

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5247                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER            PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MR. SMITH

ON THE 7 DAY OF AUGUST , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE NORTH SIDE OF GALATAS ROAD, EAST OF REVERE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.31 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 1, DISTRICT 1). (ZC14-07-055)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-055, 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-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-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF SEPTEMBER , 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: JULY 31 , 2014

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

**Exhibit "A"**

**ZC14-07-055**

**A parcel of land, situated in the Parish of St. Tammany, Louisiana, and being a part of Lot No. 19, in the Galatas Subdivision in the Southwest Quarter (SW¼) 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, proceed South along the line dividing said sections a distance of 132 feet to a point designated as the Northwest corner of Lot 19 of the Galatas Subdivision.;**

**Thence precede North 74 degrees 30 minutes East, a distance of 232.3 feet;**

**Thence precede South 26 degrees East, a distance of 685 feet to a point, said point being the point of beginning;**

**Thence precede South 72 degrees 43 minutes 05 seconds West, a distance of 268 feet to a point;**

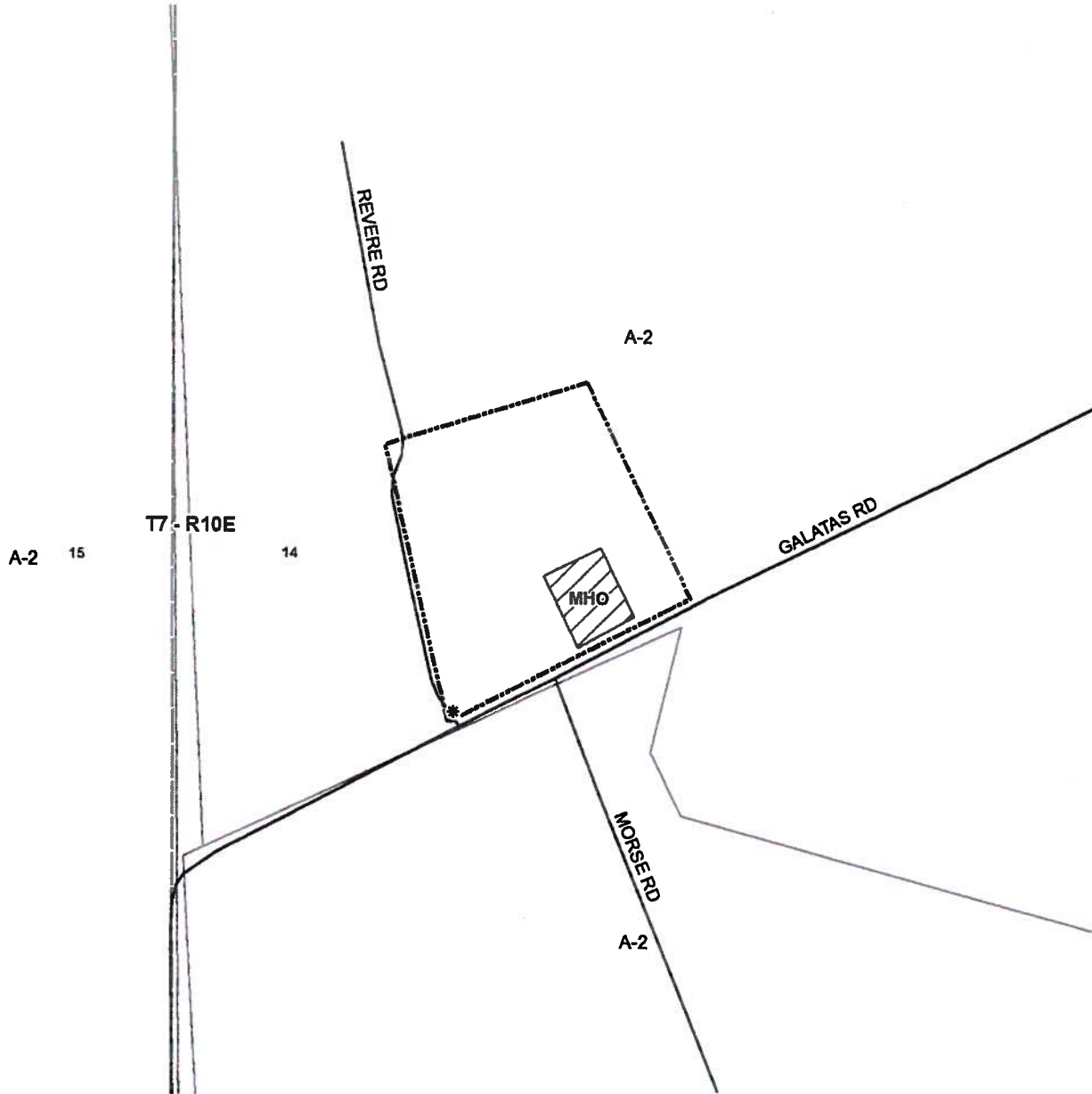
**Thence precede South 13 degrees East, a distance of 360 feet to a point;**

**Thence precede North 62 degrees 56 minutes 29 seconds East a distance of 346 feet to a point;**

**Thence precede North 26 degrees West, a distance of 303.76 feet back to the point of beginning.**

**Said parcel contains 2.31 acres**

**CASE NO.:** ZC14-07-055  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcels located on the north side of Galatas Road, east of Revere Road; S14,T7S,R10E; Ward 1, District 1  
**SIZE:** 2.31 acres



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-055

Posted: 6/11/2014

Meeting Date: July 1, 2014

Determination: Approved

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)

**LOCATION:** Parcels located on the north side of Galatas Road, east of Revere Road; S14,T7S,R10E; Ward 1, District 1

**SIZE:** 2.31 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	Residential	A2-Suburban District
South	Residential	A2-Suburban District
East	Undeveloped	A2-Suburban District
West	Residential	A2-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.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Galatas Road, east of Revere Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The area in question is currently developed with a mix of stick built homes and manufactured homes, at a density exceeding the A-2 Suburban Zoning District. The objective of the zoning change request is to bring the parcels of land, located at the corner of Galatas & Revere Road, in conformity with the appropriate zoning and land use. Staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay) designation be approved.