

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5709 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO
ON THE 3 DAY OF NOVEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF CYPRESS DRIVE, WEST OF PEACH TREE DRIVE, BEING LOTS 20A, SQUARE 23, RIVER GARDENS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 22,500 SQ. FT OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 9). (2016-329-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-329-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) & 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) & 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) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF DECEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 27 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-329-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as **RIVER GARDENS SUBDIVISION**, a subdivision of the S.W. 1/4 of S.W. 1/4 of Section 29, and the N 1/2 of N.W. 1/4 of Section 32, Township 8 South, Range 15 East, St. Tammany Parish, designated on a blue print survey by H.G. Fritchie, Parish Surveyor, dated January 6, 1954 and more particularly described as follows, to-wit:

PREVIOUSLY RECORDED AS LOTS 19, 20, & 21, SQUARE 23, RIVER GARDENS SUBDIVISION, St. Tammany Parish, Louisiana have been re-subdivided and are now recorded as **LOT 20A, SQUARE 23, RIVER GARDENS SUBDIVISION, St. Tammany Parish, Louisiana.**

Case No.: 2016-329-ZC

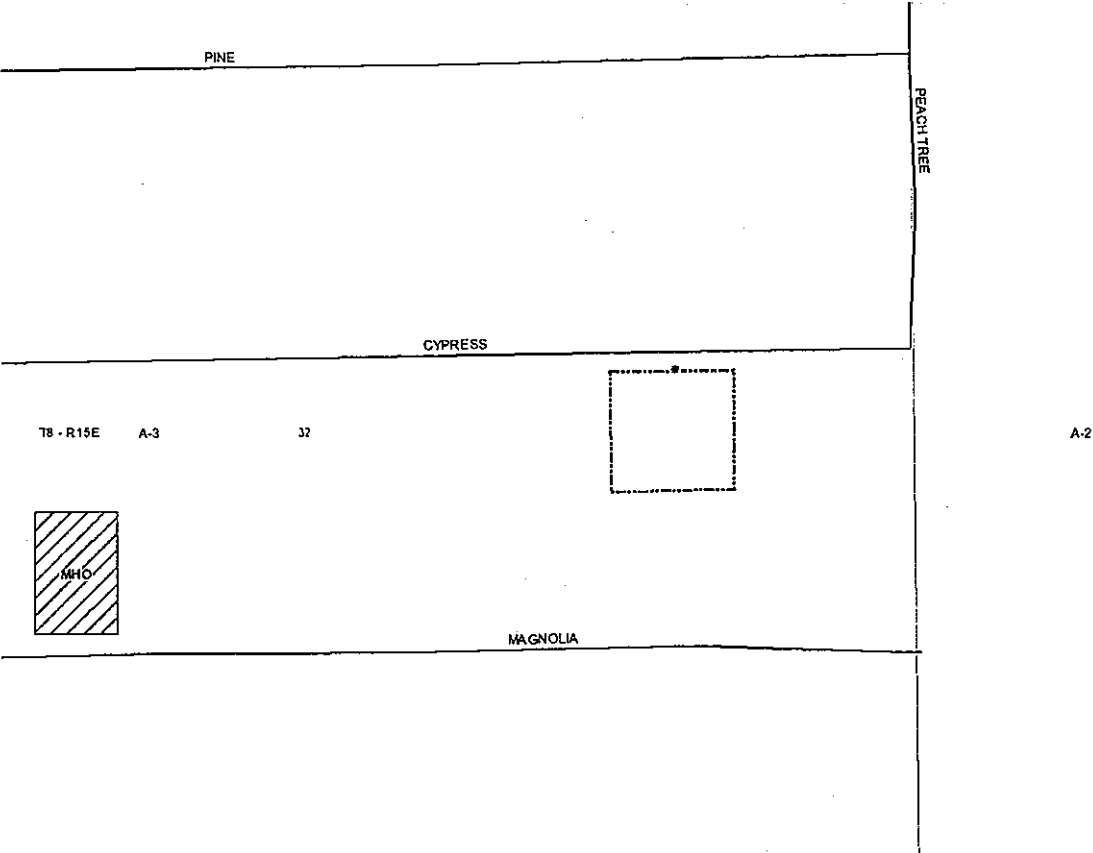
PETITIONER: Robt Maser

OWNER: Barbara A. Garcia

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

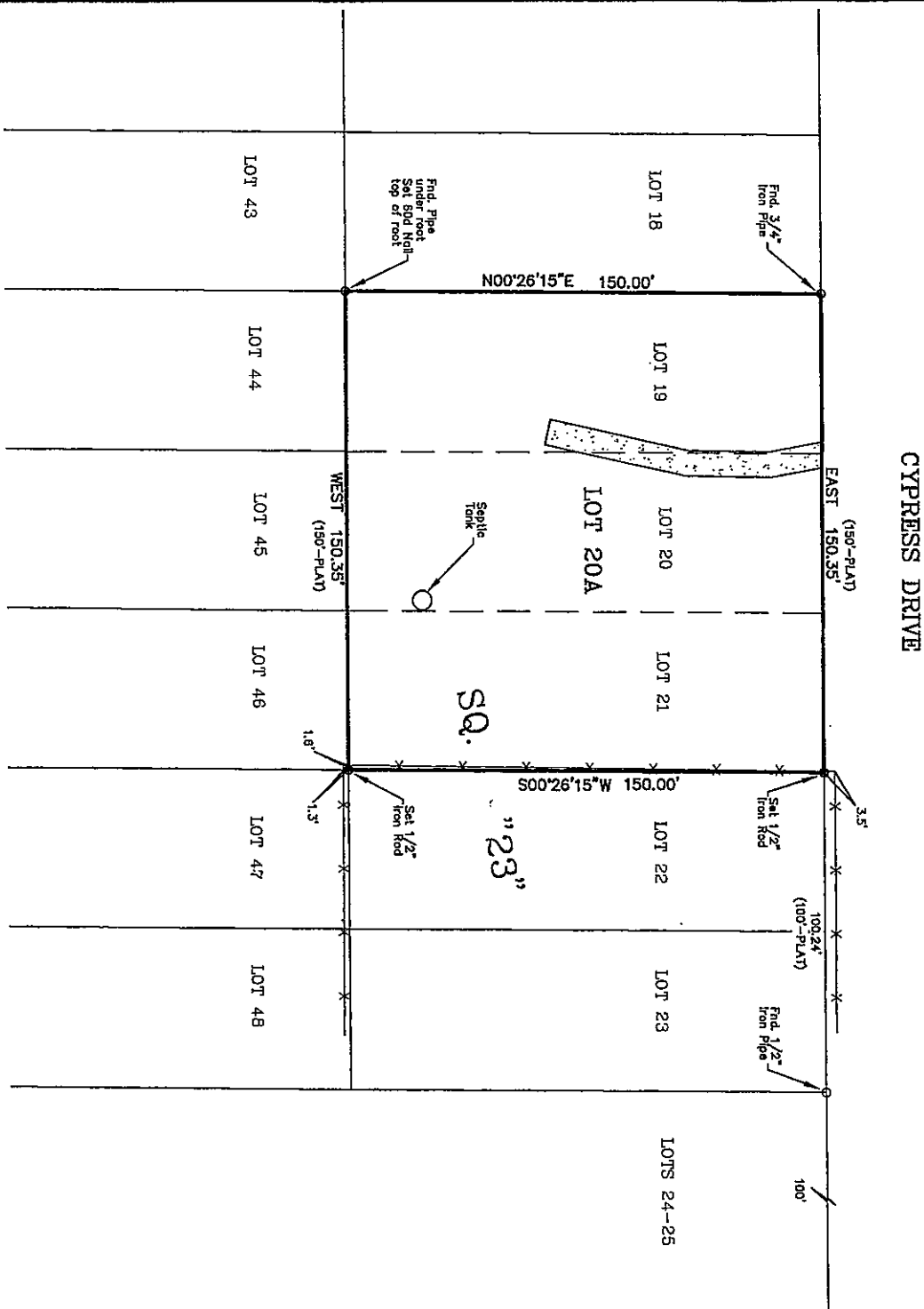
LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9

SIZE: 22,500 sq. ft.



2016-329-ZC

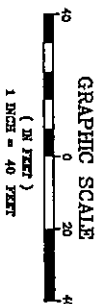
PATHFILE: \\M:\SURVEYING\2015\LOT SURVEY\RIVER GARDENS\20150100, LOTS 18-21, SQ. 23, GARCIA.dwg



