

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4841

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 2 DAY OF AUGUST , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF SALLY WELCH ROAD, EAST OF LA HIGHWAY 434, AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE 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) (ZC12-07-057)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-057, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: JULY 26, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

Exhibit "A"

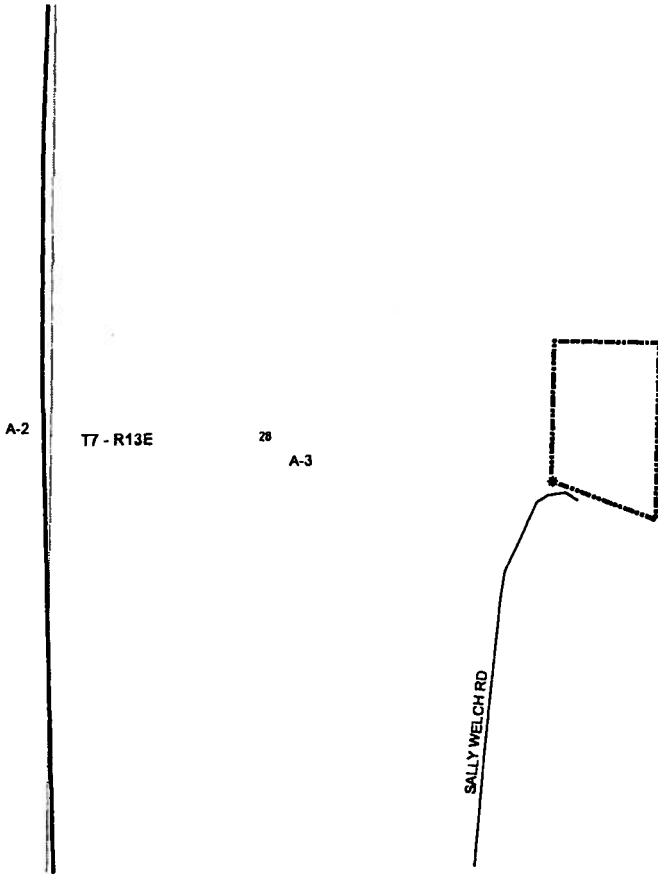
ZC12-07-057

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

FROM THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, ST TAMMANY PARISH, LOUISIANA, GO NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 549.37 FEET TO A POINT; THENCE GO SOUTH 88 DEGREES 50 MINUTES 20 SECONDS WEST A DISTANCE OF 1664.75 FEET TO A POINT; THENCE GO NORTH 44 DEGREES 05 MINUTES 05 SECONDS EAST A DISTANCE OF 366.22 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE GO NORTH 0 DEGREES 19 MINUTES 59 SECONDS EAST A DISTANCE OF 284.89 FEET TO A POINT; THENCE GO NORTH 89 DEGREES 43 MINUTES 24 SECONDS WEST A DISTANCE OF 171.43 FEET TO A POINT; THENCE GO SOUTH 0 DEGREES 12 MINUTES 36 SECONDS WEST, A DISTANCE OF 226.8 FEET TO A POINT; THENCE GO SOUTH 70 DEGREES 44 MINUTES 05 SECONDS EAST A DISTANCE OF 180.72 FEET BACK TO THE POINT OF BEGINNING.

CASE NO.: ZC12-07-057
PETITIONER: Gordon & Fanny Pichon
OWNER: Gordon & Fanny Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sally Welch Road, east of LA Highway 434; S28,T7S,R13E; Ward 6, District 11
SIZE: 1 acre



Administrative Comment

ZONING STAFF REPORT

Date: June 25, 2012

Meeting Date: July 3, 2012

Case No.: ZC12-07-057

Determination: Approved

Posted: June 14, 2012

GENERAL INFORMATION

PETITIONER: Gordon & Fanny Pichon
OWNER: Gordon & Fanny Pichon
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the end of Sally Welch Road, east of LA Highway 434; S28,T7S,R13E; Ward 6, District 11
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** Gravel **Condition:** Fair

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	Residential	A-3 Suburban District
East	Undeveloped/Residential	A-3 Suburban District
West	Undeveloped	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 A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the end of Sally Welch Road, east of LA Highway 434. The 2025 Future Land Use Plan calls for residential development in this area. There are several mobile homes in the surrounding area. Staff has no objection to the request.

STAFF RECOMMENDATION:

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