

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5828

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. TANNER

ON THE 1 DAY OF JUNE , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF JAMES CROSBY ROAD, EAST OF BOLDEN ROAD, BEING 38548 JAMES CROSBY ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 0.14 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A4-A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 14). (2017-599-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-599-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-4A (Single Family Residential District) to an A-4A (Single Family Residential) & 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) & 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) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 13 DAY OF JULY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 24 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-599-ZC

A CERTAIN PARCEL OF LAND situated in Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing from the corner common to Sections 11, 12, 13 and 14 in said Township and Range, go West 627.0 feet to a point in the East Right-of-Way line of Public Road; thence along said East line go North 301.7 feet to a point in the south Right-of-Way line of a public road; thence to East along said South line a distance of 310.0 feet to an iron and the point of beginning.

Thence from the point of beginning go East 60.0 feet to an iron; thence go South 101.7 feet to an iron; thence go West 60.0 feet to an iron, thence go North 101.7 feet back to the point of beginning

Containing in all 0.14 ACRES OF LAND, MORE OR LESS.

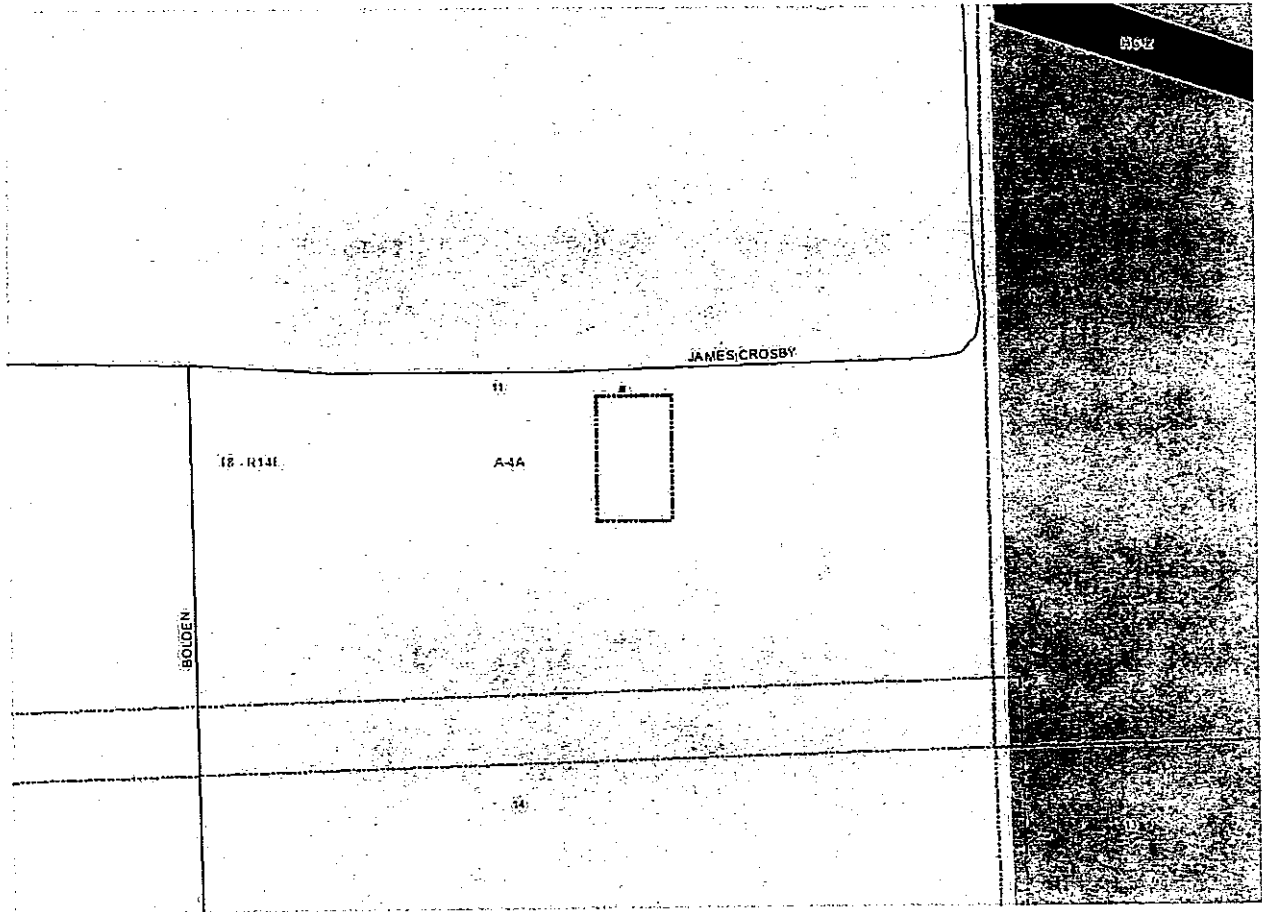
Case No.: 2017-599-ZC

PETITIONER: Calenthia Honeycutt

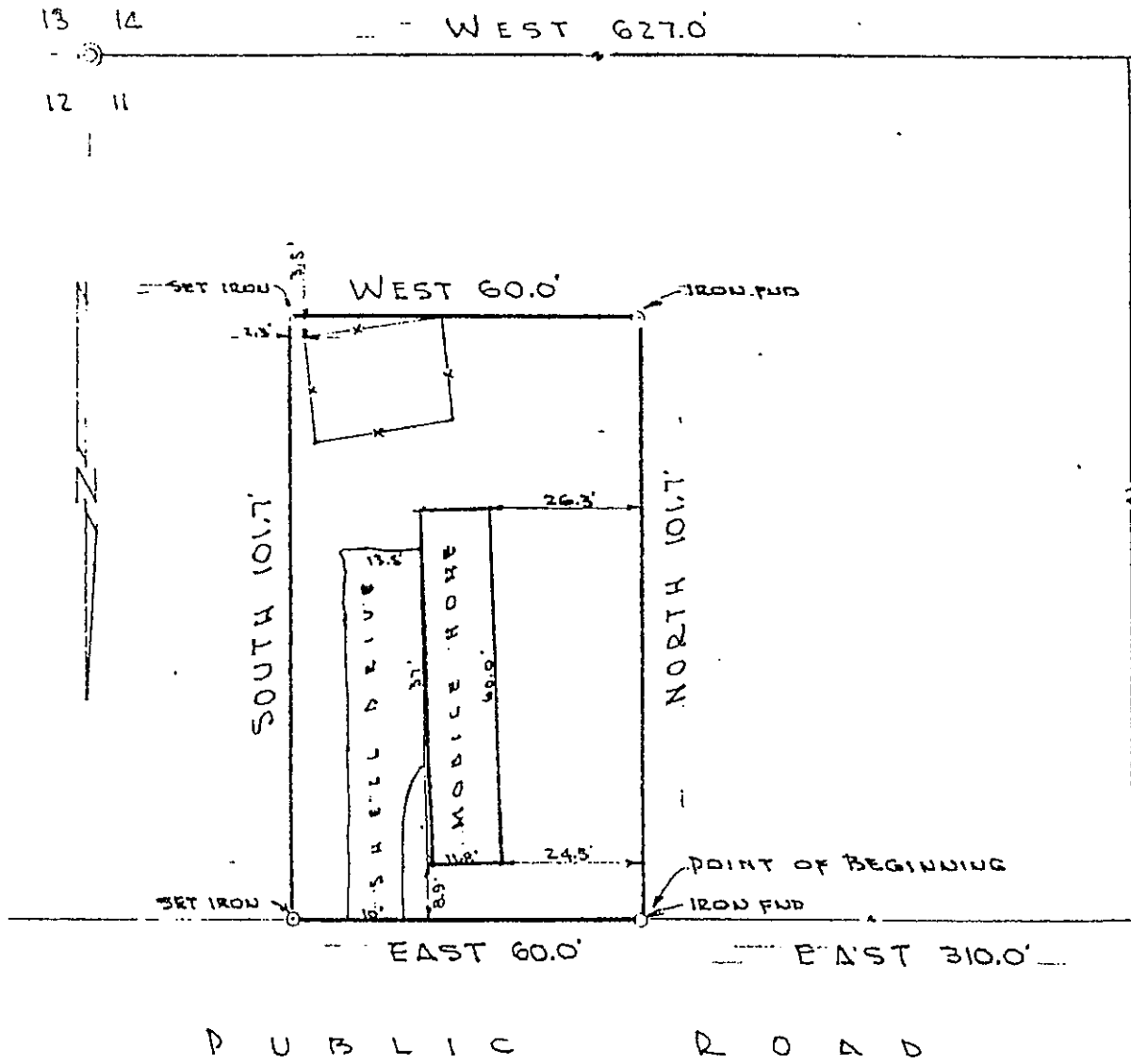
OWNER: Calenthia Honeycutt

