ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6773</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>LORINO /COOPER</u>	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{29}$ DAY OF $\underline{\text{SEPTEMBER}}$, $\underline{2021}$	
AN ORDINANCE AMENDING OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE EAR SOUTH OF SHEREE STREET, BEING 60132 ANNETTE STREE PROPERTY COMPRISES A TO' MORE OR LESS, FROM ITS P RESIDENTIAL DISTRICT) TO RESIDENTIAL DISTRICT) AN HOUSING OVERLAY) (WARD 7,	A, TO RECLASSIFY A CERTAIN ST SIDE OF ANNETTE STREET, NORTH OF TRACY STREET; EET; LACOMBE AND WHICH TAL OF .35 ACRES OF LAND RESENT A-4 (SINGLE-FAMILY O AN A-4 (SINGLE-FAMILY ND MHO (MANUFACTURED
WHEREAS, the Zoning Commission of the Parilaw, Case No. 2021-2449-ZC, has recommended to that the zoning classification of the above referenced Residential District) to an A-4 (Single-Family Residential) see Exhibit "A" for complete boundaries; a	area be changed from its present A-4 (Single-Family dential District) and MHO (Manufactured Housing
WHEREAS, the St. Tammany Parish Council land	has held its public hearing in accordance with law;
WHEREAS, the St. Tammany Parish Council he the public health, safety and general welfare, to (Single-Family Residential District) and MHO (Mar	·
THE PARISH OF ST. TAMMANY HEREBY O	PRDAINS, in regular session convened that:
SECTION I: The zoning classification of the abspresent A-4 (Single-Family Residential District) to a (Manufactured Housing Overlay).	pove described property is hereby changed from its n A-4 (Single-Family Residential District) and MHO
SECTION II: The official zoning map of the Par to incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended a Section I hereof.
REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.
SEVERABILITY: If any provision of this Ordin not affect other provisions herein which can be given the provisions of this Ordinance are hereby declared	_
EFFECTIVE DATE: This Ordinance shall becor	me 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 $\frac{7}{2}$ DAY OF $\frac{OCTOBER}{OCTOBER}$, $\frac{2021}{OCTOBER}$; 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: <u>AUGUST 25</u> , <u>2021</u>
Published Adoption:, <u>2021</u>
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

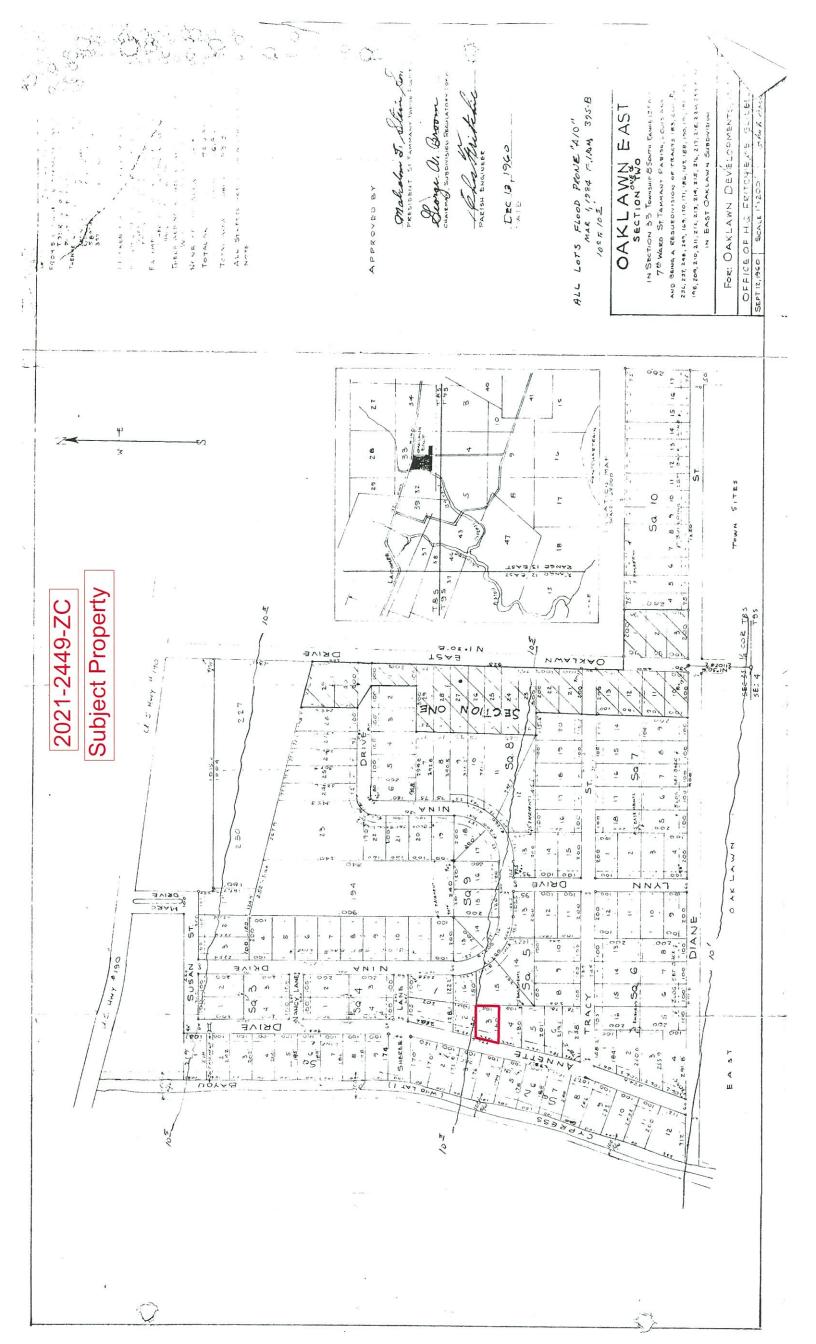
and MHO Manufactured Housing Overlay

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







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 27, 2021Meeting Date: August 3, 2021Case No.: 2021-2449-ZCDetermination: Approved

Posted: July 14, 2021

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

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane Asphalt Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

1. 77

Surrounding Use	Surrounding Zone
Residential	A-4 Single-Family Residential District
Residential	A-4 Single-Family Residential District
Residential	A-4 Single-Family Residential District
Residential and Undeveloped	A-4 Single-Family Residential District
	Residential Residential Residential

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.