

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5519 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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 AT THE END OF BATISTE STREET, EAST OF PUGH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 0.83 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 4, DISTRICT 7). (2015-53-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-53-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
, 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"

2015-53-ZC

ALL THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as follows, to-wit:

BEING THAT PARCEL identified by the name of RUSSELL BATISTE on the plan of resubdivision of Lot 9, Unit 5 of the Aubrey Tract situated in Section 48, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana by the Plat of land surveyed by Eddie J. Champagne, Surveyor, dated May 24, 1979, Drawing No. 4528, which survey is referenced in the Act of Donation by Juanita Amos Batiste and Norman Batiste as Donors, dated July 22, 1983, filed on August 11, 1983 in the official records of St. Tammany Parish, Louisiana in COB 1113, foio 652; which survey is attached to an Act of Deposit dated May 20, 1996 and filed May 24, 1996 in the official Conveyance Records of St. Tammany Parish, Louisiana as Instrument No. 997780.

According to the aforesaid plan, the said parcel identified by the name of Russell Batiste fronts partially on Batiste Road, with a total frontage of 106.1 feet, a width in the rear of 159.7 feet, measures 275' on its eastern side line and 270' on its western side line.

**Case No.:** 2015-53-ZC

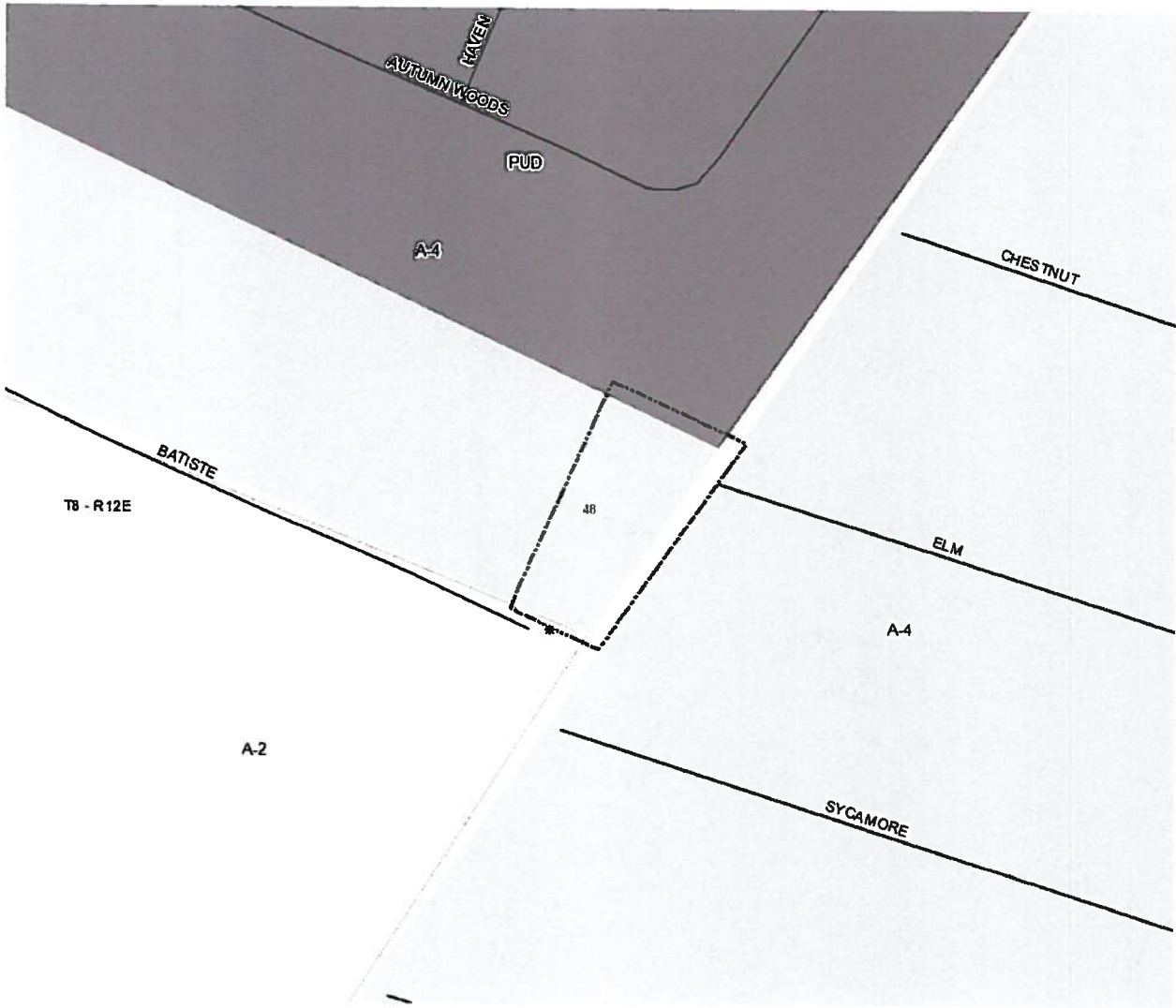
