

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6286 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF DECEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF CARNATION STREET, EAST OF DAHLIA STREET, NORTH OF SUCCESS STREET, AND SOUTH OF PROGRESS STREET, ABITA SPRINGS 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) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 10, DISTRICT 6) (2019-1602-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1602-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 16 DAY OF JANUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 28 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1602-ZC

ALL THAT CERTAIN TRACT OR PARCEL OF LAND together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging in the West Half of the Northeast Quarter of Section 36, Township 6 South, Range 11 East, Ward 10-R, West Abita Springs Subdivision, and according to a plan of said subdivision on file in the office of the Clerk of Court of St. Tammany Parish, Louisiana, said lots are located in Square 7, bounded by Carnation, Progress, Dalia and Success Street, and so designated as Lots 16, 18 and 20, which said lots measure as follows:

The said lots adjoin each other, Lot 16 being closest to Progress Street and commences 175 feet from the intersection of Progress and Carnation Streets. The three lots measure 25 feet front on Carnation Street, same width in the rear, by a depth between equal and parallel lines of 100 feet.

Being the same property acquired by First Financial Services of Hammond, LLC from Citizens Finance Company of Hammond, LLC by act dated June 29, 2010, filed July 12, 2010, as Instrument No. 1776513 of the official records of St. Tammany Parish, Louisiana.

Case No.: 2019-1602-ZC

PETITIONER: Dewayne Barnes

OWNER: Dewayne Barnes

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

LOCATION: Parcel located at the end of Jim Loyd Road, south of LA Highway 40, Folsom; S16, T5S, R10E; Ward 10, District 6

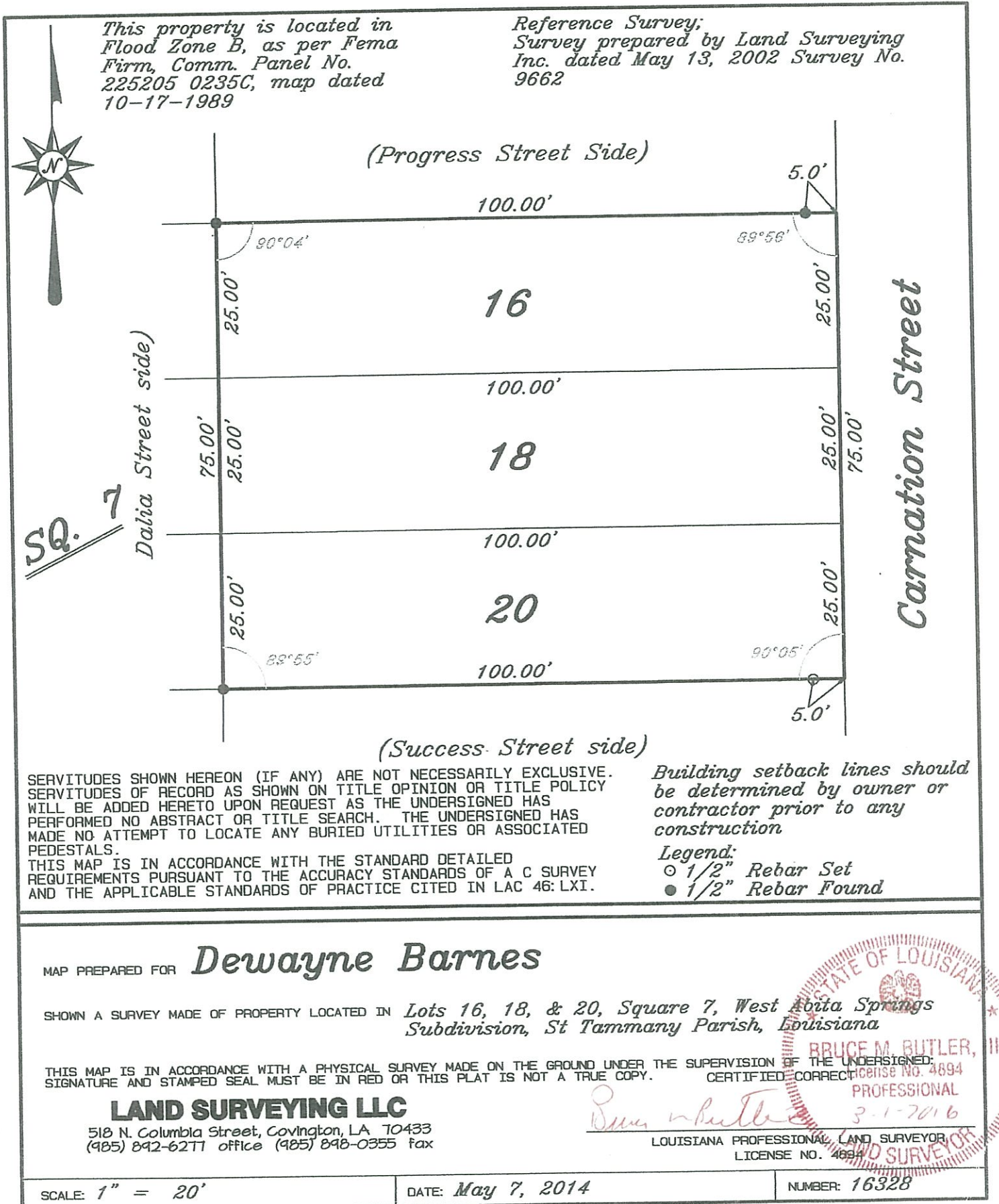
SIZE: .17 acres



Address

72445 CARNATION STREET

2019-1602-ZC



2019-1602-ZC

DAHLIA

JASMINE

PROGRESS

T6S - R11E

A-4

36

CARNATION

SUCCESS

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 11/4/2019	Meeting Date: November 13, 2019
Case No.: 2019-1602-ZC	Determination: Approved
Posted: 10/28/2019	

GENERAL INFORMATION

PETITIONER: Dewayne Barnes

OWNER: Dewayne Barnes

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

LOCATION: Parcel located on the west side of Carnation Street, east of Dahlia Street, north of Success Street, and south of Progress Street, Abita Springs; S36, T6S, R11E; Ward 10, District 6

SIZE: .17 acres

FINDINGS

ACCESS ROAD INFORMATION

Type: Parish	Road Surface: 1 Lane Asphalt	Condition: Good
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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
South	Residential	A-4 Single-Family Residential
East	Undeveloped	Abita Springs City Limits
West	Residential	A-4 Single-Family Residential

EXISTING LAND USE:

Existing development: No	Multi occupancy development: No
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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 west side of Carnation Street, east of Dahlia Street, north of Success Street, and south of Progress Street, Abita Springs. The 2025 future land use plan designates the site to be developed with residential units that vary in site design and density, including manufactured homes.

Staff does not have any objection to the request considering it adheres to the petitioned property’s future land use plan designation.