

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4809

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

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

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

ON THE 12 DAY OF JULY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH & SOUTH SIDES OF LONE OAK DRIVE, WEST OF US HIGHWAY 11, AND WHICH PROPERTY COMPRISES A TOTAL 15.14 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 8, DISTRICT 14) (ZC12-06-043)

WHEREAS, the Zoning Commission of the Parish of St. Tammany, after hearing in accordance with law, Case No. ZC12-06-043, 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-4A (Single Family Residential District) to an A-4A (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-4A (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-4A (Single Family Residential District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF AUGUST, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JUNE 28, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-06-043**

A certain parcel of land, lying and situated in Section 14, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the 1/4 corner common to Sections 11 & 14, Township 8 South, Range 14 east; thence go South — 1331.34 ft. and N.89 °47'04"E.- 1323.93 ft. to the Point of Beginning. Thence go

South 89 Degrees 38 minutes 18 seconds East — 990.00 feet to the northwest corner of Lone Oak Park S/D, Phase 1; Thence South 00 Degrees 07 minutes 25 seconds East — 666.60 feet along the western property line of said Phase I to the southwest corner; thence

North 89 Degrees 38 minutes 18 seconds West — 990.000 feet to a point; thence North 00 Degrees 07 minutes 25 seconds West — 666.60 feet to the Point of Beginning.

Containing 15.14 acres of land more or less, lying and situated in Section 14, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

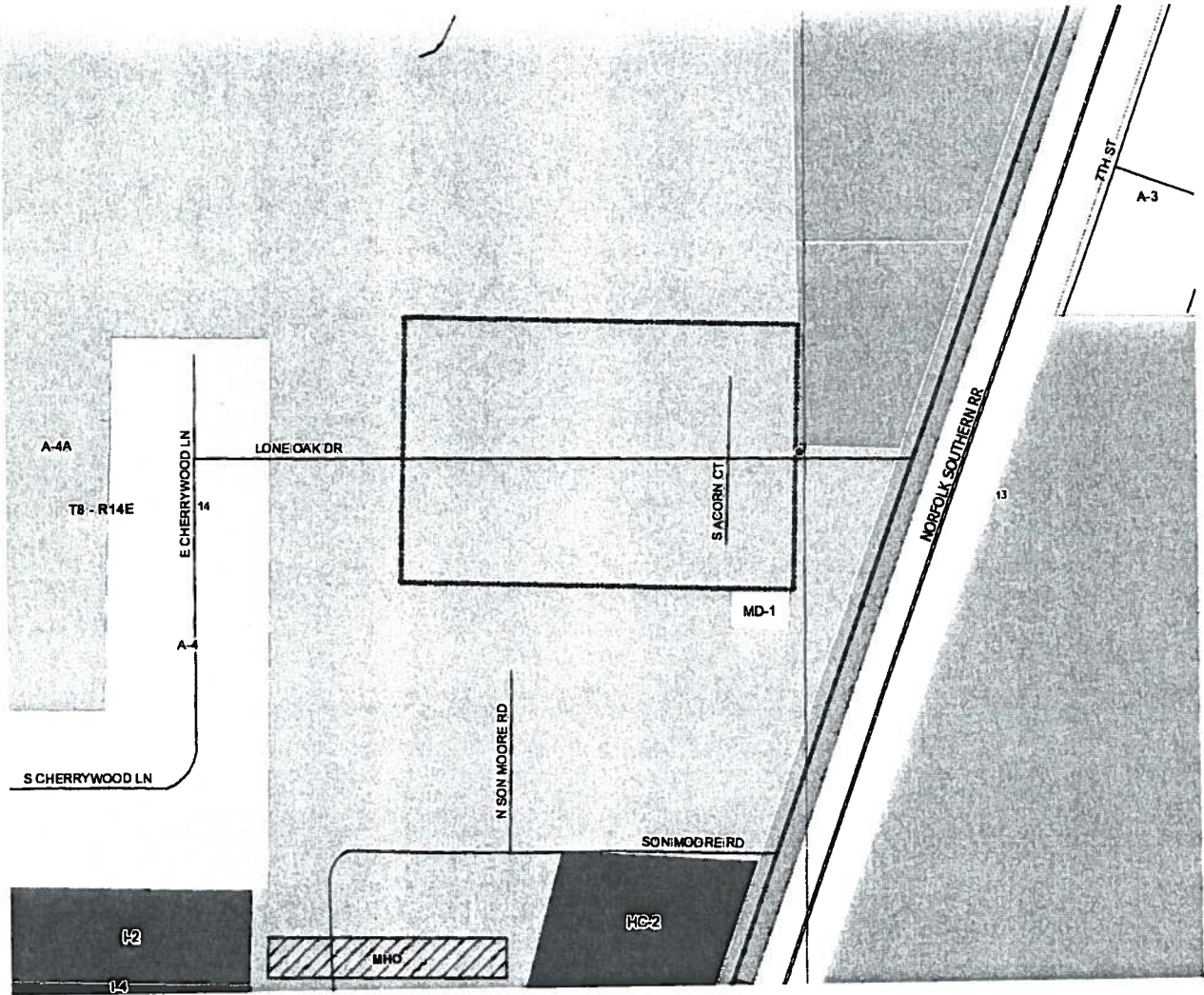
Property subject to a 60-foot wide road r/w running east-west from existing Lone Oak Drive and almost centered in property.

