

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5944 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MS. O'BRIEN

ON THE 1 DAY OF FEBRUARY , 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF GARDENIA DRIVE & NURSEY STREET, BEING LOT 16-A, SQUARE 13, ABITA NURSERY SUBDIVISION, AND WHICH PROPERTY COMPRISES A TOTAL OF 14,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 3, DISTRICT 2). (2017-854-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-854-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-4 (Single Family Residential District) to an A-4 (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-4 (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-4 (Single Family Residential District) to an A-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MARCH, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 24, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2017-854-ZC

Two certain lots of ground, together with buildings and improvements thereon, situated in Abita Nursery Subdivision, being a resubdivision of portions of Section 35, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, more fully shown on plat by Russell P. Morgan, Deputy Surveyor and more fully described, to-wit:

Lot 15 & 16, Square 13, Abita Nursery Subdivision;

Lots 15 and 16 each measure 50 feet fronting Gardenia Street, the same in width across the rear, by a depth of 140 feet, Lot 16 forms the corner of Gardenia and Nursery Streets.

Case No.: 2017-854-ZC

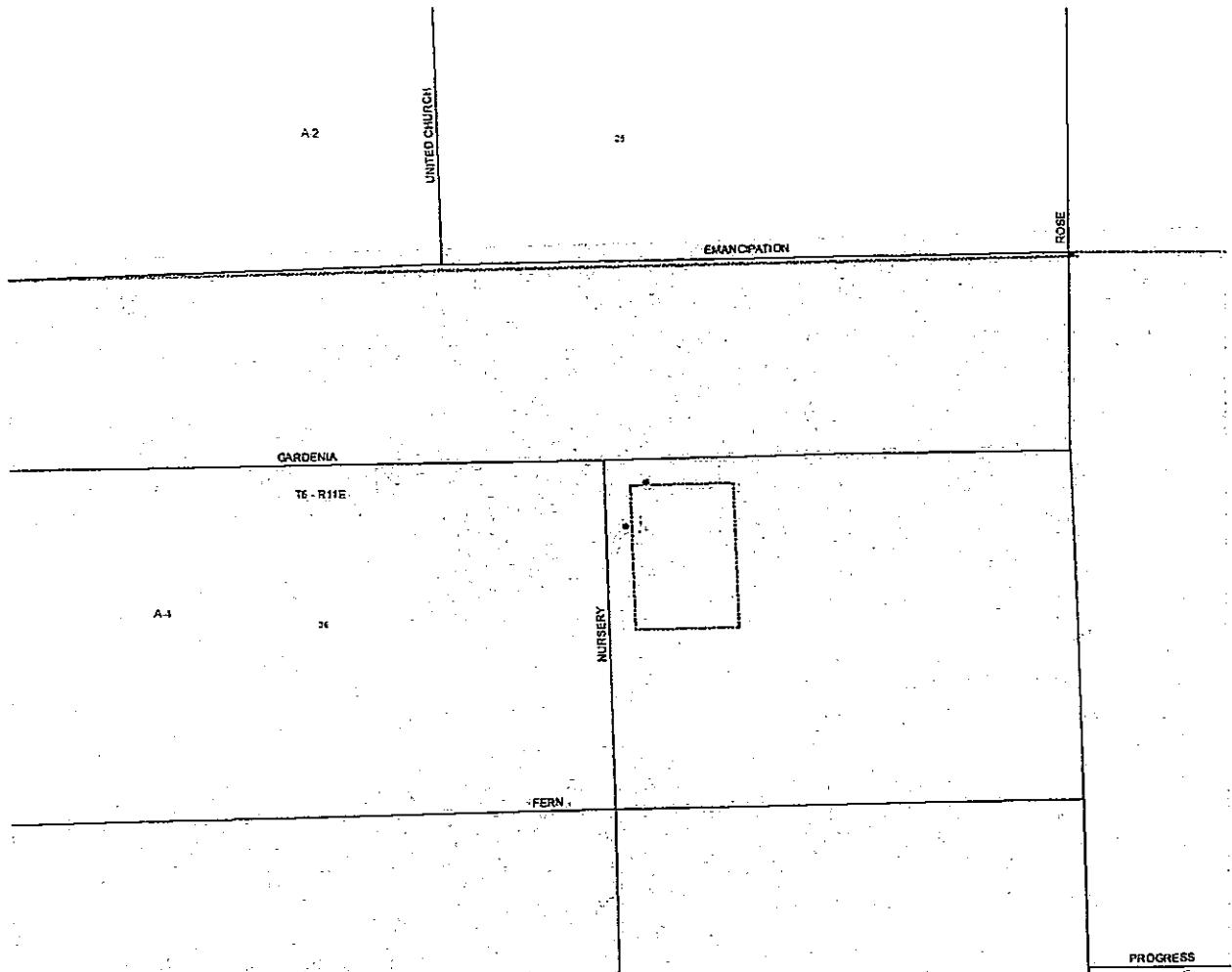
PETITIONER: Clint R. Meche

OWNER: Joe & Ida James

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

LOCATION: Parcel located on the southeast corner of Gardenia Drive & Nursery Street, being lot 16-A, Square 13, Abita Nursery Subdivision ; S36, T6S, R11E; Ward 3, District 2

SIZE: 14,000 sq.ft.



