

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6458

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF SEPTEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LOUISIANA HIGHWAY 435, WEST OF DOWNS AVENUE, AND EAST OF HUBERT FLOT ROAD; ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 4.011 ACRES OF LAND MORE OR LESS, FROM ITS A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 10, DISTRICT 6). (2020-1916-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1916-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-2 (Suburban District) to an A-2 (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-2 (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-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 26 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT A

2020-1916-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 27, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

From the corner common to Sections 26, 27, 34 and 35, above Township and Range, measure North 86 degrees 16 minutes West 2689.0 feet to a point; thence South 89 degrees 30 minutes West 1377.4 feet to a point; thence North 00 degrees 04 minutes West 3047.3 feet to a point; thence North 00 degrees 03 minutes West 1073.8 feet to a point; thence East 987.1 feet to the POINT OF BEGINNING.

From the Point of Beginning measure North 1508.8 feet to a point on the southerly edge of LA.Highway 435; thence go along the southerly boundary of La. Highway 435 North 74 degrees 43 minutes East 118.3 feet to a point; thence go South 1540.4 feet to a point; thence go West 114.6 feet to the point of beginning heretofore set.

This tract contains 4.011 acres, all as per plat of survey by Randall W. brown & Associates, Surveyors, dated June 23, 1997, copy of which is annexed hereto and made part hereof.