**CASE NO.:** ZC12-06-043

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

**LOCATION:** Parcels located on the north & south sides of Lone Oak Drive, west of US Highway 11; S14,T8S,R14E; Ward 8, District 14

**SIZE:** 15.14 acres



2012-06-043

Section 14

South  
1331.34'

1/4 section corner

N. 89°47' 04" E.

1323.93'

H 00°07'25" W

666.60'

990.00'

S89°38'18"E

60.00 ft. wide extension of Lone Oak Drive

990.00'

N89°38'18"W

S 00°07'25" E

666.60'

330.00'

330.00'

LONE OAK PARK - PHASE I

LONE OAK DRIVE

U. S. HWY. # 11

SKETCH OF: 15.19 ACRES OF LAND

LOCATED IN:

SECTION 14 T23S R11E  
ST. TARRANT CO. TEXAS

CERTIFIED TO: INVESTMENT REALTY & ASSOC.

SKETCH

1053685

DATE:

MAY 4, 2005

**J. V. BURKES & ASSOC., INC.**

2990 GAUSE BLVD. EAST, STE. B • SUIDELL, LA 70451  
985-649-0075 FAX 985-649-0154

DRAWN BY:

WAG

SCALE: 1" = 100'

# Administrative Comment

## ZONING STAFF REPORT

**Date:** May 29, 2012  
**Case No.:** ZC12-06-043  
**Posted:** 05/10/12

**Meeting Date:** June 5, 2012  
**Determination:** Approved

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-4A (Single Family Residential District) to A-4A (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcels located on the north & south sides of Lone Oak Drive, west of US Highway 11; S14,T8S,R14E; Ward 8, District 14  
**SIZE:** 15.14 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Parish

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
<b>North</b>	Undeveloped	A-4A (Single Family Residential District)
<b>South</b>	Undeveloped & Residential Undeveloped & Industrial	A-4A (Single Family Residential District),
<b>East</b>	Undeveloped & Industrial	A-4A (Single Family Residential District) & City of Slidell
<b>West</b>	Undeveloped	A-4A (Single Family Residential District)

#### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** Yes

#### 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-4A (Single Family Residential District) to MHO (Manufactured Housing Overlay). The site is located on the north & south sides of Lone Oak Drive, west of US Highway 11. The 2025 future land use plan designates the area to be developed with residential uses including manufactured homes. A portion of the site, identified as Lone Oak Park Phase I, is currently developed as a mobile home park. 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.