**PETITIONER:** Anquinell Schneider

**OWNER:** Norma Johnson

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay

**LOCATION:** Parcel located at the end of Batiste Street, east of Pugh Road; S48, T8S, R12E; Ward 4, District 7

**SIZE:** 0.83 acres



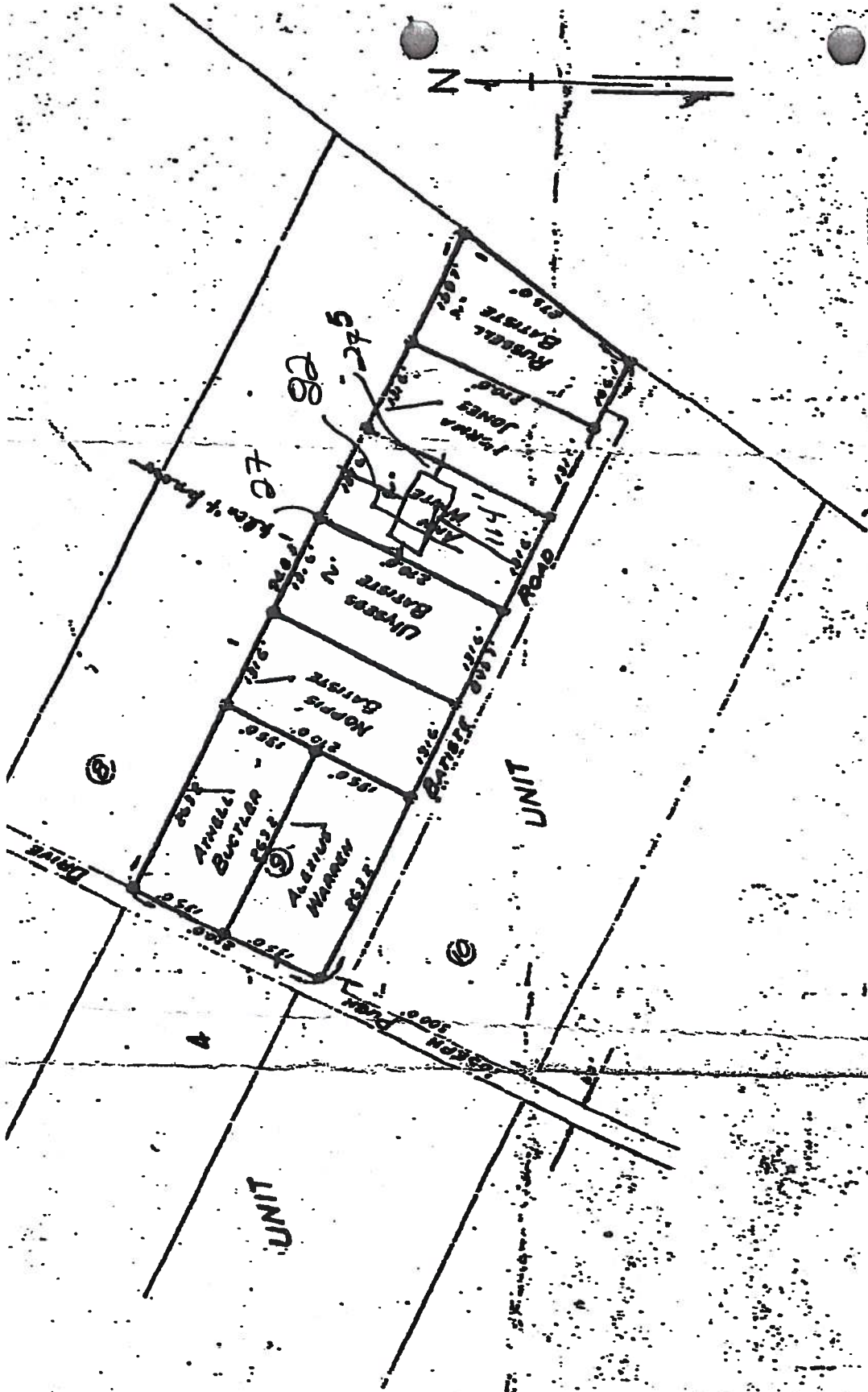
# PLAT OF LAND SURVEYED FOR

## VARIOUS OWNERS

Being Lot 9, Unit 5 of the Aubrey Tract,  
Sec 48 T8S R12E, St Tammany Parish, La.

Surveyed by: Eddie J. Champagne, Surveyor  
Scale: 1" = 200' Dwg No 4528

200' Drug No 4528  
Date: May 24, 1979





2015-53-ZC

HAVEN

AUTUMN WOODS

PUD

A-4

CHESTNUT

25546

25541

25551

A-3

25493

25532

ELM

25540

25552

25558

BATISTE

25490

25547

25565

25567

A-2

SYCAMORE

25538

25517

25525

25572

SPRUCE

25541

25561

270 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/23/2015  
Case No.: 2015-53-ZC  
Posted: 11/17/15

Meeting Date: 12/1/2015  
Determination: Approved

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GENERAL INFORMATION

PETITIONER: Anquinell Schneider

OWNER: Norma Johnson

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

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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	PUD Planned Development Overlay
South	Residential	A-2 Suburban District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential 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-4 Single-Family Residential District to A-4 Single-Family Residential District, MHO Manufactured Housing Overlay. This site is located at the end of Batiste Street, east of Pugh Road. 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.