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

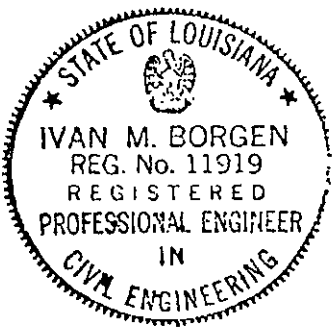
LOCATION: Parcel located on the south side of James Crosby Road, east of Bolden Road, being 38548 James Crosby Road, Pearl River; S11, T8S, R14E; Ward 8, District 14



2017-599-ZC



SURVEY MAP
 OF
 A CERTAIN PARCEL OF LAND SITUATED IN SEC 11-T8S-R14E
 IN
 ST. TAMMANY PARISH, LOUISIANA
 FOR
DOROTHY CRAWFORD



SURVEY No: 4483
 DATE: AUG. 14, 1975
 REV:

THIS SURVEY IS CERTIFIED
 TRUE AND CORRECT BY
Ivan M. Borgen
 IVAN M. BORGEN
 NO. 636

SCALE: 1" = 30'

2017-599-ZC

COX

JAMES CROSBY

HC-2

12

11

T8-R14E

A-4A

BOLDEN

14

13

0 200 Feet



ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-599-ZC
Posted: 04/12/17

Meeting Date: 5/2/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Calenthia Honeycutt

OWNER: Calenthia Honeycutt

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

LOCATION: Parcel located on the south side of James Crosby Road, east of Bolden Road, being 38548 James Crosby Road, Pearl River; S11, T8S, R14E; Ward 8, District 14

SIZE: 0.14 acre

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	Undeveloped	A-4A Single-Family Residential District
South	Undeveloped	A-4A Single-Family Residential District
East	Undeveloped	A-4A Single-Family Residential District
West	Undeveloped	A-4A Single-Family Residential 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-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay. This site is located on the south side of James Crosby Road, east of Bolden Road, being 38548 James Crosby Road, Pearl River. The 2025 future land use plan calls for the area to be developed with single family residences including manufactured homes.

STAFF RECOMMENDATION:

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