ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5709

COUNCIL SPONSOR: DEAN/BRISTER

ORDINANCE COUNCIL SERIES NO:

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY:

SECONDED BY: _____

ON THE <u>3</u> DAY OF <u>NOVEMBER</u>, <u>2016</u>

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF CYPRESS DRIVE, WEST OF PEACH TREE DRIVE, BEING LOTS 20A, SQUARE 23, RIVER GARDENS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 22,500 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 8, DISTRICT 9). (2016-329-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2016-329-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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 $\underline{1}$ DAY OF $\underline{\text{DECEMBER}}$, $\underline{2016}$; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction:	OCTOBER 27	, <u>2016</u>

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

<u>2016-329-ZC</u>

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in the Parish of St. Tammny, State of Louisiana, in that part thereof known as RIVER GARDENS SUBDIVISION, a subdivision of the S.W. 1/4 of S.W. 1/4 of Section 29, and the N 1/2 of N.W. 1/4 of Section 32, Township 8 South, Range 15. East, St. Tammany Parish, designated on a blue print survey by H.G. Fritchie, Parish Surveyor, dated January 6, 1954 and more particularly described as follows, to-wit:

PREVIOUSLY RECORDED AS LOTS 19, 20,& 21, SQUARE 23, RIVER GARDENS SUBDIVISION, St. Tammany Parish, Louisiana have been resubdivided and are now recorded as LOT 20A, SQUARE 23, RIVER GARDENS SUBDIVISION, St. Tammany Parish, Louisiana. Case No.: 2016-329-ZC

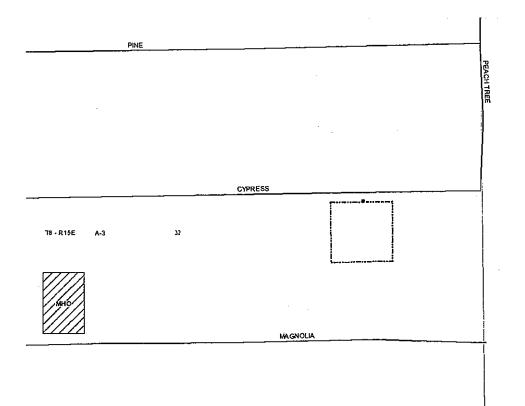
PETITIONER: Robt Maser

OWNER: Barbara A. Garcia

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

LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9

SIZE: 22,500 sq. ft.



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2016-329-ZC SURVEY/RIVER GARDENS/20150100, LOTS 19-21, SO. 23, GARCIA/ DRAWN BY: SCALE: DATE SHEET DWG. NO: 20150100 3/11/15 II ្ព CHECKED BY: RMK LOT 43 LOT 18 Fnd. Pipe under root Set 50d Nat top of root Find. 3/4" tron Pipe ₽ N00'26'15"E 150.00 I certify that this plat does repre-ground survey and that to the by knowledge no encroachments exis across any of the property lines, shown. Encumbrances shown hered F.I.R.M.: 225205 0430 D DATE: 4/21/99 ZONE: AE/C B.F.E. = 13'-N/A БŢ and found this property Flood Hazard Area. performed any title search or abstract Verify prior to have consulted the Flood Insurance Rate Maps nd found this property <u>la in ...</u> a Special 10T 19 44 tereto and that to the best of my neroachments exist either way he property lines, except as mines shown hereon are not sive. Encambrances of record as platen or tille policy will be an request, as surveyor has not be search or abstract. CYPRESS DRIVE A 16 (150'-PLAT) EAST 150.35' MES LOT 20A h LOT 45 LOT 20 150.35" (150'-PLAT) on actual LOT LOT 21 9 46 SQ. . 19, S00'26'15"W 150.00' Set 1/2 Iron Rod PMMAN RESUBDIVISION MAP <u>,</u> Firon Rod ູ້ 23ື ц С LOT 47 LOT renoser of the survey, it is not transfercible to additional isrititutions or only it print has original seed of surveyor. Property L surveyod in Imrum Sunderds for Property Baundary Surveys" for a Cless <u>C</u> survey. Ings unless noted otherwise. BARBARA A. GARCIA N 22 100.24 (100'-PLAT) PARISH, 20 & LOT 21 INTO 3, RIVER GARDENS II 7-8-S, R-15-E, PARISH, LOUISIANA 20 & LO Гот LOT 23 48 Fad. 1/2 Iron Pipe ရှ LOTS 24-25 Ż ġ, Phone: 985-649-0075 Fax: 985-649-0154 Mississippi Phone: 228-435-5800 .V. Burkes & Associates, Inc. PEACH TREE DRIVE Stidell 1805 Shortcut Highway TOTAL AREA: 22,552 SQ. FT. OR 0.518 ACRES APPR DIRECT SECRETIN 1.) Survey by this firm dated 6/28/00, remsed 1/25/01, draming no. 1001116. REFERENCE SURVEYS: <u>2106-2-</u> GRAPHIC SCALE (IN FEET) 1 NCH = 40 FEET unnun ۶ï 53620 RECH DATE DATE MULTUN h io h age^q St. Tammany Clerk of Court - File#5362C - MAPS MAY NOT PRINT TO SCALE



ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: 9/26/2016 Case No.: 2016-329-ZC Prior Action: Postponed (09/06/16) Posted: 09/21/16 Meeting Date: 10/4/2016 Determination: Approved

GENERAL INFORMATION

PETITIONER: Robt Maser

OWNER: Barbara A. Garcia

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

LOCATION: Parcel located on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision; S32, T8S, R15E; Ward 8, District 9

SIZE: 22,500 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface:2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	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 A-3 Suburban District & MHO Manufactured Housing Overlay. This site is located at the on the south side of Cypress Drive, west of Peach Tree Drive, being lot 20A, Square 23, River Gardens Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured housing. Staff has no objection to the request

STAFF RECOMMENDATION:

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