

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6568

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. T. SMITH

ON THE 7 DAY OF JANUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF LYNN DRIVE AND TRACY STREET; BEING LOT 15, SQUARE 8, OAKLAWN EAST SUBDIVISION; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .48 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 7, DISTRICT 7). (2020-2093-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2093-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-4 (Single-Family Residential District) to an A-4 (Single-Family Residential 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-4 (Single-Family Residential 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-4 (Single-Family Residential District) to an A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY , 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: DECEMBER 30 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-2093-ZC

One certain lot of ground, situated in Section 33, Township 8 South, Range 13 East, 7<sup>th</sup> Ward, St. Tammany Parish, La., in the subdivision Oaklawn East Section Two, which according to a map of said subdivision by John H. Sollberger, C.E., on September 12, 1960, on file with the Clerk of Court, St. Tammany Parish, said lot is designated as Lot # 15 Sq. 8.

**Case No.:** 2020-2093-ZC

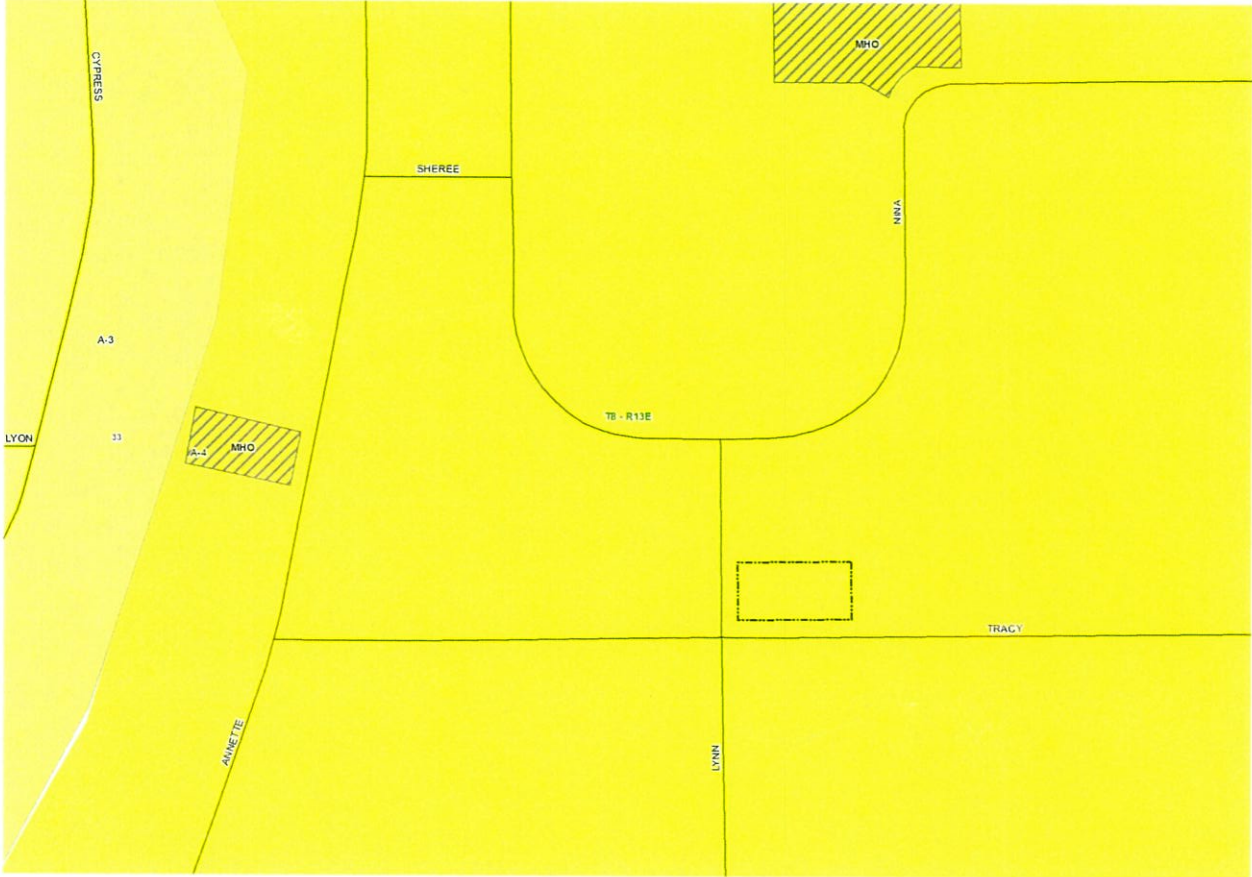
**PETITIONER:** Kristina Speakman

**OWNER:** Kristina Speakman

**REQUESTED CHANGE:** From A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the northeast corner of Lynn Drive and Tracy Street; being Lot 15, Square 8, Oaklawn East Subdivision; Lacombe

**SIZE:** .48 acres











**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** November 23, 2020  
**Case No.:** 2020-2093-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved,

**GENERAL INFORMATION**

**PETITIONER:** Kristina Speakman  
**OWNER:** Kristina Speakman  
**REQUESTED CHANGE:** From A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the northeast corner of Lynn Drive and Tracy Street; being Lot 15, Square 8, Oaklawn East Subdivision; Lacombe  
**SIZE:** .48 acres

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**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	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential 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-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the northeast corner of Lynn Drive and Tracy Street; being Lot 15, Square 8, Oaklawn East Subdivision, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site is currently undeveloped and is flanked by single-family residences that adhere to the permitted uses within the A-4 Single-Family Residential District zoning designation. A change in zoning to allow mobile homes is consistent with the site’s comprehensive plan designation. Staff is not opposed to the request.