

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6687

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF JUNE , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF ORME STREET, WEST OF POITEVENT STREET; ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF .64 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 10, DISTRICT 2). (2021-2302-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2302-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) and 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) and 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) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY , 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: MAY 26 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2302-ZC

ALL THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

Commencing from the Quarter Section Corner common to Section 36, Township 6 South, Range 11 East, and Section 1, Township 7 South, Range 11 East; thence South 965.6 feet to a point; thence South 89 degrees 27 minutes East, 684.43 feet to a point; thence South 04 degrees 01 minutes West 479.25 feet to the Point of Beginning; thence North 04 degrees 01 minutes East, 106.94 feet to a point in Orme Street; thence North 62 degrees 52 minutes East 120.67 feet to a point in said street; thence North 64 degrees 55 minutes 17 seconds East 100.04 feet to a point in said street; thence South 00 degrees 11 minutes 14 seconds East 168.85 feet to a point; thence South 80 degrees 33 minutes 34 seconds West 208.88 feet to the Point of Beginning, containing 0.64 acres.

Case No.: 2021-2302-ZC

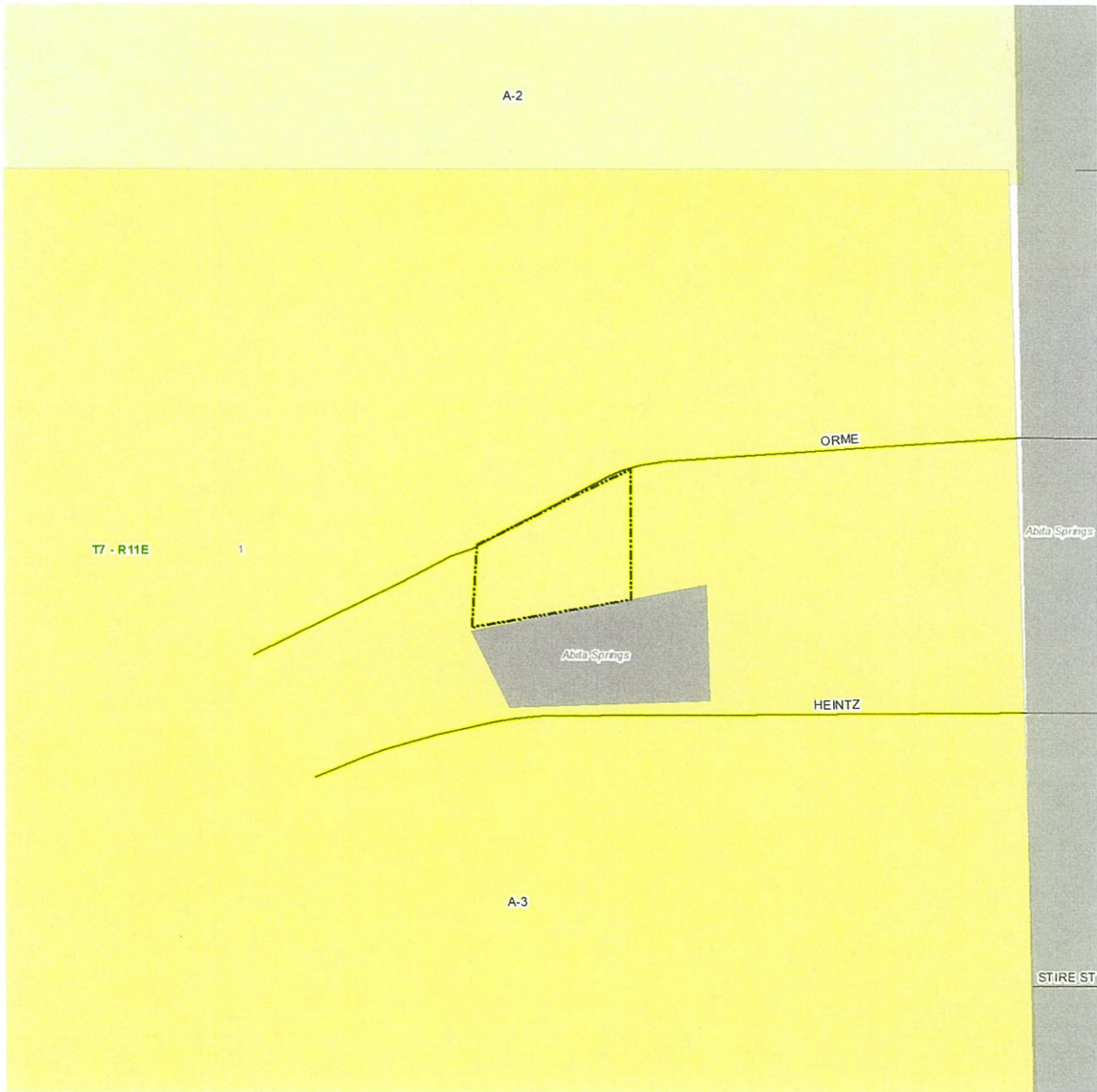
PETITIONER: Felicia and Whitley Walker

OWNER: Felicia and Whitley Walker

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

LOCATION: Parcel located on the south side of Orme Street, west of Poitevent Street; Abita Springs; S1, T7S, R11E; Ward 10, District 2

