

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6864

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF JANUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF ROSE STREET, BEING LOTS 33, 35 & 37, SQUARE 1, WEST ABITA SPRINGS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF .17 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 10, DISTRICT 6) (2021-2548-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2548-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF FEBRUARY, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 29, 2021

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2548-ZC**

Three lots 33, 35, and 37, each measuring 25' front on Rose Street, all by a depth of 100', SQUARE 1 WEST ABITA SPRINGS SUBDIVISION, Ward 10R, St. Tammany Parish.

**Case No.:** 2021-2548-ZC

**PETITIONER:** Adrian Laurent

**OWNER:** Adrian J. and Della Laurent

**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 Rose Street, being lots 33, 35 & 37, Square 1, West Abita Springs Subdivision, S36, T6S, R11E, Ward 10, District 6.

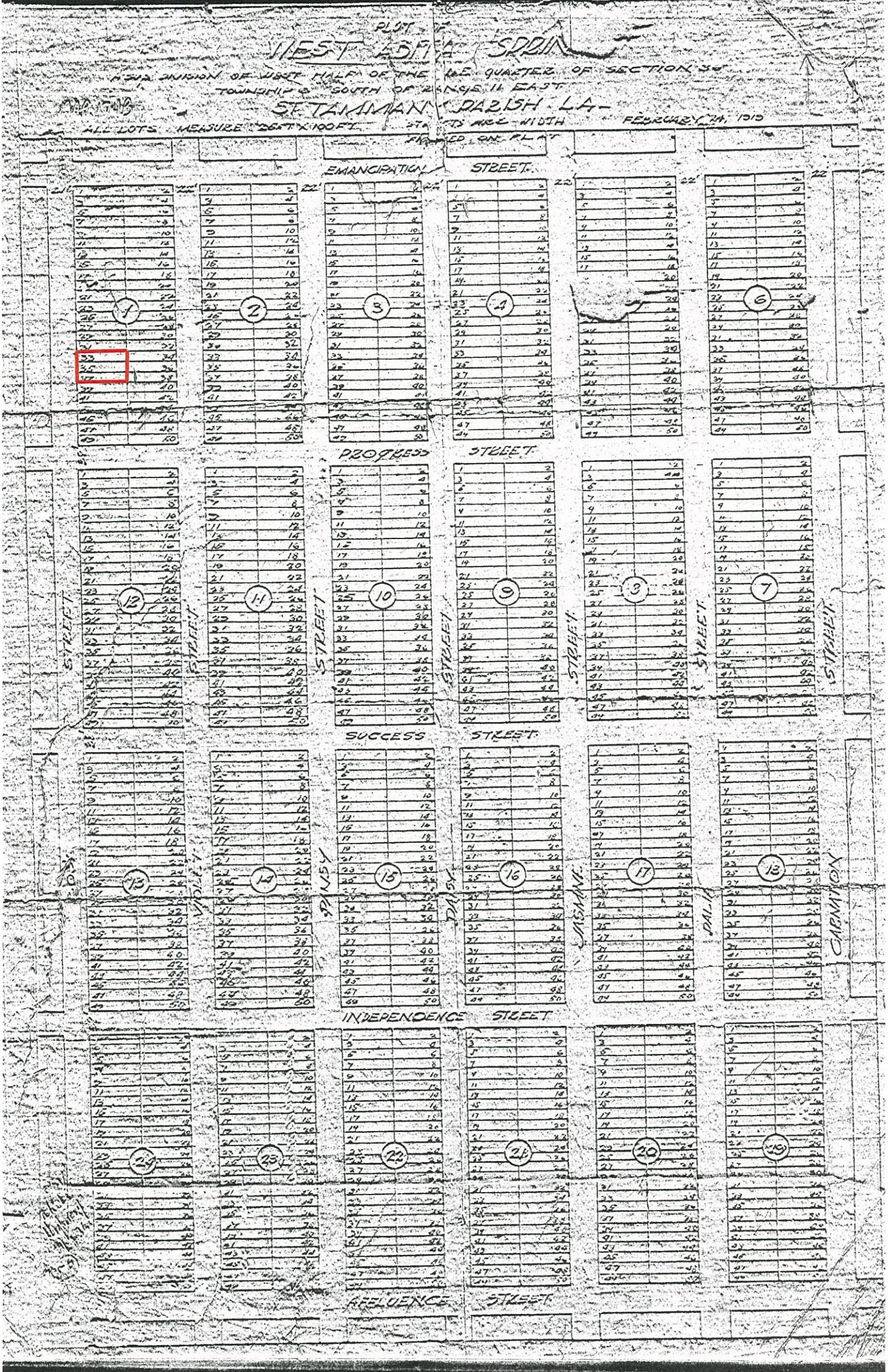
**SIZE:** .17 acres



2021-2548-ZC

Subject Property

MAP  
174B



2021-2548-ZC

A-2

25

EMANCIPATION

GARDENIA

T6 - R11E

FERN

A-4

36

EDEN

ROSE

PROGRESS

VIOLET

PANSY

MHO



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** November 1, 2021  
**Case No.:** 2021-2548-ZC  
**Posted:** October 29, 2021

**Meeting Date:** November 8, 2021  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Adrian Laurent

**OWNER:** Adrian J. and Della Laurent

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

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**SIZE:** .17 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 MHO Manufactured Housing Overlay
West	Residential	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 Rose Street, being lots 33, 35 & 37, Square 1, West Abita Springs Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The entire West Abita Springs subdivision and the abutting Abita Nursery subdivision is zoned A-4 Single-Family Residential District. The subject site is abutting property that has been rezoned to A-4 Single-Family and MHO Manufactured Housing Overlay. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the electrical connection of an existing manufactured home.