Case No.: 2020-1916-ZC

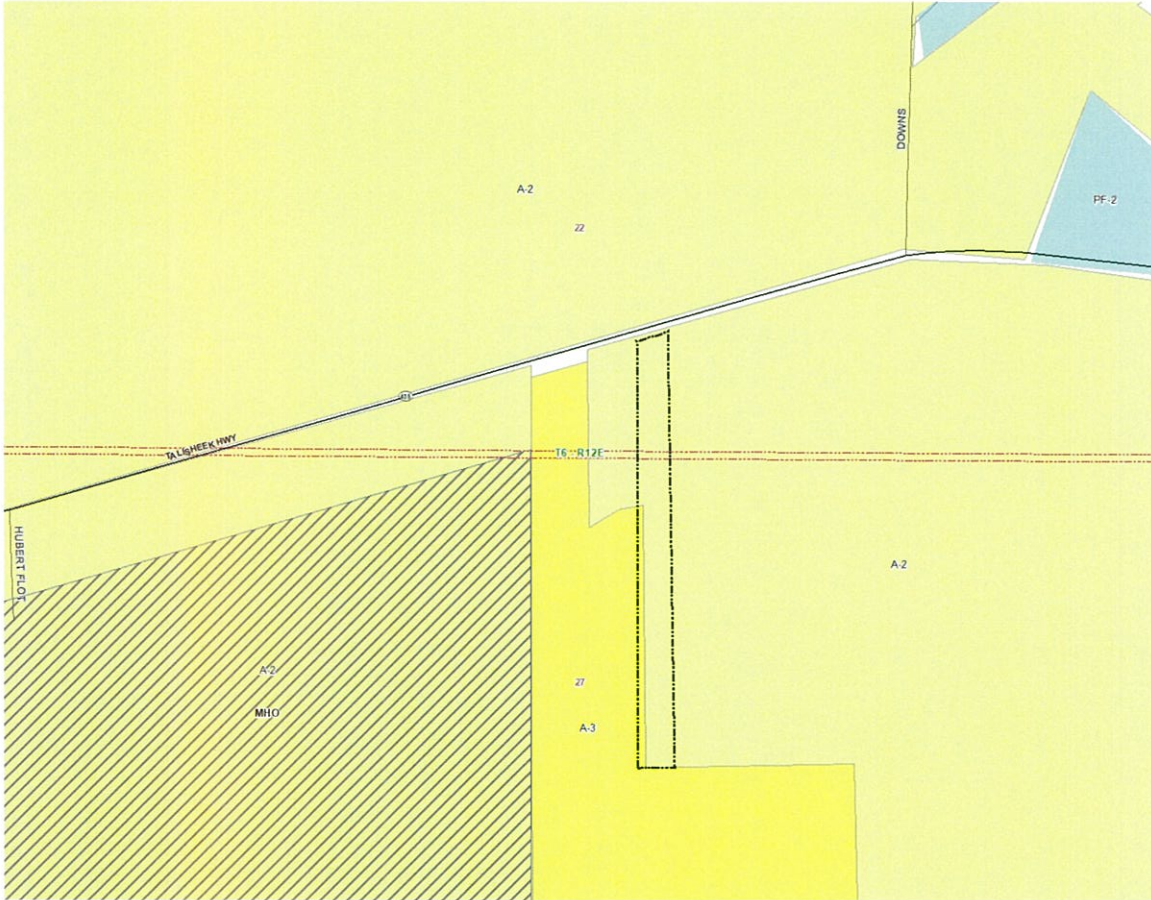
PETITIONER: Rene and Alice Cavalier

OWNER: Rene and Alice Cavalier

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs

SIZE: 4.011 acres

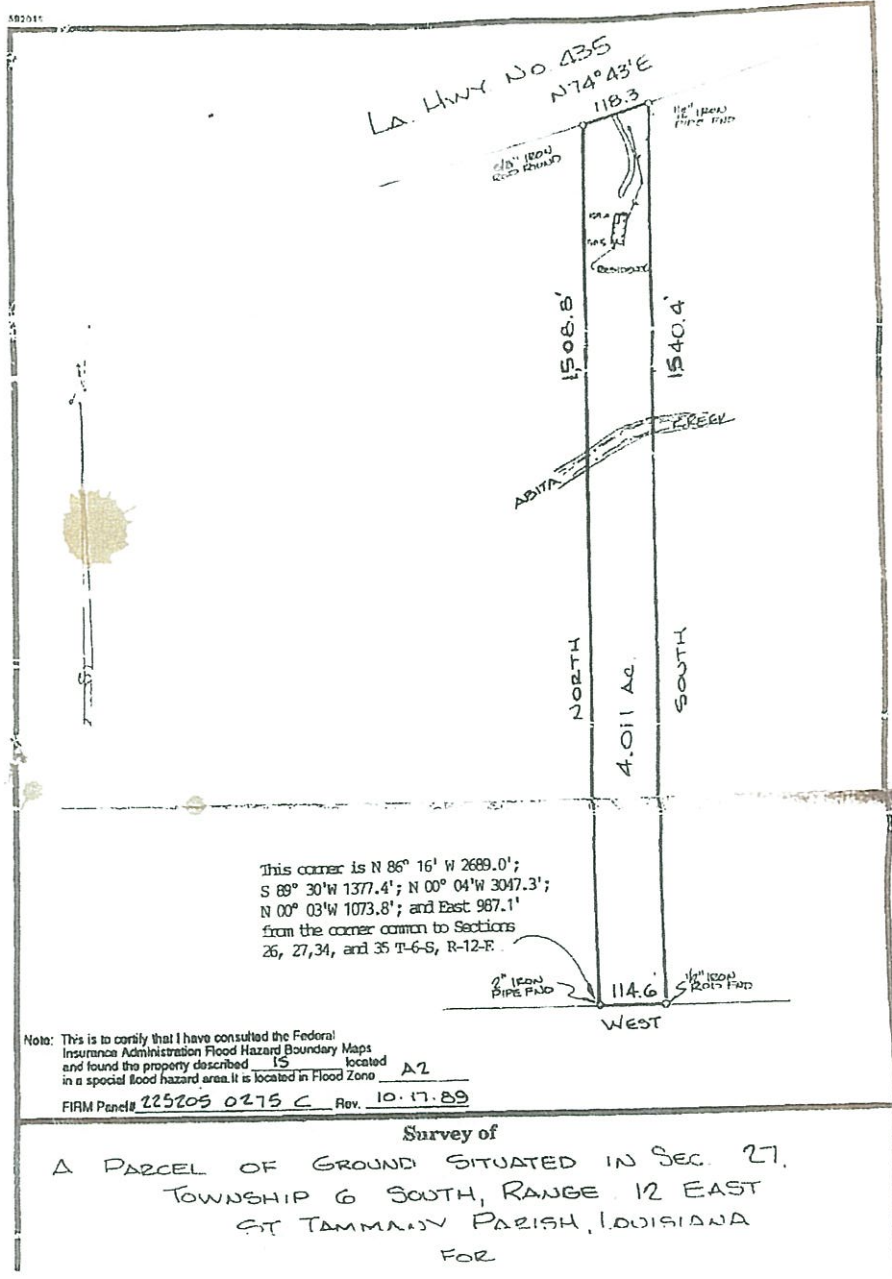


2020-1916-ZC

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RE/MAX Partners--Handevill 985-674-5600

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ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1916-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Rene and Alice Cavalier

OWNER: Rene and Alice Cavalier

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs

SIZE: 4.011 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	Residential and Undeveloped	A-2 Suburban District and RO Rural Overlay
South	Undeveloped	A-3 Suburban District
East	Residential and Undeveloped	A-2 Suburban District
West	Residential and 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.

and

Conservation -- Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay District. The site is located on the south side of Louisiana Highway 435, west of Downs Avenue, and east of Hubert Flot Road; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density and conservation uses.

The applicant is requesting to rezone a four-acre parcel to obtain the MHO Manufactured Housing Overlay. The purpose of the zoning designation is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as a manufactured home on the property is consistent with the site's residential comprehensive plan designation.