

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5523

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 14 DAY OF JANUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF EAGLE STREET, SOUTH OF BOBBY JONES DRIVE, NORTH OF ED RAY DRIVE, BEING LOT 16, SQUARE 46, HILLCREST SUBDIVISION ADDITION #1 AND WHICH PROPERTY COMPRISES A TOTAL OF 20,000 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 6, DISTRICT 6). (2015-66-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-66-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 24, 2015

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

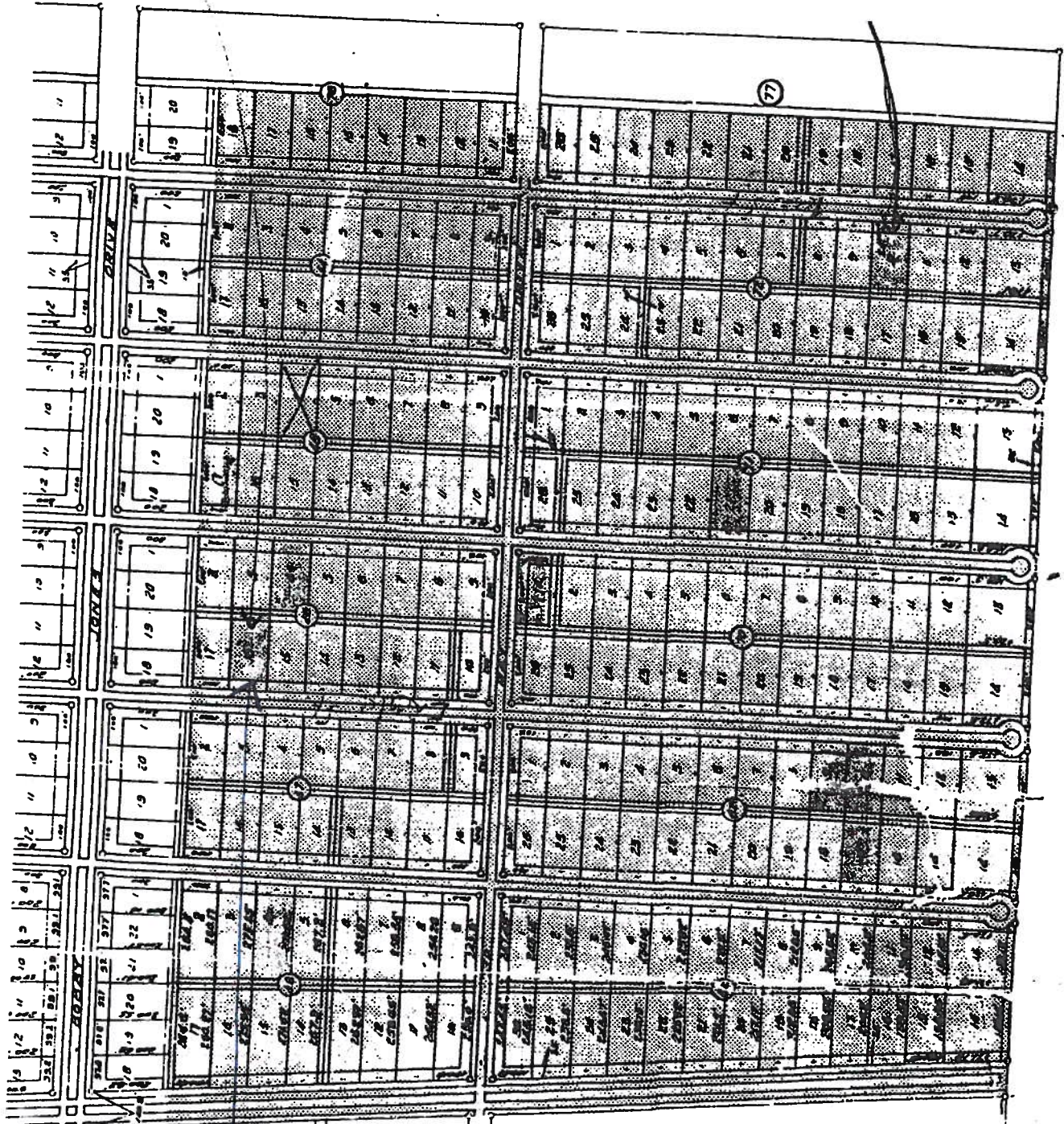
**Exhibit "A"**

**2015-66-ZC**

One (1), #16, meas. 100' on Eagle St., by a depth of 200', Sq. 46, Hillcrest CC Subd., Addn # 1, St. Tammany Parish, LA

