## ST. TAMMANY PARISH COUNCIL

## ORDINANCE

ORDINANCE CALENDAR NO: <u>6008</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: <u>BLANCHARD/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{12}$ DAY OF $\underline{JULY}$ , $\underline{2018}$		
ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF DEFRIES ROAD, EAST OF LA HIGHWAY 25 AND WHICH PROPERTY COMPRISES A TOTAL OF 4.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 3). (2018-1013-ZC)		
Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2018-1013-ZC</u> , 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-1 (Suburban District) to an A-2 (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-2 (Suburban District) & MHO (Manufactured Housing Overlay).		
THE PARISH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:	
SECTION I: The zoning classification of the above described property is hereby changed from its present A-1 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SUE FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		

ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\frac{2}{2}$ DAY OF $\frac{\text{AUGUST}}{\text{AUGUST}}$ , $\frac{2018}{\text{AND BECOMES ORDINANCE}}$ .
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: $\underline{\text{JUNE } 27,2018}$ , $\underline{2018}$
Published Adoption:, <u>2018</u>
Delivered to Parish President:, 2018 at
Returned to Council Clerk:, 2018 at

#### **EXHIBIT "A"**

### 2018-1013-ZC

ALL THAT CERTAIN PIECE OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging in anywise appertaining, situated in and being part of Section 15, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more particularly described as follows, to-wit:

From the common corner to Sections 14, 15, 22 and 23 of Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, run west 499.7 feet to the Point of Beginning.

From the Point of Beginning, run North 0 degrees, 10 minutes West 1028.1 feet to a point; thence South 89 degrees, 45 minutes West 240.0 feet to a point; thence South 9 degrees 20 minutes East, 762.3 feet to a point; thence South 12 degrees 00 minutes West, 286.0 feet to a point; thence East 175.0 feet to the point of beginning. Containing 4.10 acres more or less.

Case No.: 2018-1013-ZC

PETITIONER: George Rodriguez

**OWNER:** George Rodriguez

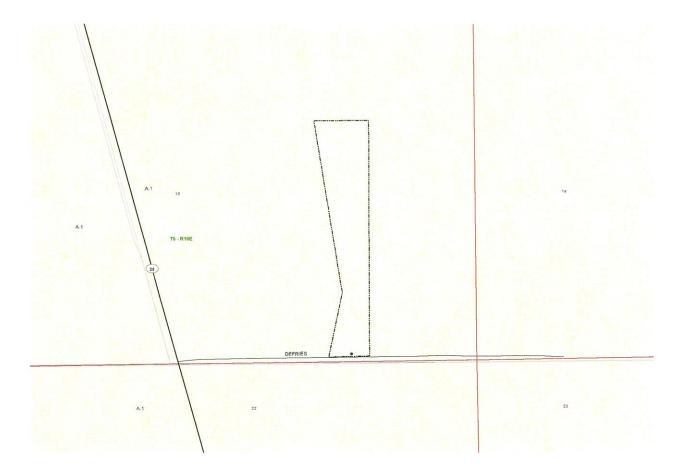
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing

Overlay

LOCATION: Parcel located on the north side of Defries Road, east of LA Highway 25; S15, T5S, R10E; Ward 2,

District 3

SIZE: 4.1 acres



2018-1013-ZC St. Tammany Parish Clerk of Court - Inst#758100 - page 5 of t0 5.45T INTE OF LOUISING JERON R. FITZMORRIS REG. Pin. PA03 REGISTERED SURVE O CERNEL HOAD orron placed HAP MEPARED FOR GEORGE C. RODRIQUEZ SHOWN A BUNYEY HADE OF PROPERTY LOCATED IN SECTION IS TOWNSHIP 5 SOUTH RANGE 10 EAST, ST TAMMANY PARIEN, LOUISIANA. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL EURYEY MADE ON THE GROUND UNDER THE BIGHATURE AND STAMPED BEAL MUST SE IN RED OR THIS PLAT IS NOT A TRUE COPY. LAND SURVEYING Inc. COVINGTON, LOUISIANA NUMBER 527/ OATE JULY 30,1890 FCALE: /"-200



# ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: 5/25/2018 Case No.: 2018-1013-ZC

Posted: 05/18/18

Meeting Date: 6/5/2018 Determination: Approved

#### **GENERAL INFORMATION**

PETITIONER: George Rodriguez

OWNER: George Rodriguez

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing

Overlay

LOCATION: Parcel located on the north side of Defries Road, east of LA Highway 25; S15, T5S, R10E; Ward 2,

District 3

SIZE: 4.1 acres

#### 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>	Surrounding Use	Surrounding Zone
North	Undeveloped	A-1 Suburban District
South	Residential & Vacant	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

### **EXISTING LAND USE:**

Existing development: Yes Multi occupancy development: Yes

### **COMPREHENSIVE PLAN:**

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses — widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

#### **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the north side of Defries Road, east of LA Highway 25. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay; however, there is no compelling reason to recommend approval of the zoning change request to A-2 Suburban District, considering that the site is surrounded by A-1Zoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied and for the request to MHO Manufactured Housing Overlay designation be approved.