

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5628

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF JULY, 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BROWNS VILLAGE ROAD, WEST OF DONYA STREET, NORTH OF DONNIS DRIVE, BEING LOT 3, SQUARE A, BROWNS VILLAGE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 12,500 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 9, DISTRICT 14). (2016-233-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-233-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-233-ZC

One (1) lot, # N ½ 3, meas. 100' front on Brown's Village Rd., by a depth of 125', Sq. A, Brown's Village Subd., St. Tammany Parish, LA.

Case No.: 2016-233-ZC

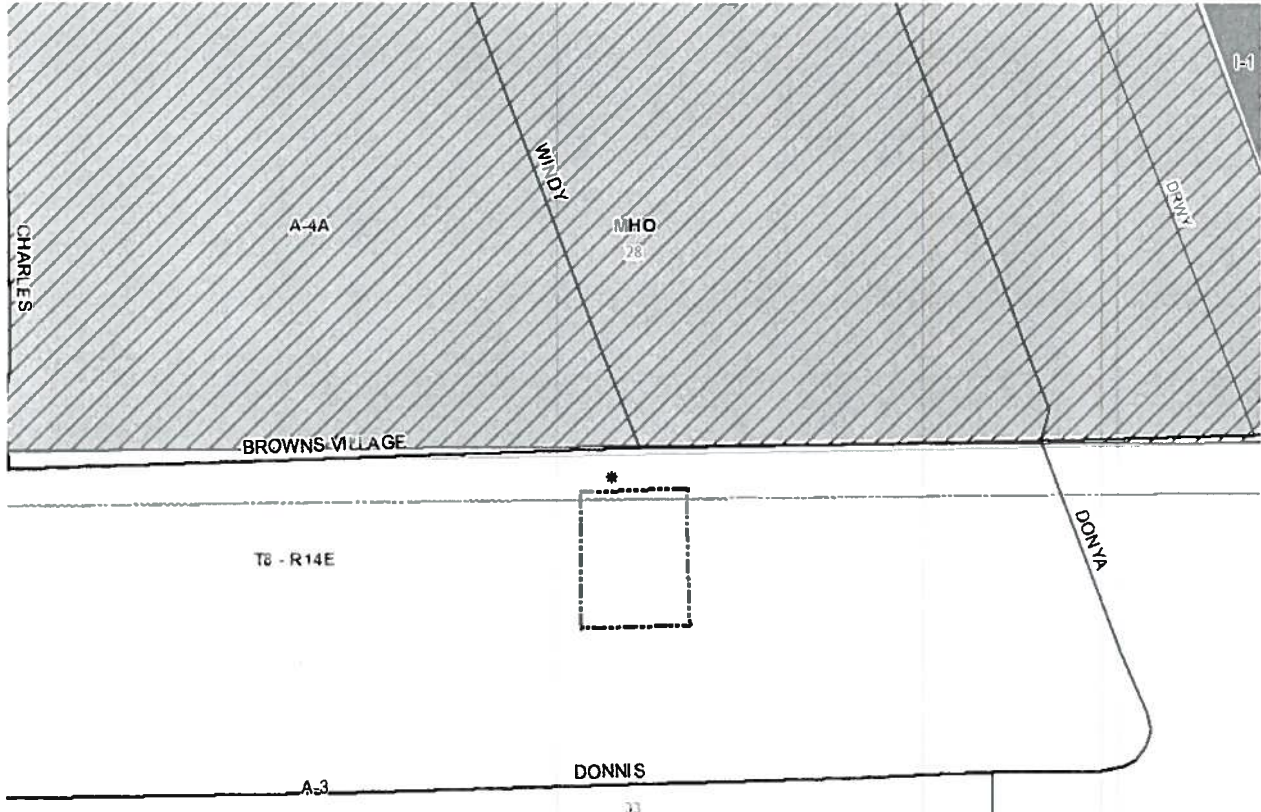
PETITIONER: Samantha Hamilton

OWNER: Tamland Investments, INC

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

LOCATION: Parcel located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision ; S33, T8S, R14E; Ward 9, District 14

SIZE: 12,500 sq.ft.

