ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>4810</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: GOULD/BRISTER	PROVIDED BY: <u>PLANNING</u>	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{12}$ DAY OF \underline{JULY} , $\underline{2012}$		
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE NO WEST OF DONYA STREET, SLIDELL AND WHICH PROPER SQ.FT. OF LAND MORE OR I (SUBURBAN DISTRICT) TO A	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN ORTH SIDE OF DONNIS DRIVE, BEING 36237 DONNIS DRIVE, CTY COMPRISES A TOTAL 12,500 LESS, FROM ITS PRESENT A-3 AN A-3 (SUBURBAN DISTRICT) OUSING OVERLAY). (WARD 9,	
law, <u>Case No. ZC12-06-044</u> , has recommended to that the zoning classification of the above reference	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany, Louisiana, ted area be changed from its present A-3 (Suburban Manufactured Housing Overlay) see Exhibit "A" for	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
· · · · · · · · · · · · · · · · · · ·	has found it necessary for the purpose of protecting gnate the above described property as A-3 (Suburban).	
THE PARISH OF ST. TAMMANY HEREBY (ORDAINS, in regular session convened that:	
_	above described property is hereby changed from its in 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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.	
7 ±	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.	
EFFECTIVE DATE: This Ordinance shall beco	ome effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		

ABSTAIN:	
ABSENT:	
	D DULY ADOPTED AT A REGULAR MEETING OF OF <u>AUGUST</u> , <u>2012</u> ; AND BECOMES ORDINANCE
ATTEST:	MARTIN W. GOULD, JR., COUNCIL CHAIRMAN
THERESA L. FORD, COUNCIL CLERK	
_	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>JUNE 28</u> , <u>2012</u>	
Published Adoption:, 2012	
Delivered to Parish President:, 2	012 at
Returned to Council Clerk:, 201	<u>2</u> at

EXHIBIT "A"

ZC12-06-044

A CERTAIN LOT OR PARCEL OF LAND, situated in the Parish of St. Tammany, State of Louisiana, in what is known as BROWNS VILLAGE SUBDIVISION, said subdivision being situation in the North Half of the Northeast quarter of Section 33, Township 8 South, Range 14 East, Ninth Ward SL Tammany Parish, Louisiana, more fully described as follows:

A portion of Lot 19, Square A of BROWNS VILLAGE SUBDIVISION, from the Beginning of the Southeast Corner of Lot 19 go West 50 feet along Donnis Drive to a point; thence North 125 feet to a point thence East 50 feet to the point forming the boundary of Lot 18 and 19; thence South 125 feet to the POINT OF BEGINNING

CASE NO.:

ZC12-06-044

REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO

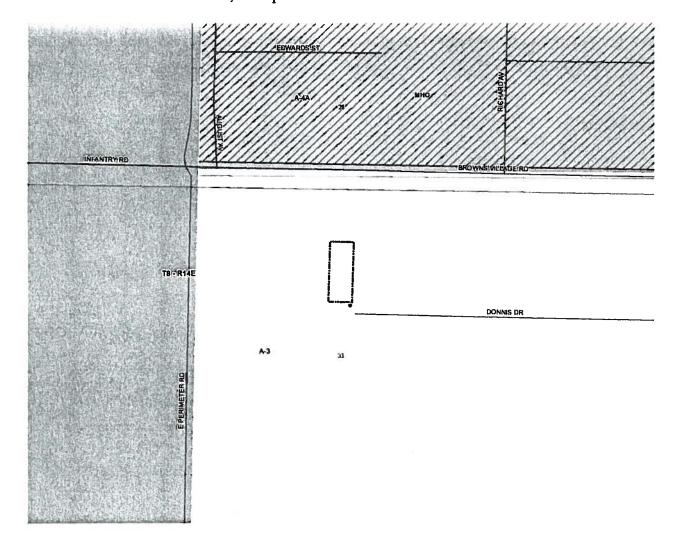
(Manufactured Housing Overlay)

LOCATION:

Parcel located on the north side of Donnis Drive, west of Donya Street,

being 36237 Donnis Drive, Slidell; S33,T8S,R14E; Ward 9, District 14

SIZE: 12,500 sq.ft.



Administrative Comment

ZONING STAFF REPORT

Date: May 29, 2012 Meeting Date: June 5, 2012

 Case No.:
 ZC12-06-044
 Determination: Approved

 Posted:
 5/10/2012

GENERAL INFORMATION

REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO

(Manufactured Housing Overlay)

LOCATION: Parcel located on the north side of Donnis Drive, west of Donya Street,

being 36237 Donnis Drive, Slidell; S33,T8S,R14E; Ward 9, District 14

SIZE: 12,500 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	Zoning
North	Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential	A-3 Suburban 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-3 (Suburban District) to MHO (Manufactured Housing Overlay). The site is located on the north side of Donnis Drive, west of Donya Street, being 36237 Donnis Drive, Slidell. The 2025 Future Land Use Plan calls for residential development in this area including mobile homes. There is an abandoned mobile home on the property. Staff has no objection to the request for rezoning.

STAFF RECOMMENDATION:

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