

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5547

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF MARCH , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF WEST JEFFERSON STREET, EAST OF NORTH 24TH STREET, WEST OF NORTH 23RD STREET, BEING LOT 20, SQUARE 157, LACOMBE PARK SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 7,499.9 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 7, DISTRICT 7). (2015-105-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-105-ZC, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF APRIL, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 25, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

EXHIBIT "A"

2015-105-ZC

Lot No. Twenty (20) of Square 157 of Lacombe Park Subdivision, St. Tammany Parish, Louisiana, said Lot No. 20 fronts 50.0 feet on Jefferson Street and extends South 18 degrees 30 minutes West 150.0 feet towards McGehee Street between equal and parallel lines.

Case No.: 2015-105-ZC

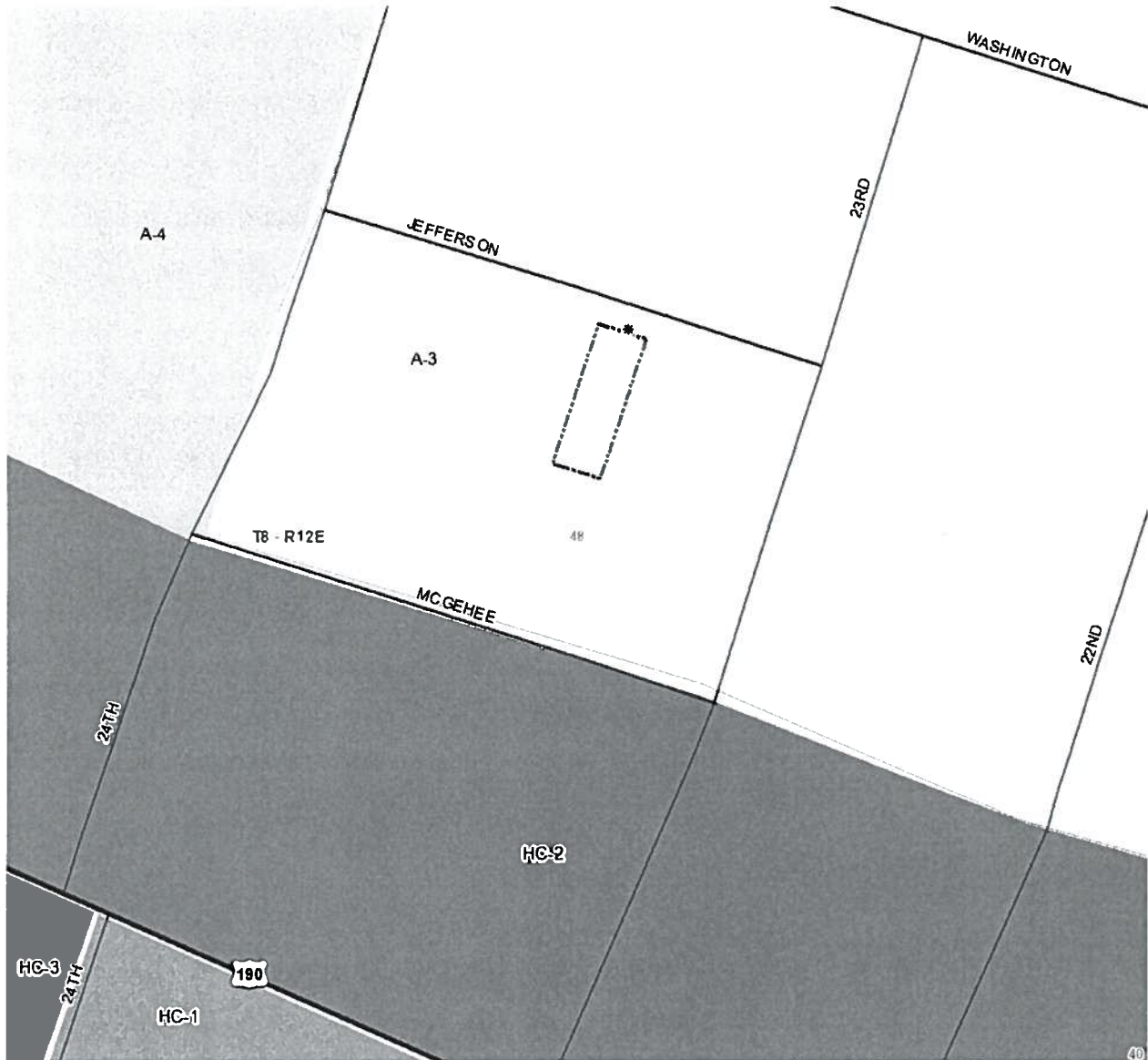
PETITIONER: Christopher Todd Savell

OWNER: Christopher Todd Savell

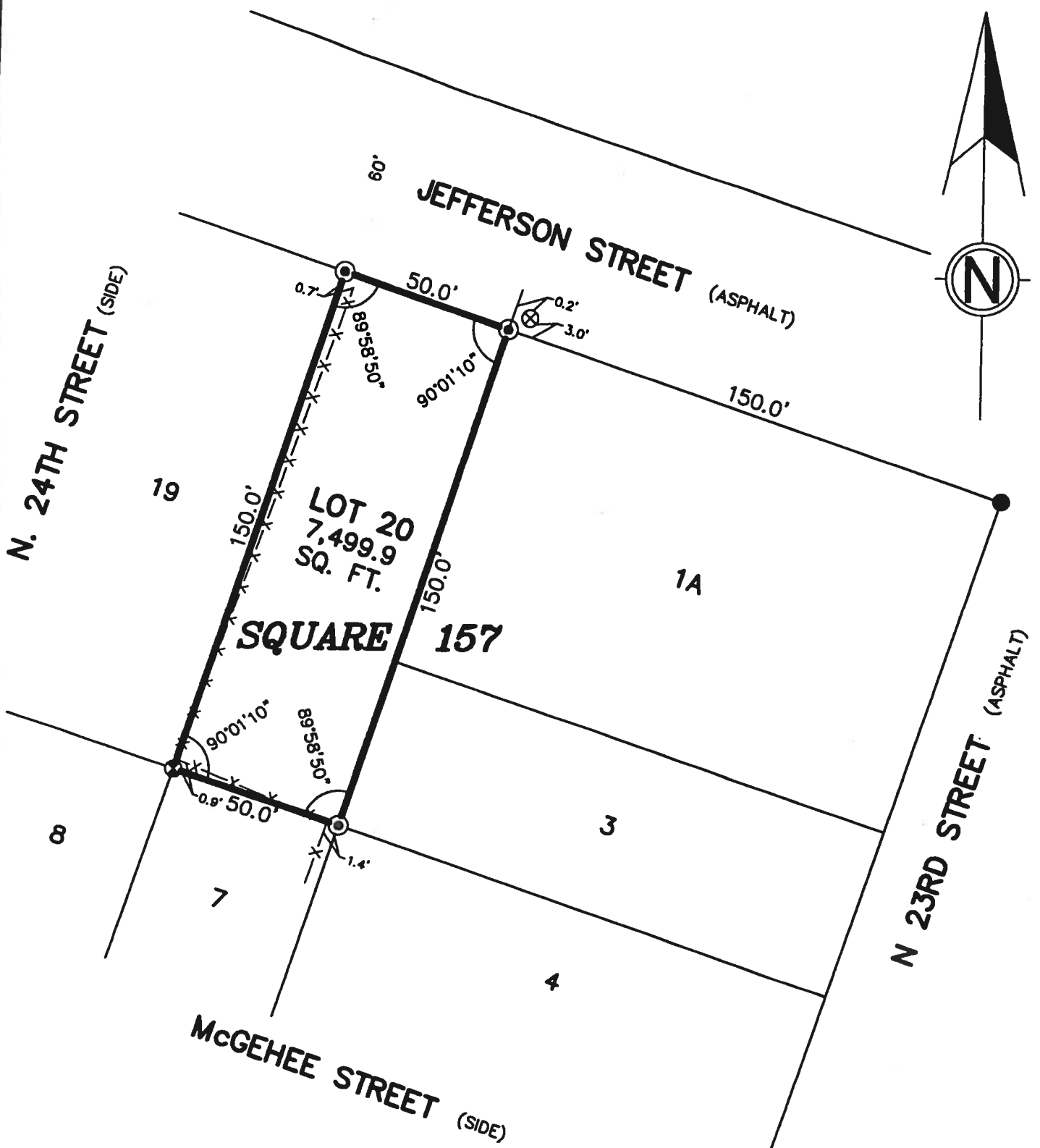
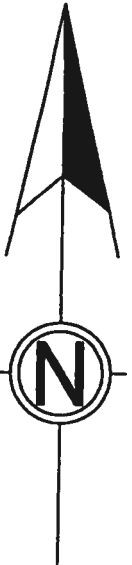
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of West Jefferson Street, east of North 24th Street, west of North 23rd Street, being lot 20, Square 157, Lacombe Park Subdivision ; S48, T8S, R12E; Ward 7, District 7

SIZE: 7,499.9 sq. ft.



2015-105-20



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0380 C, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

LEGEND

- ⊙ = 5/8" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊕ = 1/2" IRON ROD SET

