

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5926

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF JANUARY , 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF SYCAMORE DRIVE, EAST OF 24TH STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 14,609.72 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 7, DISTRICT 7)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-786-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 FEBRUARY , 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: DECEMBER 27 , 2017

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

Exhibit "A"

2017-786-ZC

All that certain tract or parcel of land, situated in a part of Headright Section #48, Township 8 South, Range 12 East more fully described as follow:

Commencing at corner #36 of the said Section, Township and Range as per the P.N. Judice survey:

Run North 71 degs. 30 mins. West a distance of 1,214.8 feet to the Southwest corner of George Pichon property; thence North 18 degs. 30 mins. East a distance of 321.9' (feet) to the Northeast corner of the property of George Pichon and the point of beginning;

Thence run South 71 degrees 30 minutes East 90.8 feet,
Thence run South 18 degrees 30 minutes West 160.9 feet
Thence run North 71 degrees 30 minutes West 90.8 feet
Thence run North 18 degrees 30 minutes East 160.9 feet
To the Northwest Corner of the property of George Pichon and to the point of beginning.

Case No.: 2017-786-ZC

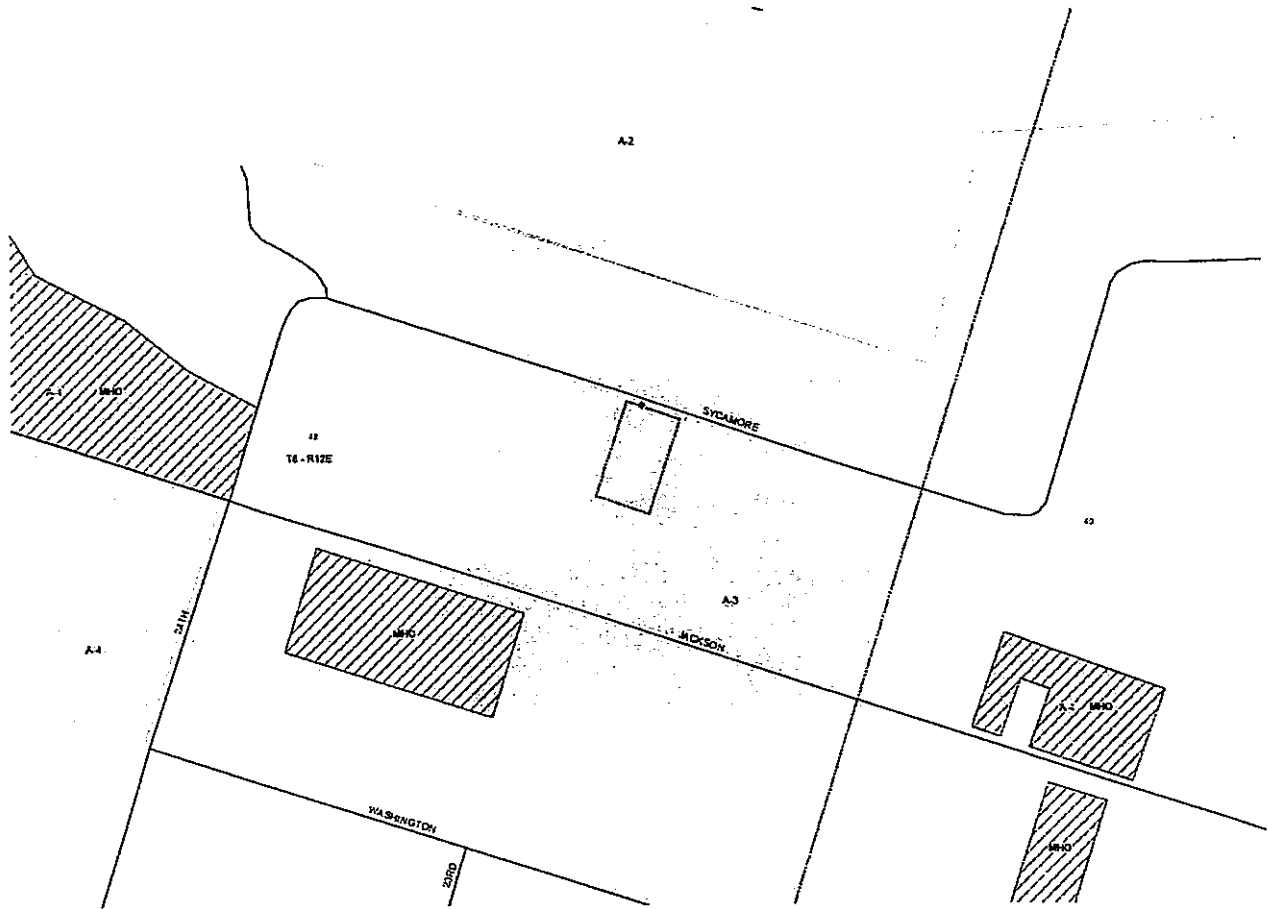
PETITIONER: Council Motion

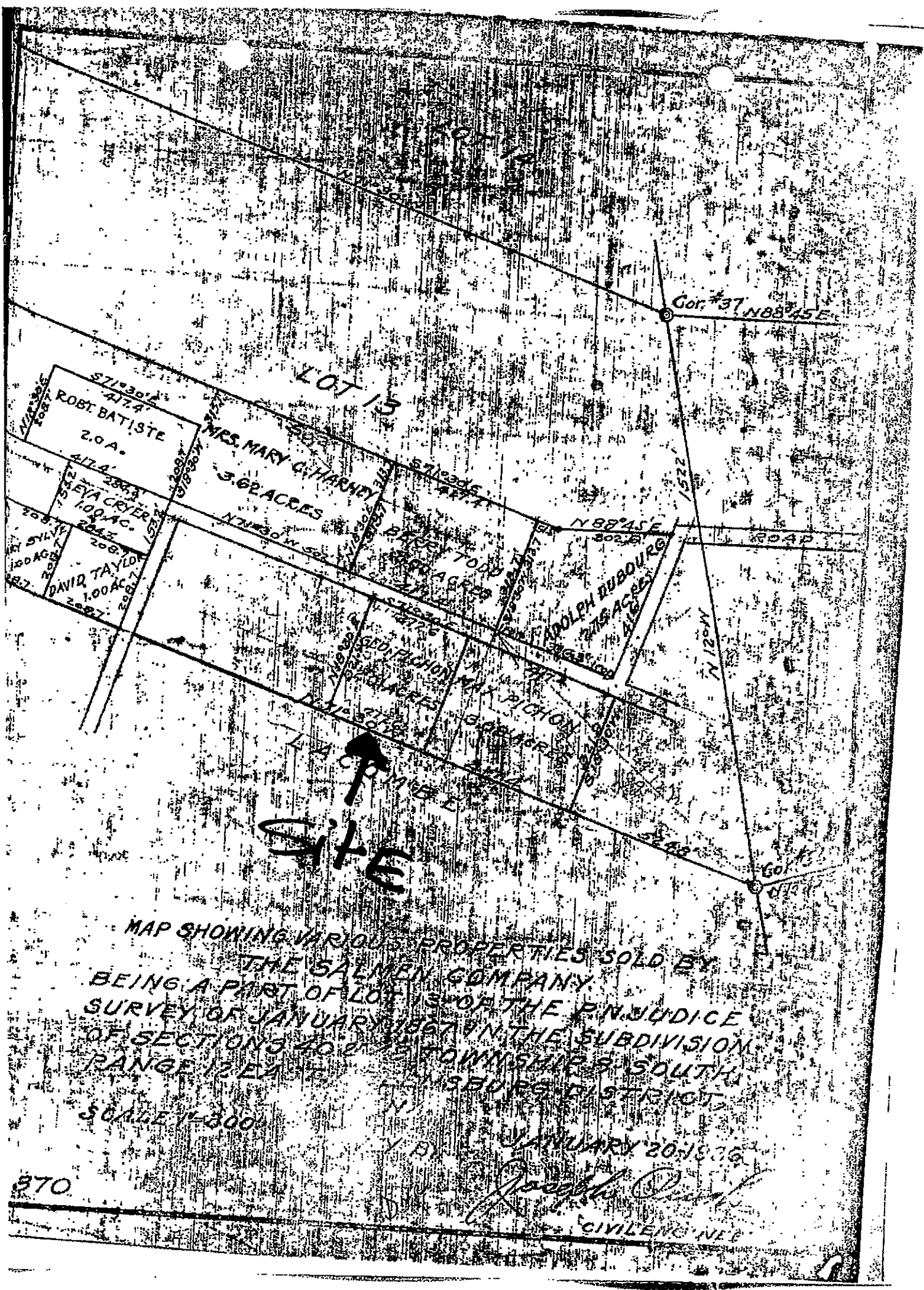
OWNER: George Pichon

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

LOCATION: Parcel located on the south side of Sycamore Drive, east of 24th Street; S48, T8S, R12E; Ward 7, District 7

SIZE: 14,609.72 sq.ft.





2017-786-20

2017-786-ZC



0 280 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 11/27/2017
Case No.: 2017-786-ZC
Posted: 11/14/17

Meeting Date: 12/5/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: George Pichon

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

LOCATION: Parcel located on the south side of Sycamore Drive, east of 24th Street; S48, T8S, R12E; Ward 7, District 7

SIZE: 14,609.72 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	Single family residence & Mobile Home	A-3 Suburban District
South	Single Family Residence	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Single Family Residence	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes **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 Sycamore Drive, east of 24th Street. 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.