

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4889

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. SMITH

ON THE 4 DAY OF OCTOBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL OF LAND LOCATED ON THE WEST SIDE OF TULIP DRIVE, SOUTH OF DAVIS LANDING ROAD, BEING 309 TULIP DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 1.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOME OVERLAY). (WARD 8, DISTRICT 9) (ZC12-09-089)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-09-089, 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-2 (Suburban District) to an A-2 (Suburban District) & MHO (Manufactured Home 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 Home 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-2 (Suburban District) to an A-2 (Suburban District) & MHO (Manufactured Home 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 27 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-09-089

ONE CERTAIN LOT OF GROUND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 29, Township 8 South, Range East, St. Tammany Parish, Louisiana, in HICKORY HILLS SUBDIVISION, thereof:

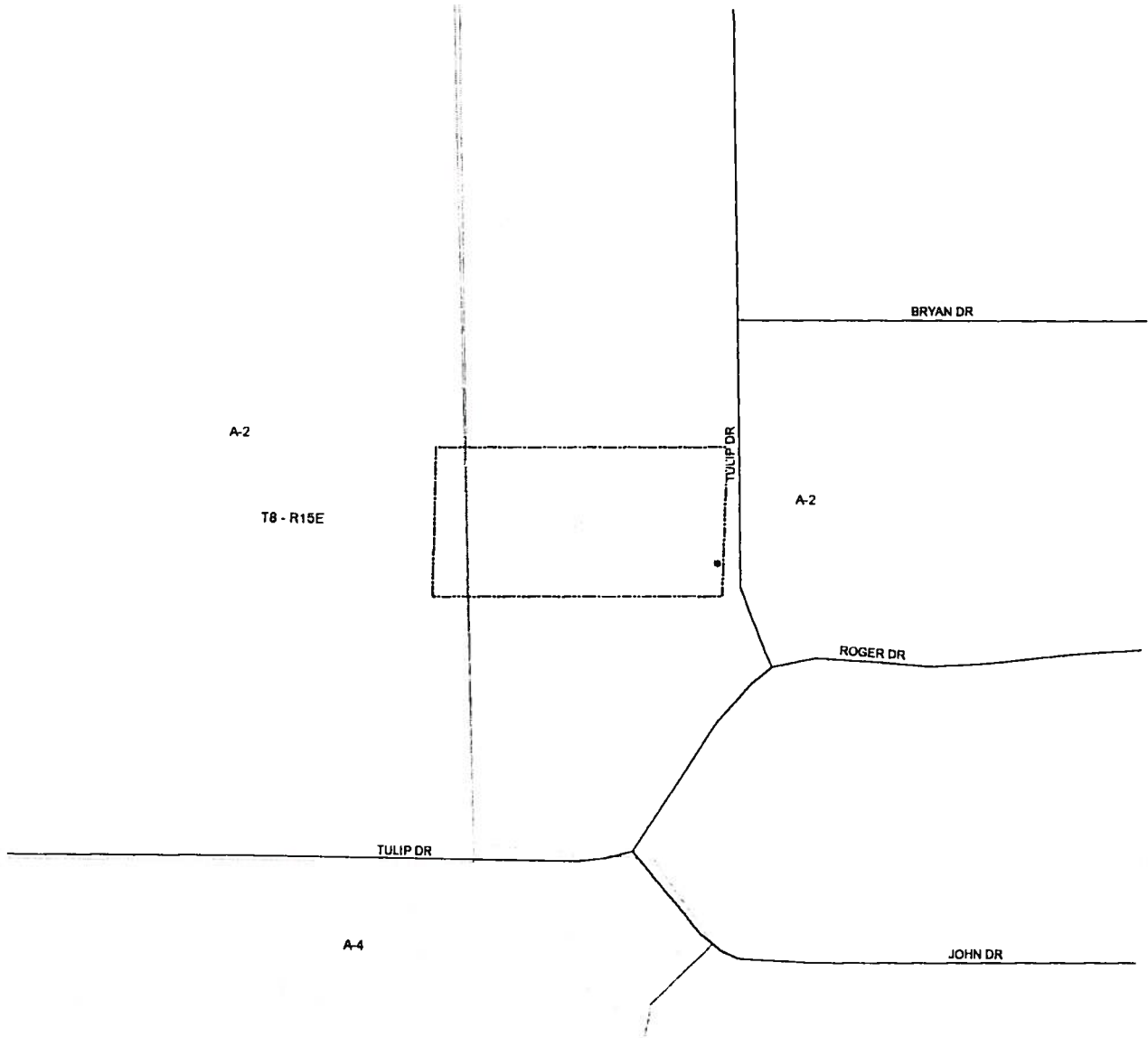
LOT NO. TWELVE (12), Hickory Hills Addition No. Three (3), on plan of survey by Land Surveying, Inc.