2017-854-ZC

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

Ron Keller

A RESUBDIVISION OF LOTS 15 & 16 INTO LOT 16-A,
SQUARE 13, ABITA NURSERY SUBDIVISION, SECTION
35, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Reference: The recorded Plat of Abita Nursery S/D,
by Russell P. Morgan, Dated 8-16-55

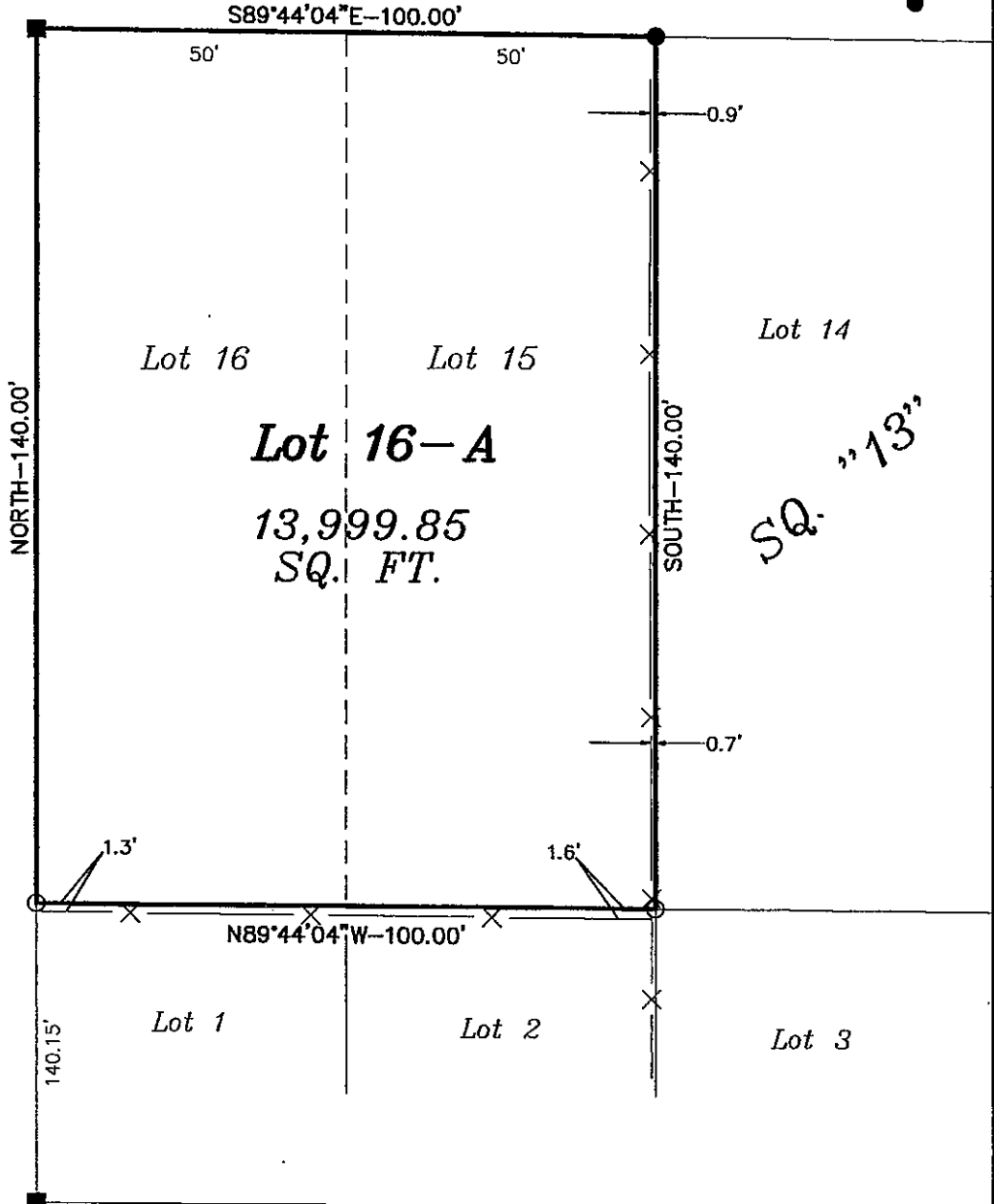


SECRETARY PLANNING COMM.

Caroline Theriot
CLERK OF COURT

GARDENIA STREET

07-20-2016 5553B
DATE FILE NO.



Building Setbacks must be verified prior to Construction

Bearings shown were observed by magnetic compass

Some items shown are not to scale for clarity, dimensions shown prevail over scale

FERN STREET

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence

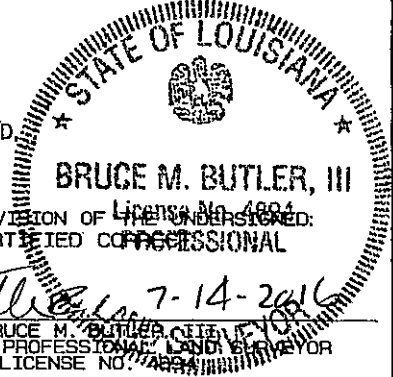
MAP PREPARED FOR **JOE JAMES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 15 & 16, SQUARE 13, ABITA NURSERY S/D, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurlobellsouth.net email



BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 30'	DATE: 6-15-16	NUMBER: 17554
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2017-854-ZC

UNITED CHURCH

25

A-2

GARDENIA

T6-R11E

36

A-4

FERN

NURSERY

EDEN

ROSE

0 180 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/29/2017
Case No.: 2017-854-ZC
Posted: 12/21/17

Meeting Date: 1/9/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Clint R. Meche

OWNER: Joe & Ida James

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

LOCATION: Parcel located on the southeast corner of Gardenia Drive & Nursery Street, being lot 16-A, Square 13, Abita Nursery Subdivision ; S36, T6S, R11E; Ward 3, District 2

SIZE: 14,000 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	Residential/Manufactured Home	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential 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-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay, This site is located on the southeast corner of Gardenia Drive & Nursery Street, being lot 16-A, Square 13, Abita Nursery 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 objection to the request.

STAFF RECOMMENDATION:

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