

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5885 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. SMITH SECONDED BY: MR. LORINO

ON THE 5 DAY OF OCTOBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF F. JENKINS ROAD, SOUTH OF SHERWOOD FOREST LANE AND WHICH PROPERTY COMPRISES A TOTAL OF 10 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (2017-728-ZC), (WARD 5, DISTRICT 6).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-728-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-1(Suburban District) to an A-1 (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-1 (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-1 (Suburban District) to an A-1 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF NOVEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 27 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2017-728-ZC

The Southeast Quarter of the Northwest Quarter of the Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 16, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, containing ten acres (10), more or less.

Case No.: 2017-728-ZC

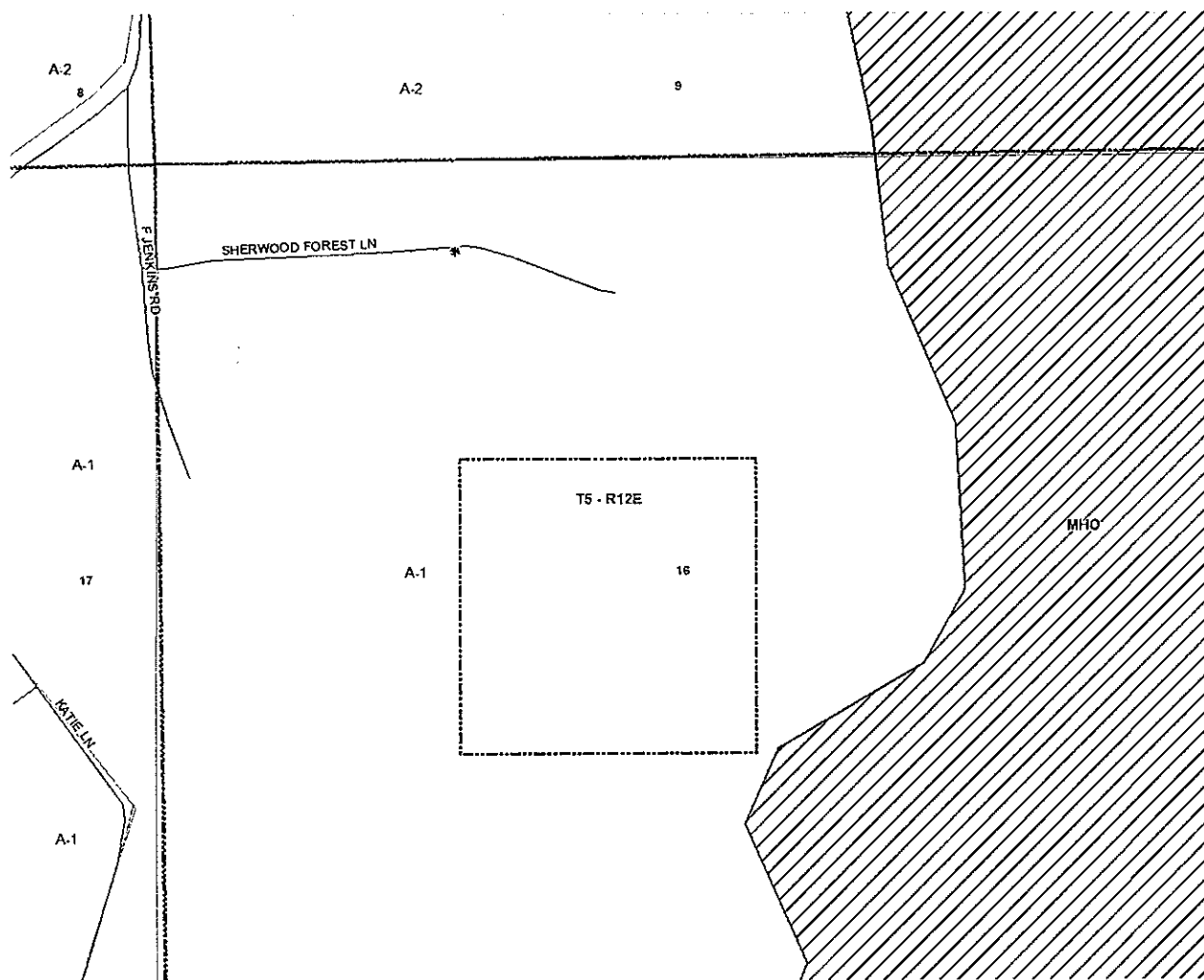
PETITIONER: Kayla K. Hudson

OWNER: Floyd R. & Carolyn Kahl

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

LOCATION: Parcel located at the end of F. Jenkins Road, south of Sherwood Forest Lane ; S16, T5S, R12E; Ward 5, District 6

SIZE: 10 acres



2017-728-ZC

8

A-2

9

F JENKINS RD

SHERWOOD FOREST LN

F JENKINS RD

T5-R12E



17

A-1

16

KATIE LN

BOB BAXTER RD

0 560 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/28/2017
Case No.: 2017-728-ZC
Posted: 08/10/17

Meeting Date: 9/5/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kayla K. Hudson
OWNER: Floyd R. & Carolyn Kahl
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located at the end of F. Jenkins Road, south of Sherwood Forest Lane ; S16, T5S, R12E; Ward 5, District 6
SIZE: 10 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>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

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-1 Suburban District & MHO Manufactured Housing Overlay. This site is located at the end of F. Jenkins Road, south of Sherwood Forest Lane. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses with the objective of preserving the rural character of the area. 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.