

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5724

ORDINANCE COUNCIL SERIES NO:

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF DECEMBER , 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 STREET, EAST N. TRANQUILITY ROAD, LOT 16, URANIUM PARK AND WHICH PROPERTY COMPRISES A TOTAL OF 1.47 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 7, DISTRICT 11). (2016-414-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-414-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 24 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-414-ZC

ONE (1) CERTAIN LOT OF GROUND in the South One-Half of the SOUTHWEST One-Quarter of Section 27, Township 8 South, Range 13 East, of the Ninth Ward of St. Tammany Parish, Louisiana in that Subdivision known as Uranium Park. Said lot is designated by Lot. No. 16 on a map of survey of H. G. Fritchie, Parish Surveyor, dated April 18, 1955, a print of which is annexed to an Act of Sale and Mortgage before Charles L. Rivet, a Notary Public in and for the Parish of Orleans, on May 24, 1955, and according to which said Lot No. 16 is located in the Southwest Square which is bounded by Cypress Street, Tranquility Lane, and the South and West Boundaries of said Subdivision, said lot No. 16 commences a distance at a distance of five hundred (500) feet from the corner of Cypress Street and Tranquility Lane and measures one hundred (100) feet front on Cypress by a depth between equal and parallel lines of six hundred forty (640) feet.

