

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6631

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF APRIL , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF 4TH STREET, SOUTH OF AVENUE D, BEING PARCEL 11, SQUARE 47, VILLAGE OF GUTHRIE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF .138 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 8, DISTRICT 9).(2021-2219-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2219-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MAY, 2021; 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: MARCH 24, 2021

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

## EXHIBIT "A"

### **2021-2219-ZC**

Lot 11, Blk 47 Village of Gunthrie, located in the State of Louisiana, Parish of St. Tammany situated in Section 12, 13, Township 9 South, Range 14 East, all as per plat of said subdivision filed of record in the official records of the Clerk of Court for St. Tammany Parish.

Being the same property acquired by Ruth Hample Garrett wife of/and William C. Garrett on December 22, 1988 and recorded at COB 1368, folio 730, of the official records of St. Tammany, Louisiana. And being the same property acquired by the vendors herein on April 5, 1999 and recorded as Inst. #1142611 filed in the official records of St. Tammany Parish, Louisiana.

**Case No.:** 2021-2219-ZC

**PETITIONER:** Charles Tabor

**OWNER:** Tamland Investments Inc

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

**LOCATION:** Parcel located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village of Guthrie Subdivision; Pearl River

**SIZE:** .138







**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** February 22, 2021  
**Case No.:** 2021-2219-ZC  
**Posted:** February 19, 2021

**Meeting Date:** March 2, 2021  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Charles Tabor

**OWNER:** Tamland Investments Inc.

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

**LOCATION:** Parcel located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village of Guthrie Subdivision; Pearl River

**SIZE:** .138 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	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 classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village of Guthrie Subdivision, Pearl River. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The site is located within a neighborhood developed with a mix of stick built and manufactured homes.