# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE CALENDAR NO: <u>6631</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{1}$ DAY OF $\underline{APRIL}$ , $\underline{2021}$	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE EAS OF AVENUE D, BEING PARCE GUTHRIE SUBDIVISION AND A TOTAL OF .138 ACRES OF LA PRESENT A-3 (SUBURBAN DIS	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN ST SIDE OF 4TH STREET, SOUTH L 11, SQUARE 47, VILLAGE OF WHICH PROPERTY COMPRISES AND MORE OR LESS, FROM ITS TRICT) TO AN A-3 (SUBURBAN CTURED HOUSING OVERLAY) 19-ZC)
law, <u>Case No. 2021-2219-ZC</u> , has recommended to that the zoning classification of the above reference	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany Louisiana, ted area be changed from its present A-3 (Suburban Manufactured Housing Overlay) see Exhibit "A" for
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
·	has found it necessary for the purpose of protecting gnate the above described property as A-3 (Suburban .
THE PARISH OF ST. TAMMANY HEREBY (	ORDAINS, in regular session convened that:
<u> </u>	bove described property is hereby changed from its n District) & MHO (Manufactured Housing Overlay).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
7 <del>-</del>	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	

ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{6}$ DAY OF $\underline{\text{MAY}}$ , $\underline{2021}$ ; 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:, <u>2021</u>
Delivered to Parish President:, 2021 at
Returned to Council Clerk:, <u>2021</u> 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. Garett 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

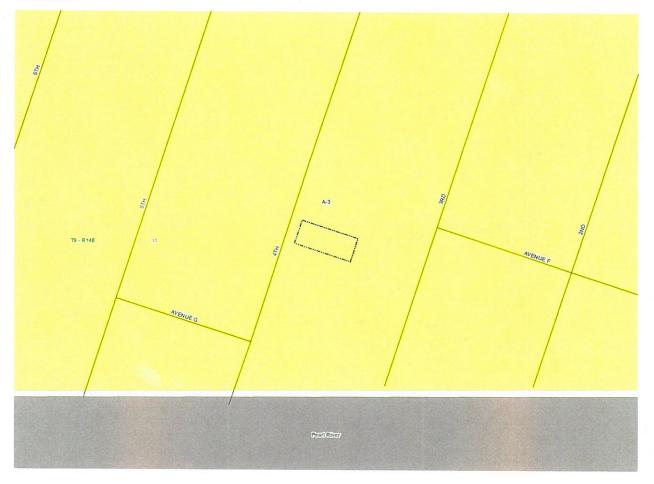
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing

