

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6014 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 2 DAY OF AUGUST , 2018

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF MAPLE STREET, BEING LOTS 10 & 11, SQUARE 4, BEVERLY HILLS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 5500 SQ. FT. 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 8, DISTRICT 14). (2018-1046-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-1046-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 25 , 2018

Published Adoption: \_\_\_\_\_ , 2018

Delivered to Parish President: \_\_\_\_\_ , 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2018 at \_\_\_\_\_

Exhibit "A"

**Case No. 2018-1046-ZC**

LOTS 10 & 11, SQUARE 4, BEVERLY HILLS SUBDIVISION, SECTION 13, T9S—R14E, ST. TAMMANY  
PARISH, LA

Case No.: 2018-1046-ZC

PETITIONER: Elisha Johnson

OWNER: Dragonfly Ent

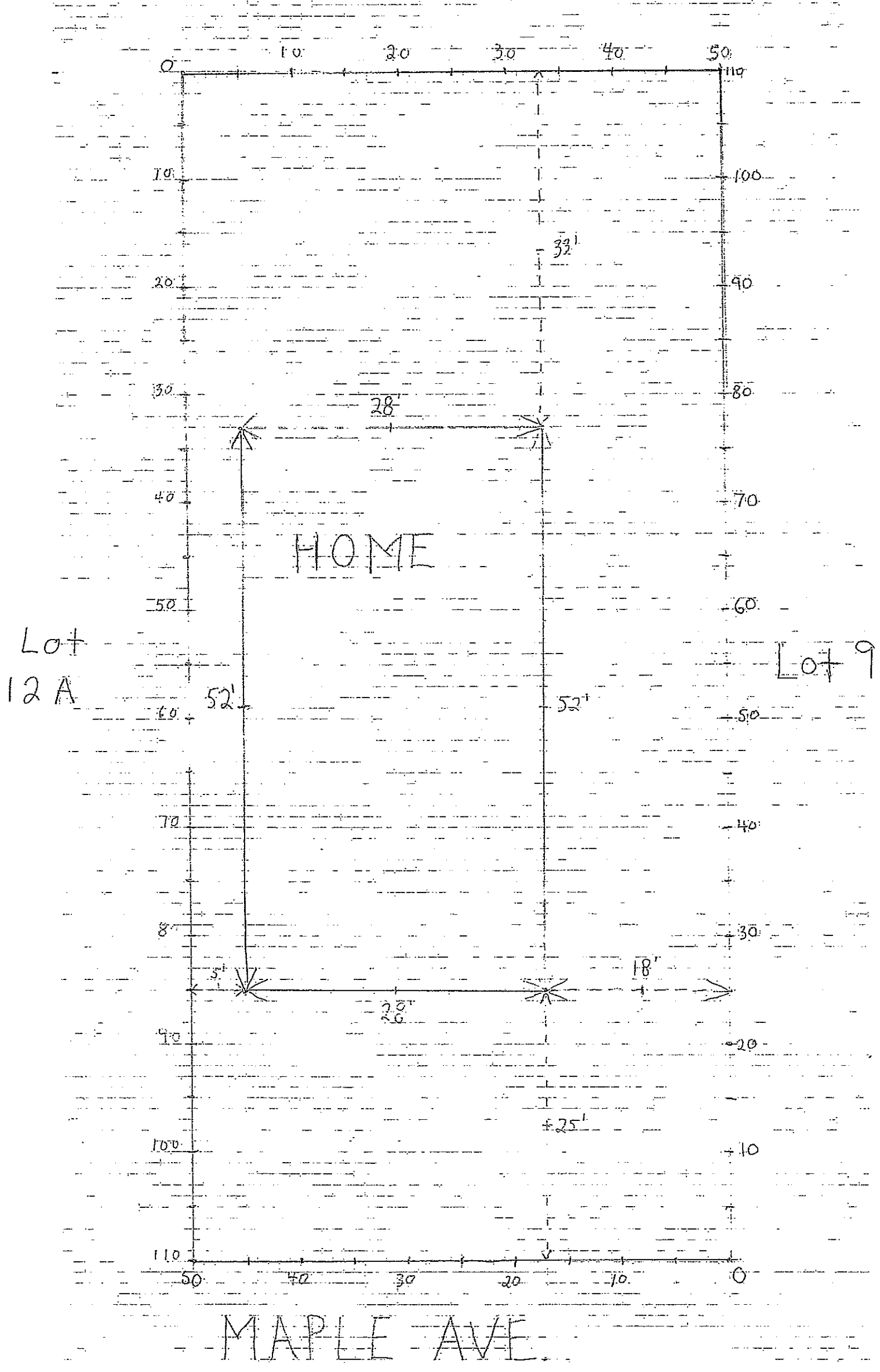
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Maple Street, being lots 10 & 11, Square 4, Beverly Hills Subdivision ; S13, T9S, R14E; Ward 8, District 14

SIZE: 5500 sq.ft.



Lots 10 and 11 SQ 4 Beverly Hills S. Cal. 2018-1046-ZC



2018-1046-ZC

HC-2

Property Boundary

★ Post Here

110 SERVICE

BEECH

190E

T9-R14E

13

57456

57467

A-4

57453

57461

MAPLE

57447

57448

OAK

57440

WILLOW

57438

57445

39060

39072

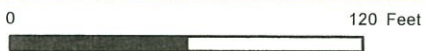
57441

57422

57427

57439

57433



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 6/22/2018  
**Case No.:** 2018-1046-ZC  
**Posted:** 06/13/18

**Meeting Date:** 7/3/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Elisha Johnson

**OWNER:** Dragonfly Ent

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

**LOCATION:** Parcel located on the east side of Maple Street, being lots 10 & 11, Square 4, Beverly Hills Subdivision; S13, T9S, R14E; Ward 8, District 14

**SIZE:** 5500 sq.ft.

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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	Undeveloped	A-4 Single Family Residential District
South	Undeveloped & Manufactured home	A-4 Single Family Residential District
East	Undeveloped & Manufactured home	A-4 Single Family Residential District
West	Undeveloped & Manufactured home	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 from A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the east side of Maple Street, being lots 10 & 11, Square 4, Beverly Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.