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDS AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICEDS AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey of Revisal of Square 157, Lacombe Park Subdivision, filed St. Tammany Parish Clerk of Court Map File No. 132A.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

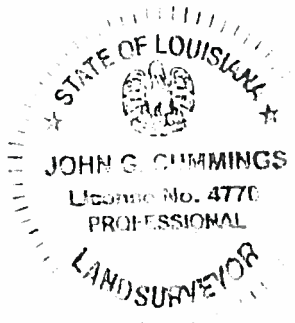
503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

COVINGTON, LA 70433

PLAT PREPARED FOR: **Christopher Savell**

SHOWING A SURVEY OF: LOT 20, SQUARE 157, LACOMBE PARK SUBDIVISION, LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'

JOB NO. 15180

DATE: 6-10-2015

REVISED:

2015-105-ZC

A-4

WASHINGTON

A-3

JEFFERSON

23RD

27/201

61050

27174

48

24TH

T8 - R12E

61050

27163

61067

61074

61056

61055

HC-2

HC-1

22ND



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 1/25/2016
Case No.: 2015-105-ZC
Posted: 01/14/16

Meeting Date: 2/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Christopher Todd Savell

OWNER: Christopher Todd Savell

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of West Jefferson Street, east of North 24th Street, west of North 23rd Street, being lot 20, Square 157, Lacombe Park Subdivision ; S48, T8S, R12E; Ward 7, District 7

SIZE: 7,499.9 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	Vacant	A-3 Suburban District
East	Mobile Home	A-3 Suburban District
West	Single Family Residence	A-3 Suburban District

EXISTING LAND USE:

Existing development: No **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-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located at the on the south side of West Jefferson Street, east of North 24th Street, west of North 23rd Street, being lot 20, Square 157, Lacombe Park Subdivision. The 2025 future land use plan calls for the area to be developed with 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.