SIZE: .64 acres



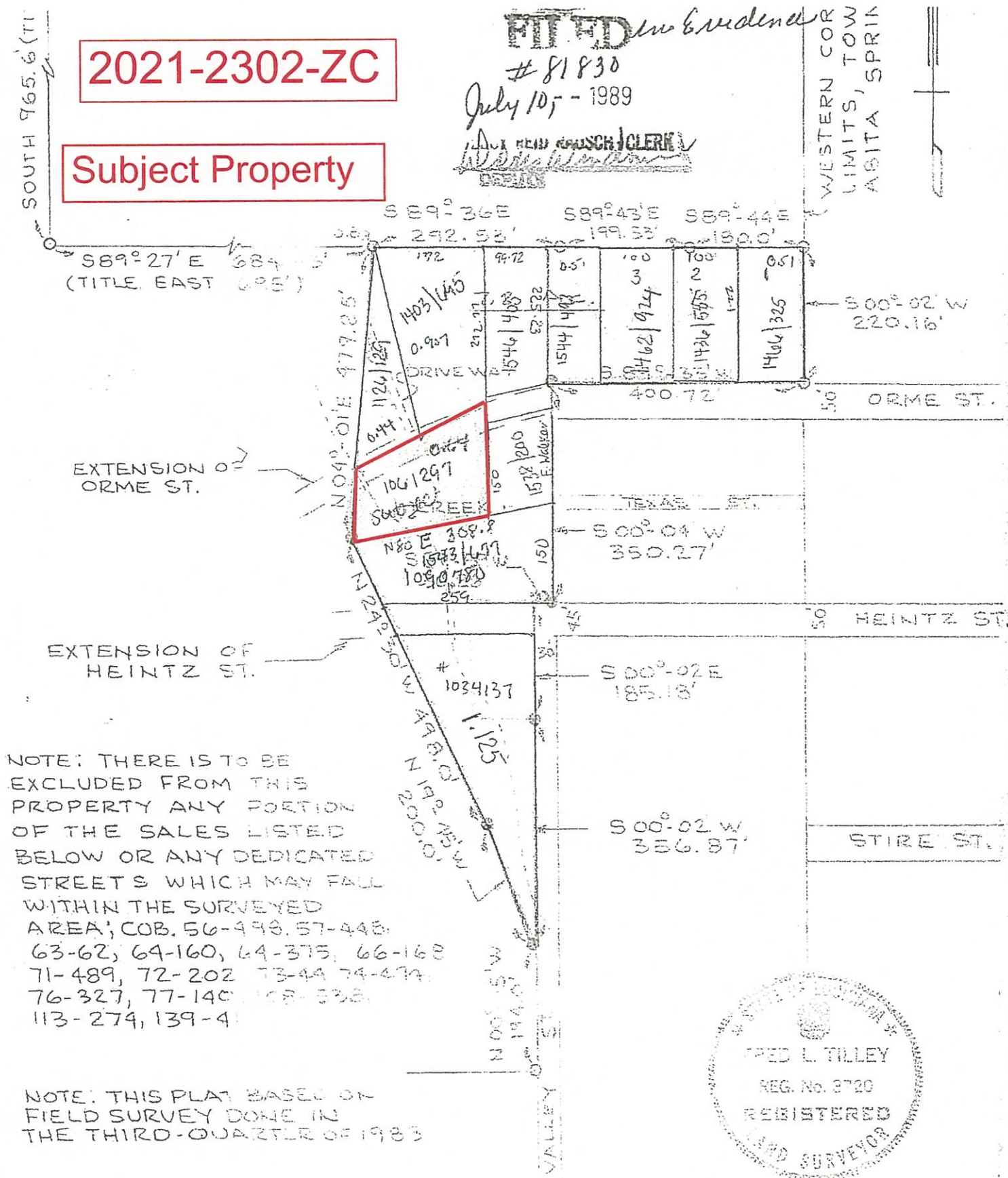
Subject Property

81830

July 10, - 1989

~~Aus dem Reichs-Klerik~~

WESTERN COR
LIMITS, TOW
ASITA, SPRIN



○ IRON FOUND

SON PLACES

Tidelands

MAP PREPARED FOR:

MR. WILLIAM MAGEE

A-2

1

ORME

T7-R11E

HEINTZ

A-3

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2302-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Felicia and Whitley Walker
OWNER: Felicia and Whitley Walker
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Orme Street, west of Poitevent Street; Abita Springs; S1, T7S, R11E; Ward 10, District 2
SIZE: .64 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 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-3 Suburban District
South	Residential	Residential - Town of Abita Springs
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

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 that resource so that it remains 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. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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 south side of Orme Street, west of Poitevent Street; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with environmentally sensitive residential dwellings that vary in site design and density.

The subject site is flanked on all sides by property that is zoned A-3 Suburban District and abuts residentially zoned property located within the Town of Abita Springs to the south. The parcel is developed with an existing mobile home which is surrounded by existing stick-built homes to the north, east, and south, and a Public Works Complex to the west.