PEACH TREE DRIVE

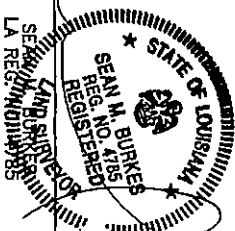
APPROVED:	
<i>Don Keller</i>	
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
4-8-2015	53628
DATE FILED	FILE NO.
TOTAL AREA: 22,552 SQ. FT. OR 0.518 ACRES	

REFERENCE SURVEYS:
1.) SURVEY BY THIS FIRM DATED 6/28/00, REVISED
1/25/01, DRAWING NO. 100116.



J.V. Burkes & Associates, Inc.
SURVEYING
ENGINEERING • ENVIRONMENTAL
1805 Sartout Highway
Sibley, Louisiana 70458
E-mail: jvb@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800



SCALE: 1" = 40'
DATE: 3/11/15
DRAWN BY: JDL
CHECKED BY: RMK
DWG. NO: 20150100
SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either across any of the property hereon or not necessarily exclusive. Encroachments of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

FIRM: 223205 OASO D
DATE: 4/27/89
BY: KLS-A/A

* Verify prior to construction with local governing body.

A RESUBDIVISION MAP OF
LOT 19, LOT 20 & LOT 21 INTO
LOT 20A, SQ. 23, RIVER GARDENS IN
SECTION 32, T-8-S, R-15-E,
ST. TAMMANY PARISH, LOUISIANA

BARBARA A. GARCIA

2016-329-ZC

PINE

PEACH TREE

CYPRESS

T8-R15E A-3

32

2016-329-ZC

A-2

MAGNOLIA



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 9/26/2016
Case No.: 2016-329-ZC
Prior Action: Postponed (09/06/16)
Posted: 09/21/16

Meeting Date: 10/4/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Robt Maser
OWNER: Barbara A. Garcia
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9
SIZE: 22,500 sq. ft.

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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban 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-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located at the on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured housing. Staff has no objection to the request

STAFF RECOMMENDATION:

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