CO.

N. 74° 30' E.
151.8' 805'

SECTION 14

SECTION 15

NORTH

LOT NO. 19

N. 84° 45' E.
322.2'

CHESTER MORSE

350.0'

350.0'

ROAD

N. 74° 30' E.

MAP SHOWING A SURVEY OF
VARIOUS PROPERTIES

LOCATED IN LOT NO. 19, GALATAS SUBDIVISION, IN
SECTION 14, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST.
JAMMES PARISH, LOUISIANA

SCALE 1" = 200'

APRIL 10, 1950

MAP & SURVEY BY

John E. Covington

REG. SURVEYOR

COVINGTON, LA.

WOL 80

2013-07-073

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 26, 2013
Case No.: ZC13-09-073
Posted: 08/16/13

Meeting Date: September 3, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Nikki Catchot
OWNER: Thomas & Christine Catchot
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Galatas Road, east of Revere Road, west of LA Highway 1077; S14, T7S, R10E; Ward 1, District 1
SIZE: 8100 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	Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	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 north side of Galatas Road, east of Revere Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. The area is developed with a mix of stick build homes and manufactured homes. Staff does not object to the request.

STAFF RECOMMENDATION:

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