

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4810

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. SMITH

ON THE 12 DAY OF JULY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF DONNIS DRIVE, WEST OF DONYA STREET, BEING 36237 DONNIS DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 12,500 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 9, DISTRICT 14) (ZC12-06-044)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-044, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF AUGUST , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

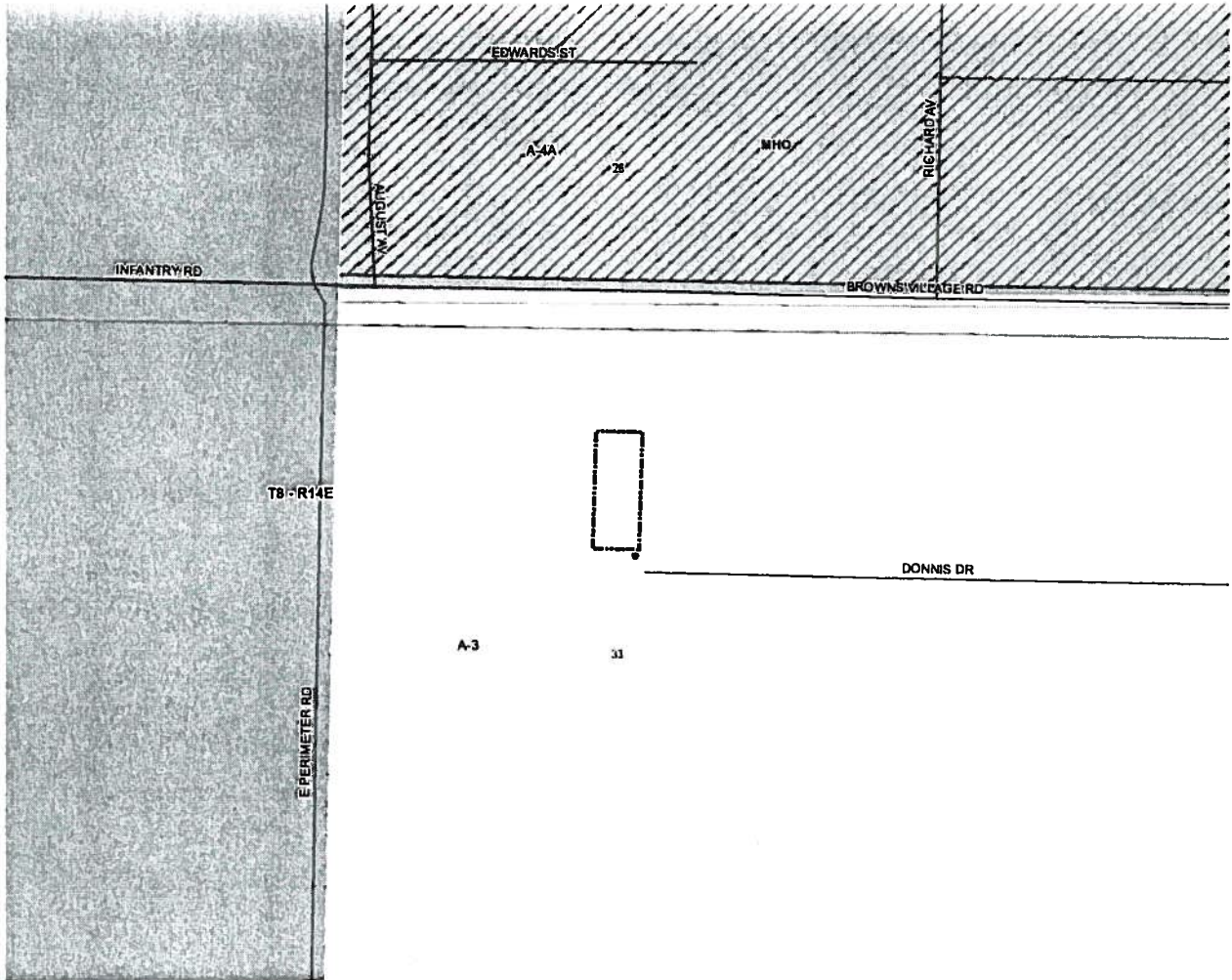
EXHIBIT "A"

ZC12-06-044

A CERTAIN LOT OR PARCEL OF LAND, situated in the Parish of St. Tammany, State of Louisiana, in what is known as BROWNS VILLAGE SUBDIVISION, said subdivision being situation in the North Half of the Northeast quarter of Section 33, Township 8 South, Range 14 East, Ninth Ward SL Tammany Parish, Louisiana, more fully described as follows:

A portion of Lot 19, Square A of BROWNS VILLAGE SUBDIVISION, from the Beginning of the Southeast Corner of Lot 19 go West 50 feet along Donnis Drive to a point; thence North 125 feet to a point thence East 50 feet to the point forming the boundary of Lot 18 and 19; thence South 125 feet to the POINT OF BEGINNING

CASE NO.: ZC12-06-044
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Donnis Drive, west of Donya Street, being 36237 Donnis Drive, Slidell; S33,T8S,R14E; Ward 9, District 14
SIZE: 12,500 sq.ft.



Administrative Comment

ZONING STAFF REPORT

Date: May 29, 2012
Case No.: ZC12-06-044
Posted: 5/10/2012

Meeting Date: June 5, 2012
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the north side of Donnis Drive, west of Donya Street, being 36237 Donnis Drive, Slidell; S33,T8S,R14E; Ward 9, District 14
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	Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential	A-3 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-3 (Suburban District) to MHO (Manufactured Housing Overlay). The site is located on the north side of Donnis Drive, west of Donya Street, being 36237 Donnis Drive, Slidell. The 2025 Future Land Use Plan calls for residential development in this area including mobile homes. There is an abandoned mobile home on the property. Staff has no objection to the request for rezoning.

STAFF RECOMMENDATION:

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