

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5064

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF SEPTEMBER , 2013

(ZC13-08-064) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF CYPRESS DRIVE, ACROSS FROM JACKSON DRIVE, SOUTH OF US HIGHWAY 190, BEING 60504 CYPRESS DRIVE, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL 0.94 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & A-3 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 7, DISTRICT 7). (ZC13-08-064)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-064, 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) & A-3 (Suburban District) to an A-4 (Single Family Residential District) & 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-4 (Single Family Residential District) & 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-4 (Single Family Residential District) & A-3 (Suburban District) to an A-4 (Single Family Residential District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF OCTOBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: August 29 , 2013

Published Adoption: _____ , 2013

Delivered to Parish President: _____ , 2013 at _____

Returned to Council Clerk: _____ , 2013 at _____

EXHIBIT "A"

ZC13-08-064

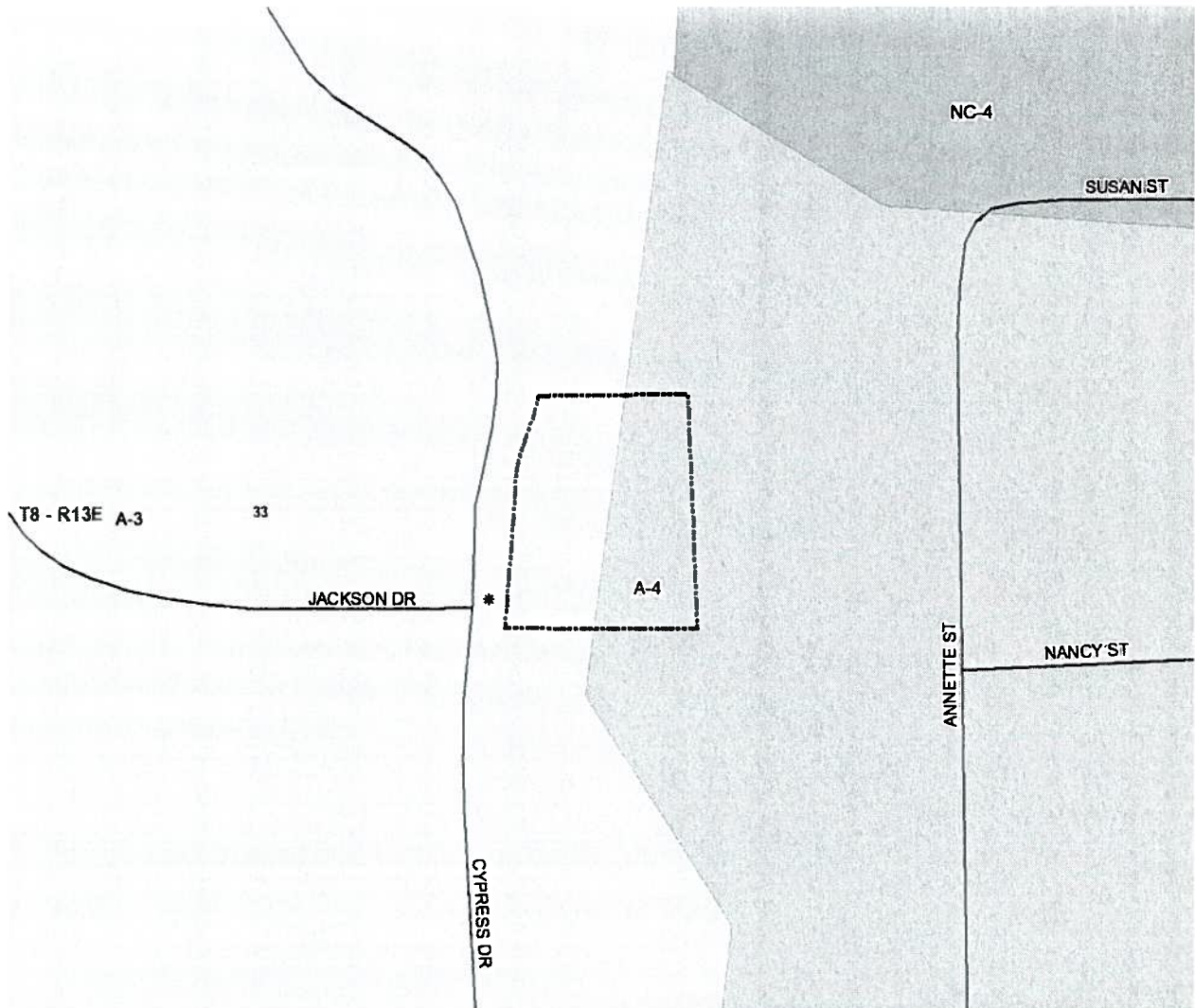
All THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, further described as follows, to-wit:

Sections 32 and 33, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, designated as Lot No. 7, Square No. 1, Whispering Pines Estates Subdivision, all as shown on plan of survey of Whispering Pines Estates Subdivision by Hebert C. Sanders, Louisiana Registered Land Surveyor, No. 3341, and which is duly recorded on August 28, 1972, Map File No. 14565, St. Tammany Parish, Louisiana.