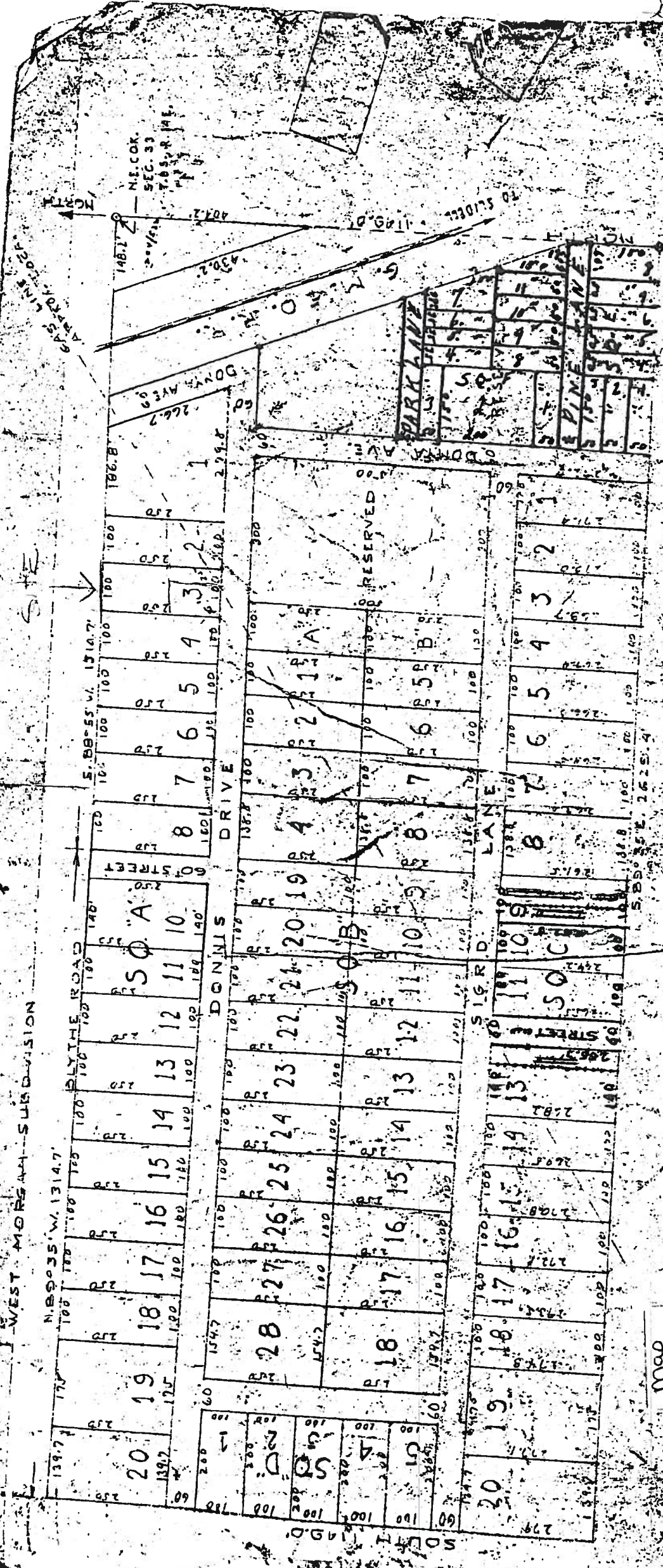




0 160 Feet



2016-23370



MAP OF BROWN'S VILLAGE SUBDIVISION
 IN NORTH-WAY OF NORTHWEST QUARTER OF SEC. 33, T. 4 S., R. 14 E.,
 ST. TAMMANY PARISH, LA.

SCALE: 1 INCH = 100 FT.
 PROPERTY OF:
 ST. TAMMANY PARISH
 CLERK OF COURT
 COURTHOUSE COVINGTON, LA.
 MARCH 26, 1951
 REVISED: MAY 16, 1951 - AUG. 22, 1951
 LAMAR F. HARRIS, P.M.C. 2
 ST. DEKALB

Map 140A
 140A

Filed
 Sept 1st 1951
 Roger R. Byrd
 Clerk

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-233-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Samantha Hamilton

OWNER: Tamland Investments, INC

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

LOCATION: Parcel located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision ; S33, T8S, R14E; Ward 9, District 14

SIZE: 12,500 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	A-3 Suburban District
South	Single Family Residence	A-3 Suburban District
East	Single Family Residence	A-3 Suburban District
West	Vacant/Undeveloped	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 A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Browns Village Road, west of Donya Street, north of Donnis Drive, being Lot 3, Square A, Brown Village Subdivision. 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.