

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5889 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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 ON THE NORTH SIDE OF US HIGHWAY 190 EAST, EAST OF RED MILL DRIVE, WEST OF RIDGE ROAD, BEING LOT 24, ONESIME FACIANE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 40,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY), (2017-742-ZC), (WARD 8, DISTRICT 13).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-742-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) and 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) and 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) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**2017-742-ZC**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in Onesime Faciane Subdivision, Section 28, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows, to wit:

Lot 24 and part of Lot 25, Onesime Faciane Subdivision, St. Tammany Parish, Louisiana

*SAID property fronts 106.72 feet on U.S. Highway No. 190, by a depth along the Northerly side of 400.00 feet with a depth only the Southerly side totaling 400.71 feet in Three (3) courses, with a width across the rear of 100.00 feet.*

Case No.: 2017-742-ZC

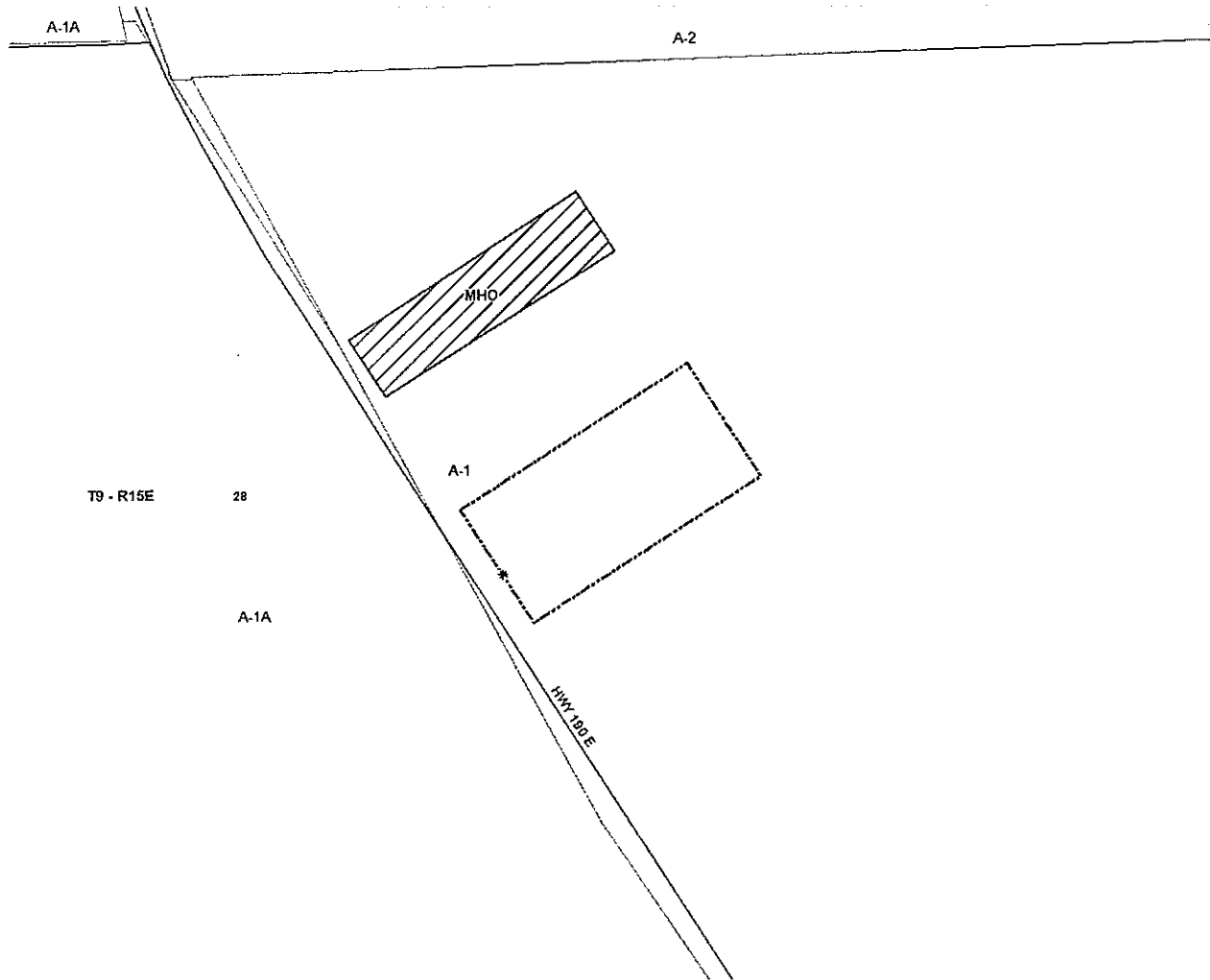
PETITIONER: Eric Guzman

OWNER: Eric Guzman

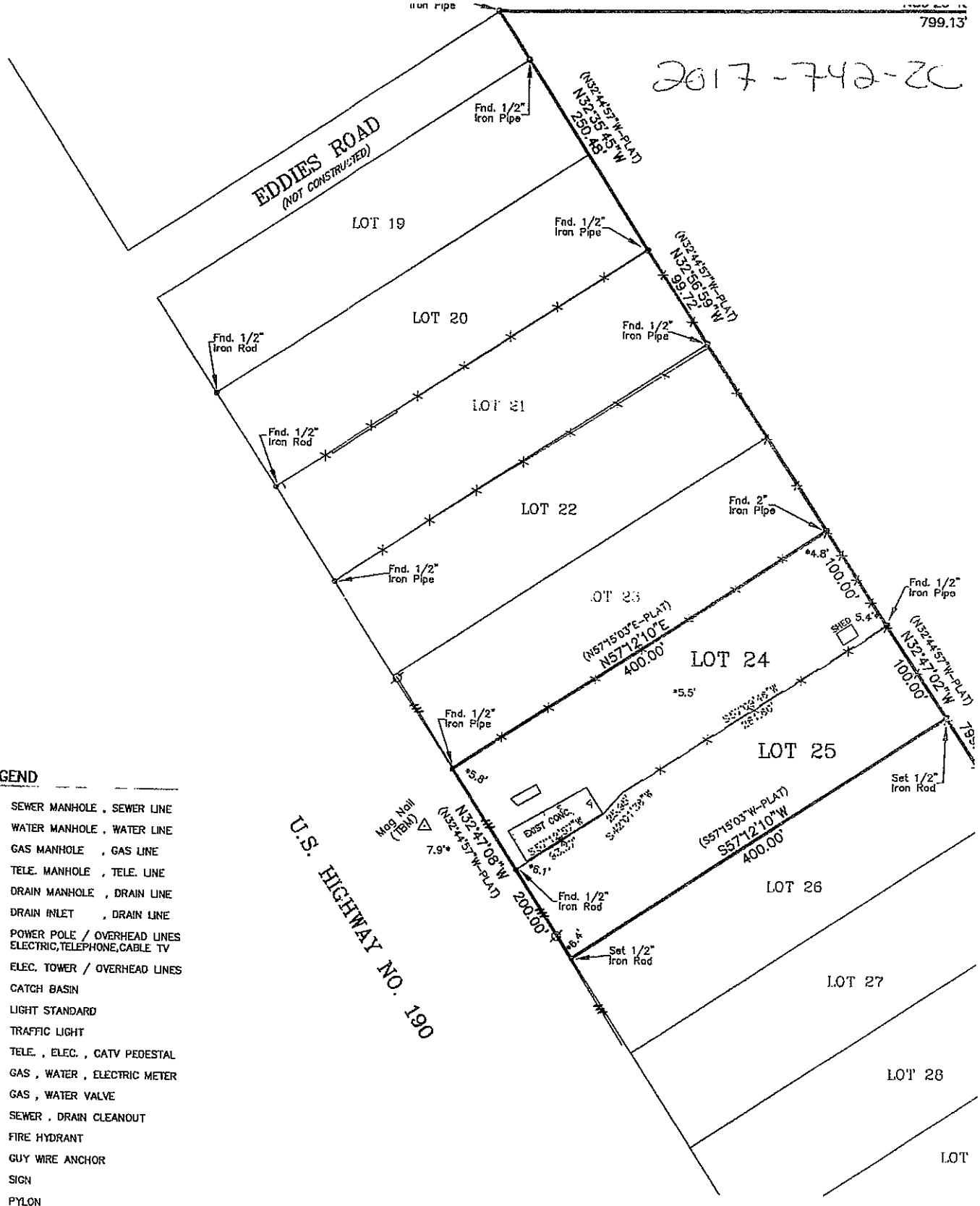
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of US Highway 190 East, east of Red Mill Drive, west of Ridge Road, being lot 24, Onesime Faciane Subdivision ; S28, T9S, R15E; Ward 8, District 13

SIZE: 40,000 sq.ft.

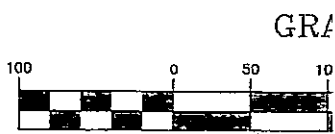


2017-742-20



LEGEND

- ⊙-S SEWER MANHOLE, SEWER LINE
- ⊙-W WATER MANHOLE, WATER LINE
- ⊙-G GAS MANHOLE, GAS LINE