Case No.: 2016-414-ZC

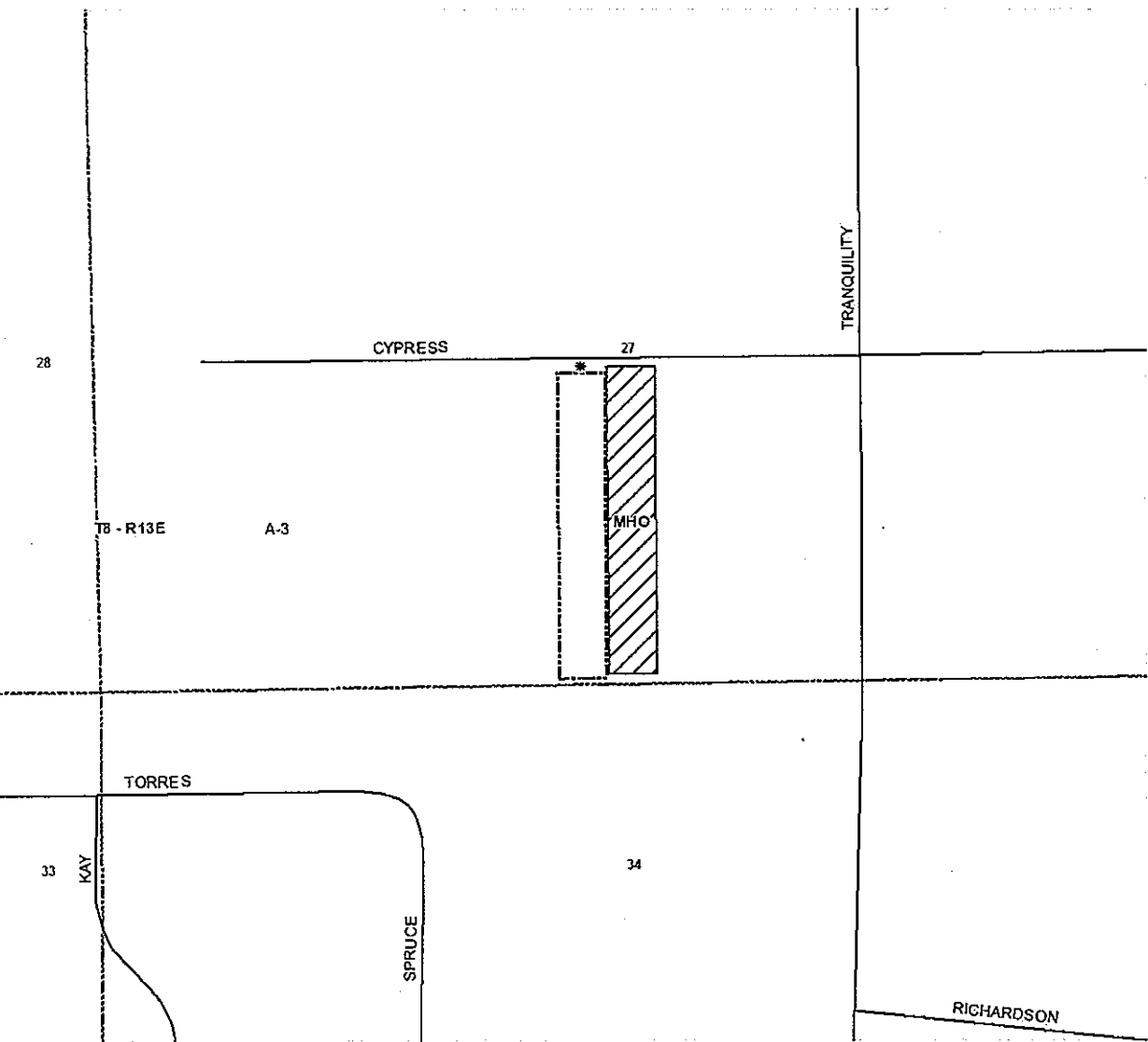
PETITIONER: Shelley Schmalz

OWNER: Eljay Schmalz

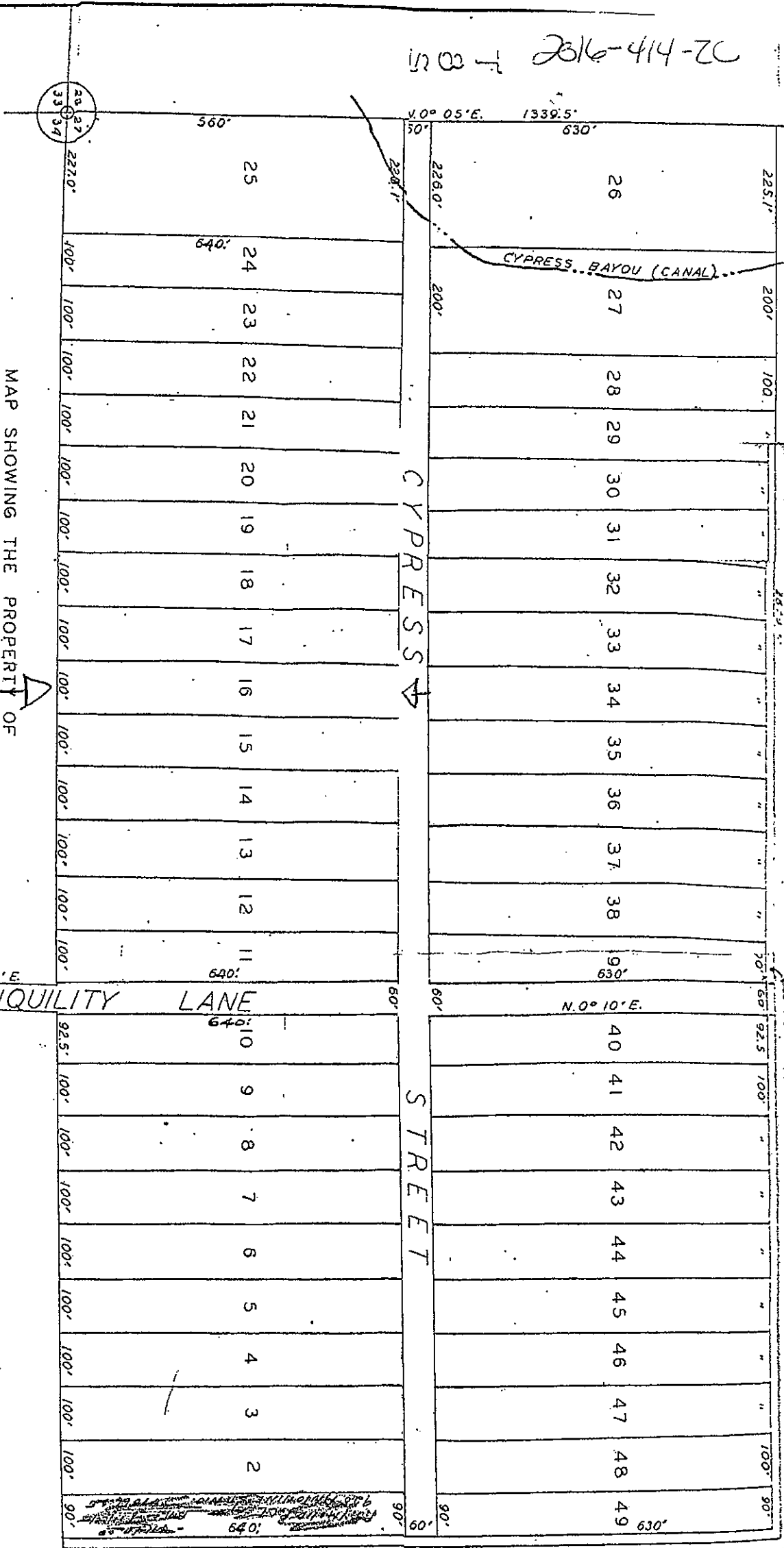
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park; S27, T8S, R13E; Ward 9, District 11

SIZE: 1.47 acres



2016-414-7C



20 27
33 34

MAP SHOWING THE PROPERTY OF
GUS BALDWIN
BEING LOCATED IN THE SOUTH HALF OF THE
SOUTHWEST QUARTER, OF SECTION 27, TOWNSHIP
8 SOUTH, RANGE 13 EAST, NINTH WARD,
ST. TAMMANY PARISH, LOUISIANA.

SURVEY BY **PARISH SURVEYOR**
SLIDELL, LA.
APRIL 18, 1955

MAP 347B

PROPERTY OF:
ST. TAMMANY PARISH
CLERK OF COURT
COURTHOUSE, COVINGTON, LA.

URANUM PARK S/D

10' RESERVED FOR DRAINAGE CANAL



TORRES

SPRUCE

CYPRESS

T8-R13E

A-3

34

27

TRANQUILITY

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/21/2016
Case No.: 2016-414-ZC
Posted:10/11/2016

Meeting Date: 11/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Shelley Schmalz
OWNER: Eljay Schmalz
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 Street, east N. Tranquility Road, Lot 16, Uranium Park; S27, T8S, R13E; Ward 9, District 11
SIZE: 1.47 acres

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-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District & MHO
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 on the south side of Cypress Street, east N. Tranquility Road, Lot 16, Uranium Park. The 2025 Future land Use Plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objection to the request.

STAFF RECOMMENDATION:

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