

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5455

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. CANULETTE

ON THE 3 DAY OF SEPTEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF SALLIE WELCH ROAD, EAST OF LA HIGHWAY 434 AND WHICH PROPERTY COMPRISES A TOTAL OF 30.03 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 6, DISTRICT 11). (ZC15-08-062)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-08-062, 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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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: AUGUST 27 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

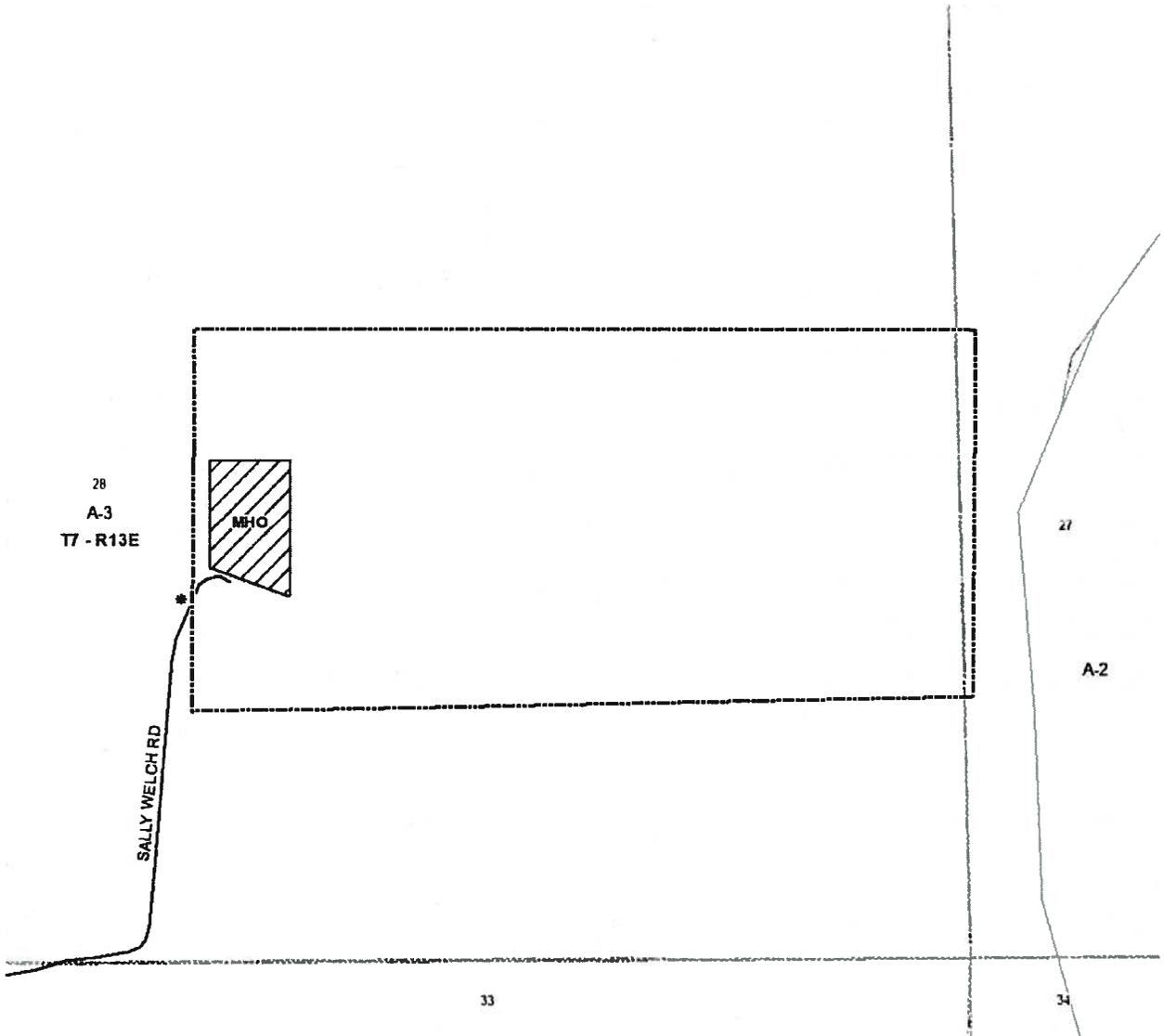
ZC15-08-062

THAT CERTAIN PARCEL OF LAND AND ALL IMPROVEMENTS THEREON, LYING AND BEING SITUATED IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE CORNER COMMON TO SECTIONS 27, 28, 33, AND 34 OF TOWNSHIP 7 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA, GO NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST 1989.73 FEET TO A POINT; THENCE GO NORTH 00 DEGREES 26 MINUTES 16 SECONDS EAST 1311.46 FEET TO A POINT; THENCE GO SOUTH 89 DEGREES, 55 MINUTES 45 SECONDS EAST 326.00 FEET TO A POINT; THENCE GO SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST, 804.11 FEET TO A POINT; THENCE GO NORTH 88 DEGREES 50 MINUTES 20 SECONDS EAST 1664.75 FEET TO A POINT; THENCE GO SOUTH 00 DEGREES 29 MINUTES 14 SECONDS WEST, 549.37 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 30.03 ACRES.

CASE NO.: ZC15-08-062
PETITIONER: Fanny G. Pichon
OWNER: Gordon D Pichon Sr. & Fanny G. Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sallie Welch Road, east of LA Highway 434; S28, T7S, R13E; Ward 6, District 11
SIZE: 30.03 acres



34

ZC15-08-062
CROCKES

28

27

A-3
17-R13E

A-2

30480

30409

30385

SALLY WELCH

66548

33

34

0 810 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-062
Posted: 07/21/15

Meeting Date: August 4, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Fanny G. Pichon
OWNER: Gordon D Pichon Sr. & Fanny G. Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sallie Welch Road, east of LA Highway 434; S28, T7S, R13E; Ward 6, District 11
SIZE: 30.03 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	Undeveloped	A-3 (Suburban District)
South	Undeveloped & Residential	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped & Residential	A-3 (Suburban 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.

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-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the end of Sallie Welch Road, east of LA Highway 434. The 2025 future land use plan calls for the area to be developed with agricultural uses and 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.