- ⊙-T TELE. MANHOLE, TELE. LINE
- ⊙-D DRAIN MANHOLE, DRAIN LINE
- ⊙-D DRAIN INLET, DRAIN LINE
- ⊙-E T TV POWER POLE / OVERHEAD LINES  
ELECTRIC, TELEPHONE, CABLE TV
- ⊙-E T TV ELEC. TOWER / OVERHEAD LINES
- ☒ CATCH BASIN
- ☼ LIGHT STANDARD
- ⊙-TLT TRAFFIC LIGHT
- ⊙-PE TELE., ELEC., CATV PEDESTAL
- ⊙-M GAS, WATER, ELECTRIC METER
- ⊙-V GAS, WATER VALVE
- ⊙-C SEWER, DRAIN CLEANOUT
- ⊙-F FIRE HYDRANT
- ↑ GUY WIRE ANCHOR
- ↑ SIGN
- PYLON
- ⊙-M MAILBOX
- TREE
- SHRUB
- X-X-X- FENCE







0 280 Feet





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 8/28/2017  
Case No.: 2017-742-ZC  
Posted: 08/10/17

Meeting Date: 9/5/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Eric Guzman

**OWNER:** Eric Guzman

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

**LOCATION:** Parcel located on the north side of US Highway 190 East, east of Red Mill Drive, west of Ridge Road, being lot 24, Onesime Faciane Subdivision ; S28, T9S, R15E; Ward 8, District 13

**SIZE:** 40,000 sq. ft.

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

Type: Federal

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	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

**EXISTING LAND USE:**

Existing development: No

Multi occupancy development: No

**COMPREHENSIVE PLAN:**

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

**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 on the north side of US Highway 190 East, east of Red Mill Drive, west of Ridge Road, being lot 24, Onesime Faciane Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would encourage the preservation of the natural environment of the area. Considering that the site is surrounded by residential uses, 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.