CASE NO.: ZC12-09-089

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Home Overlay)

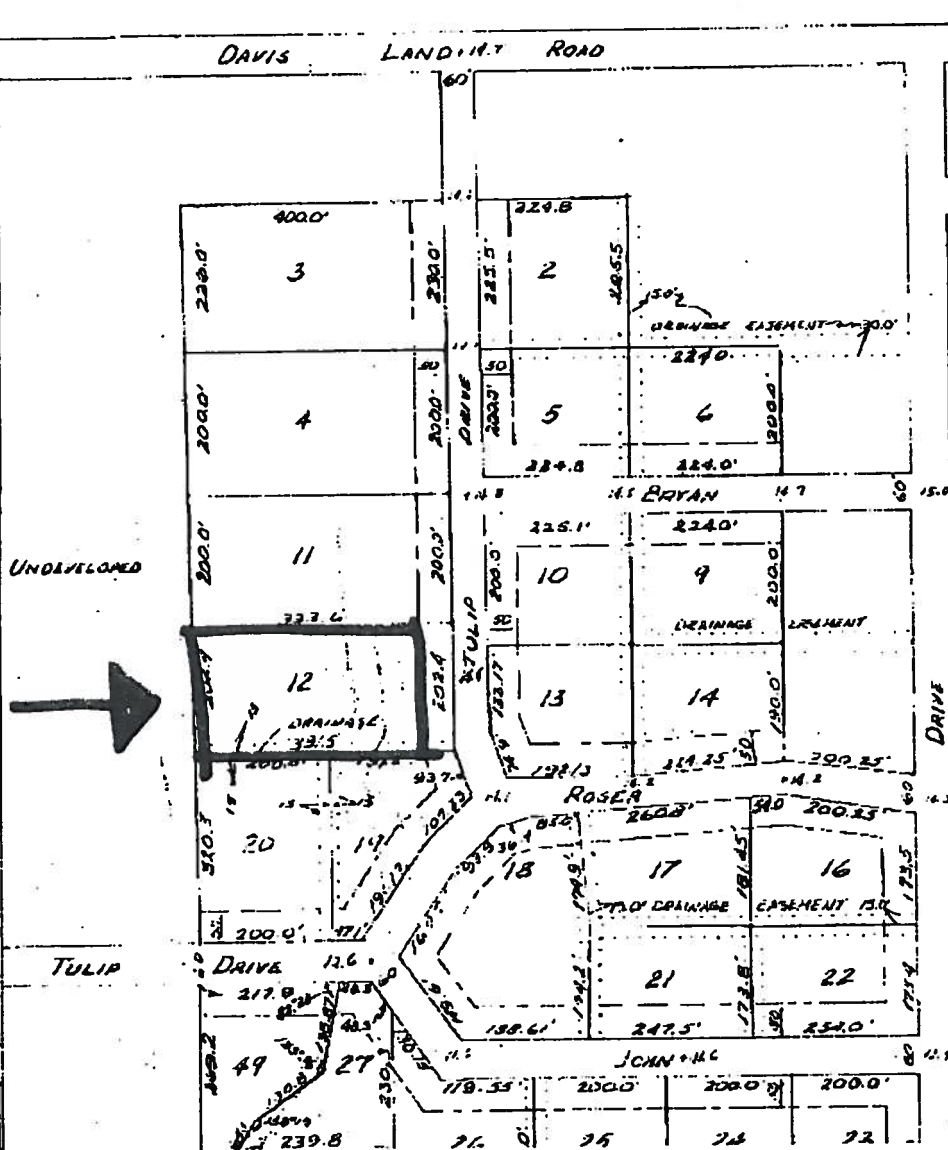
LOCATION: Parcel located on the west side of Tulip Drive, south of David Landing Road, being 309 Tulip Drive, Slidell; S29,T8S,R15E; Ward 8, District 9

SIZE: 1.5 acres



ZC12-09-089

site



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 27, 2012
Case No.: ZC12-09-089
Posted: 08/16/12

Meeting Date: September 4, 2012
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Home Overlay)
LOCATION: Parcel located on the west side of Tulip Drive, south of Davis Landing Road, being 309 Tulip Drive, Slidell; S29,T8S,R15E; Ward 8, District 9
SIZE: 1.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Undeveloped	A-2 (Suburban 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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Home Overlay). The site is located on the west side of Tulip Drive, south of Davis Landing Road, being 309 Tulip Drive, Slidell. The 2025 future land use plan calls for the site to be developed with residential uses including manufactured homes. Staff does not have any objections to the request, considering that there are some existing mobile home in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Home Overlay) designation be approved.