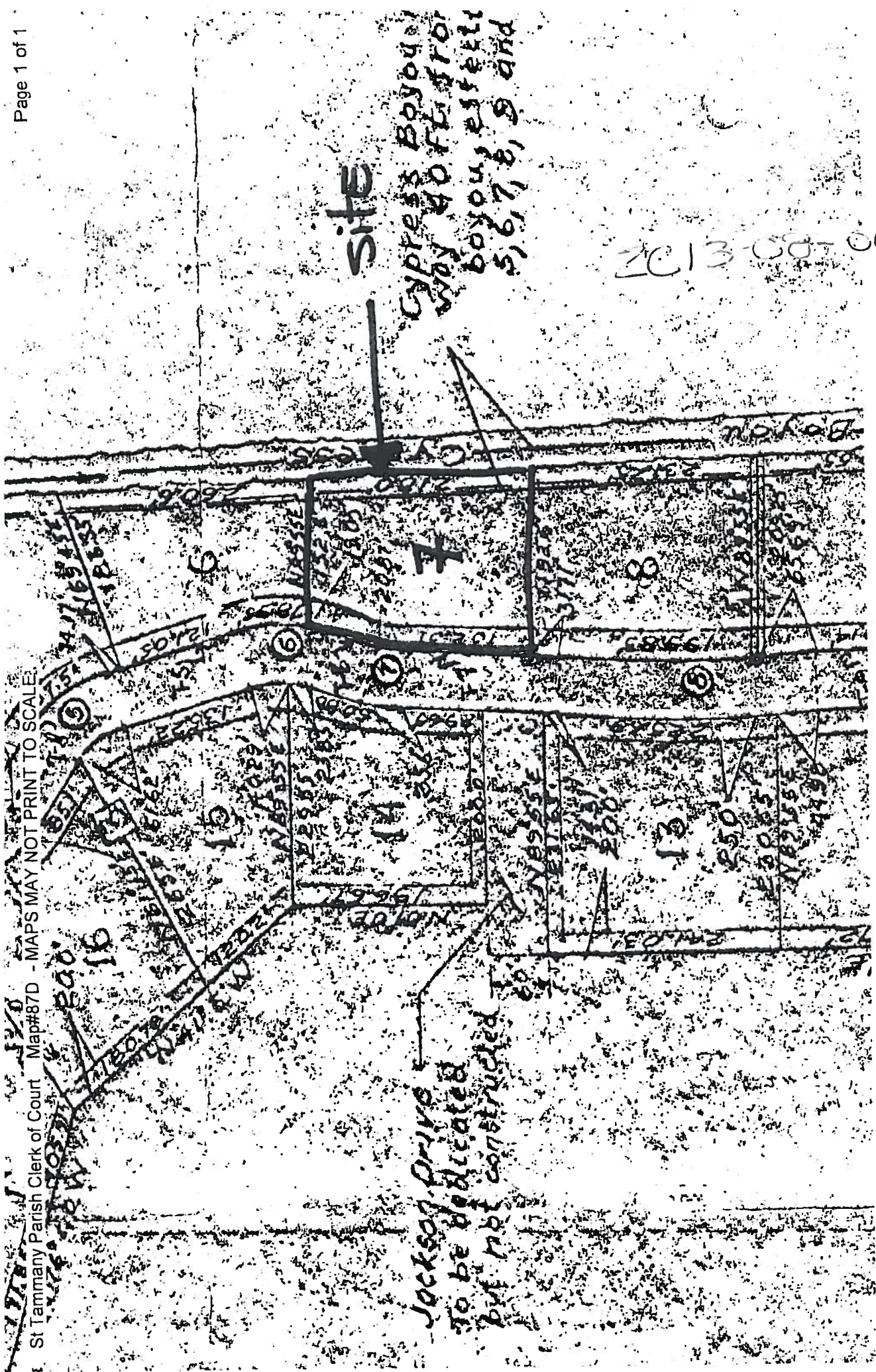
Being the same property acquired by Magee Financial LLC of Mandeville from Paul Joseph Nastasi pursuant to Sheriff Deed dated March 6, 2013, recorded March 22, 2013, as Instrument No. 1893408, official records St. Tammany Parish, Louisiana.

The improvements thereon bear the municipal address of 60504 Cypress Drive, Lacombe, LA 70448.

CASE NO.: ZC13-08-064
PETITIONER: Jeremy Patterson
OWNER: Jeremy Patterson
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-3 (Suburban District) to A-4 (Single Family Residential District) & A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Cypress Drive, across from Jackson Drive, south of US Highway 190, being 60504 Cypress Drive, Lacombe; S33,T8S,R13E; Ward 7, District 7
SIZE: 0.94 acre



St Tammany Parish Clerk of Court Map#87D - MAPS MAY NOT PRINT TO SCALE



site

Cypress Boyou
Way 40 ft. for
boyou, effert
5, 6, 7, 8, 9 and

2013-08-06

Jackson Drive
to be dedicated
but not constructed

Boyou

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ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 29, 2013
Case No.: ZC13-08-064
Posted: 07/17/13

Meeting Date: August 6, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeremy Patterson
OWNER: Jeremy Patterson
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-3 (Suburban District) to A-4 (Single Family Residential District) & A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
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SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 and A-4 Suburban District
South	Residential	A-4 Suburban District
East	Undeveloped/Residential	A-3 Suburban District
West	Residential	A-3 and A-4 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-4 (Single Family Residential District) & A-3 (Suburban District) to A-4 (Single Family Residential District) & A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Cypress Drive, across from Jackson Drive, south of US Highway 190, being 60504 Cypress Drive, Lacombe. The 2025 Future Land Use Plan calls for residential development in the area including manufactured homes. There are several mobile homes in the vicinity including one located directly across the street from this property. Staff does not object to the request.

STAFF RECOMMENDATION:

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