

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6773

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. AIREY

ON THE 29 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF ANNETTE STREET, SOUTH OF SHEREE STREET, NORTH OF TRACY STREET; BEING 60132 ANNETTE STREET; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .35 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 7, DISTRICT 7) (2021-2449-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2449-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) 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-4 (Single-Family Residential 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-4 (Single-Family Residential District) to an A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF OCTOBER , 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: AUGUST 25 , 2021

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

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

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

## EXHIBIT "A"

### 2021-2449-ZC

Section 33, T8S, R13E, St. Tammany Parish, Louisiana, in the subdivision known as Oaklawn East, Section Two and according to a map of said subdivision by John H. Sollberger, C.E., on September 12, 1960, a copy of which is of record in office of Clerk of Court of St. Tammany Parish, Louisiana, said property is described as follows, to-wit

Lot Number Two (2), in square Number five (5) which square 5 is bounded by Annette, Lynn, and Nina Drives, Tracy Street, and Sheree Lane and which lot measures 102.2 feet front on Annette Drive, with a width in the rear of 100 feet, and by a depth on side line of Lot 1 or 128.1 feet and by depth on sideline of Lot 3 of 140 feet.

**Case No.:** 2021-2449-ZC

**PETITIONER:** Josh Overstreet

**OWNER:** Debra Overstreet

**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 east side of Annette Street, south of Sheree Street, north of Tracy Street; being 60132 Annette Street; Lacombe, S33, T8S, R13E, Ward 7, District 7

**SIZE:** .35 acres





**2021-2449-ZC**  
**Subject Property**

FROM STAMMAY PARISH TO THE  
 TOWN OF OAKLAWN  
 THE FOLLOWING ARE THE  
 LOTS AND AREAS:  
 TOTAL AREA 108.75 AC.  
 ALL STREETS ARE 100' WIDE  
 NOTE

APPROVED BY

*Malcolm J. Stein, Jr.*  
 PRESIDENT, STAMMAY PARISH ENGINEERS  
*George W. Brown*  
 CHAIRMAN, SUBDIVISION REGULATORY BOARD  
*Phyllis White*  
 PARISH ENGINEER

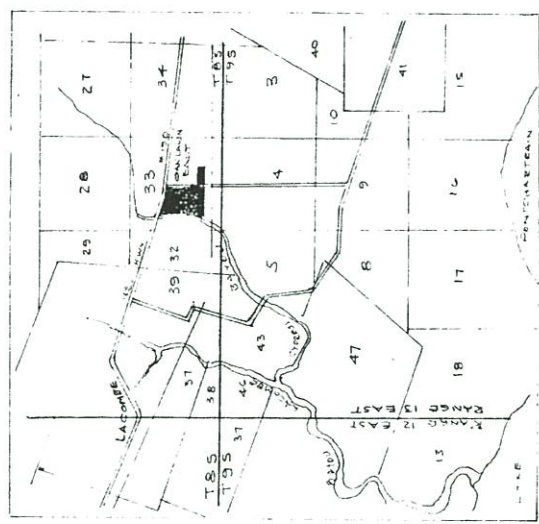
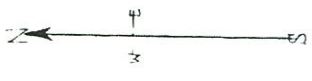
DEC 13, 1960  
 DATE

ALL LOTS FLOOD PRONE "A/O"  
 MAR 1, 1984 FIRM 395-B  
 108.75 AC.

**OAKLAWN EAST**  
**SECTION ONE**

IN SECTION 33 TOWNSHIP 8 SOUTH RANGE 12 EAST  
 7 1/2 WARD STAMMAY PARISH, LOUISIANA  
 AND BEING A RESUBDIVISION OF TRACTS 183, 200, 21,  
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FOR: OAKLAWN DEVELOPMENTS, INC.  
 OFFICE OF H.G. FRITCHELLE, SULLY  
 SEPT 12, 1960 SCALE 1"=200'



SECTION 33 COR 195  
 SE 1/4

TOWN SITES

EAST



2021-2449-ZC

JACKSON

CYPRESS

ANNETTE

NANCY

SHEREE

A-3

33

T8-R13E

A-4



NINA

TRACY

LYNN

DIANE





## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** July 27, 2021  
**Case No.:** 2021-2449-ZC  
**Posted:** July 14, 2021

**Meeting Date:** August 3, 2021  
**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Josh Overstreet

**OWNER:** Debra Overstreet

**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 east side of Annette Street, south of Sheree Street, north of Tracy Street; being 60132 Annette Street; Lacombe, S33, T8S, R13E, Ward 7, District 7

**SIZE:** .35 acres

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#### 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-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential and Undeveloped	A-4 Single-Family Residential District

##### EXISTING LAND USE:

**Existing development:** Yes

**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 east side of Annette Street, south of Sheree Street, north of Tracy Street; being 60132 Annette Street; 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 property is currently developed with an existing manufactured home, which under current zoning classification is considered a non-conforming use. The site is adjacent to existing stick built and manufactured homes and Parcel 5, Square 2 which is to the south west of the subject property was rezoned with the MHO Manufactured Housing Overlay in 2017 (2017-668-ZC). A change in zoning will bring the property into compliance with the existing zoning classification and allow the manufactured home to become eligible for an electrical connection.