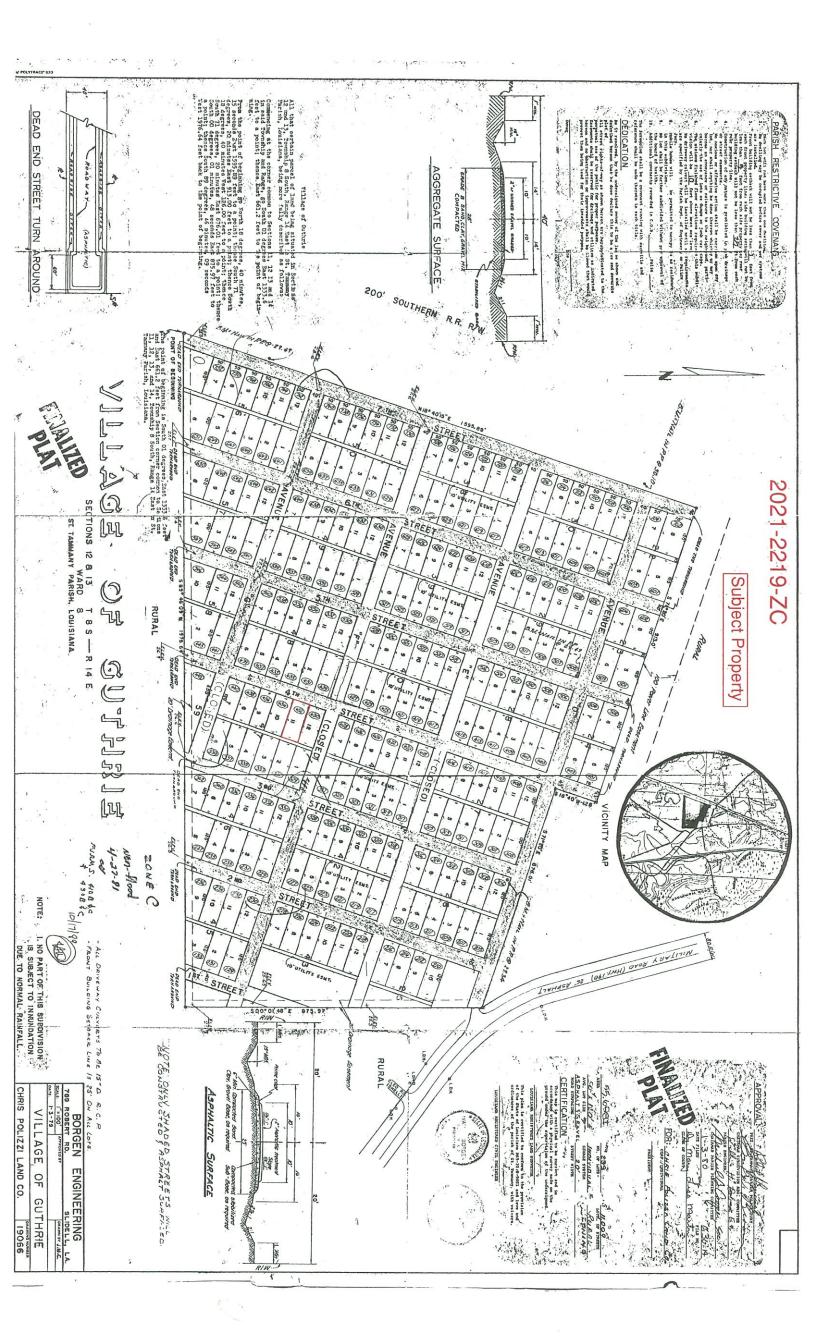
Overlay

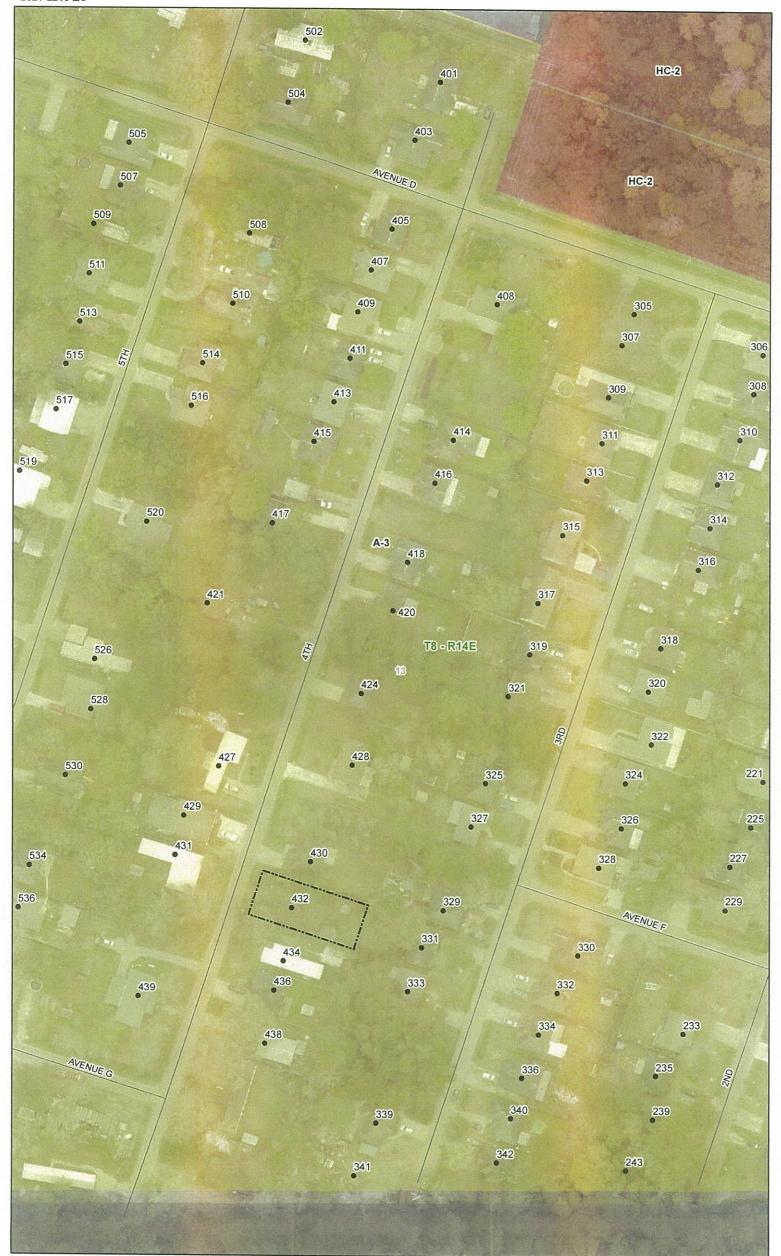
LOCATION: Parcel located on the east side of 4th Street, south of Avenue D, being Parcel 11, Square 47, Village

of Guthrie Subdivision; Pearl River

**SIZE:** .138







## **ADMINISTRATIVE COMMENT**

#### ZONING STAFF REPORT

Date: February 22, 2021Meeting Date: March 2, 2021Case No.: 2021-2219-ZCDetermination: Approved

Posted: February 19, 2021

## **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:

<b>Direction</b>	Surrounding Use	Surrounding Zone
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.