2015-66-20 beer 1

This map is  
supervision



site

27/26  
24/35

**Case No.:** 2015-66-ZC

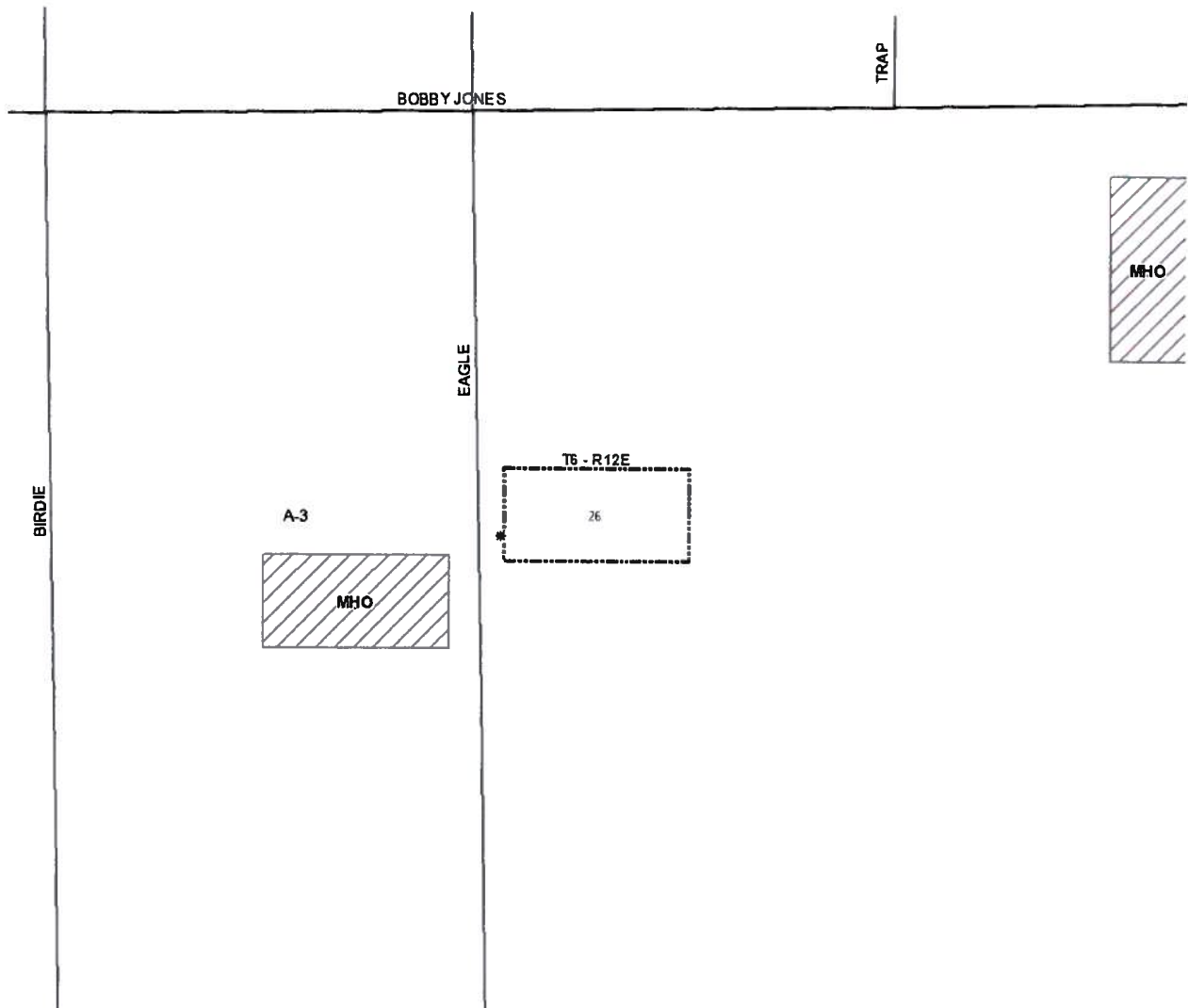
**PETITIONER:** Alba Velasquez

**OWNER:** Alba Velasquez

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

**LOCATION:** Parcel located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1; S26, T6S, R12E; Ward 6, District 6

**SIZE:** 20,000 sq. ft.



2015-66-ZC

TRAP

BOBBY JONES



MHO

EAGLE

T6 - R12E A-3

26

2015-66-ZC



MHO



BIRCH

TED RAY

TRAP

410 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/23/2015  
Case No.: 2015-66-ZC  
Posted: 11/19/15

Meeting Date: 12/1/2015  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Alba Velasquez

OWNER: Alba Velasquez

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

LOCATION: Parcel located on the east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 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		A-3 Suburban District
South		A-3 Suburban District
East		A-3 Suburban District
West		A-3 Suburban District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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 east side of Eagle Street, south of Bobby Jones Drive, north of Ed Ray Drive, being lot 16, Square 46, Hillcrest Subdivision Addition #1. The 2025 future land use plan calls for the area to be developed with uses that would allow for the preservation of the natural environment. Staff does not have any objection to the request considering that the area is developed with a mix of manufactured homes and undeveloped land.

STAFF RECOMMENDATION:

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