

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4866

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 10 DAY OF SEPTEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF CASS AVENUE, NORTH OF COAST BLVD, BEING LOTS 42A & 43A, SQUARE 6, CENTRAL PARK, AND WHICH PROPERTY COMPRISES A TOTAL 0.29 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 8, DISTRICT 12) (ZC12-08-074)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-074, 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-4A (Single Family Residential District) to an A-4A (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-4A (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-4A (Single Family Residential District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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: AUGUST 30 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

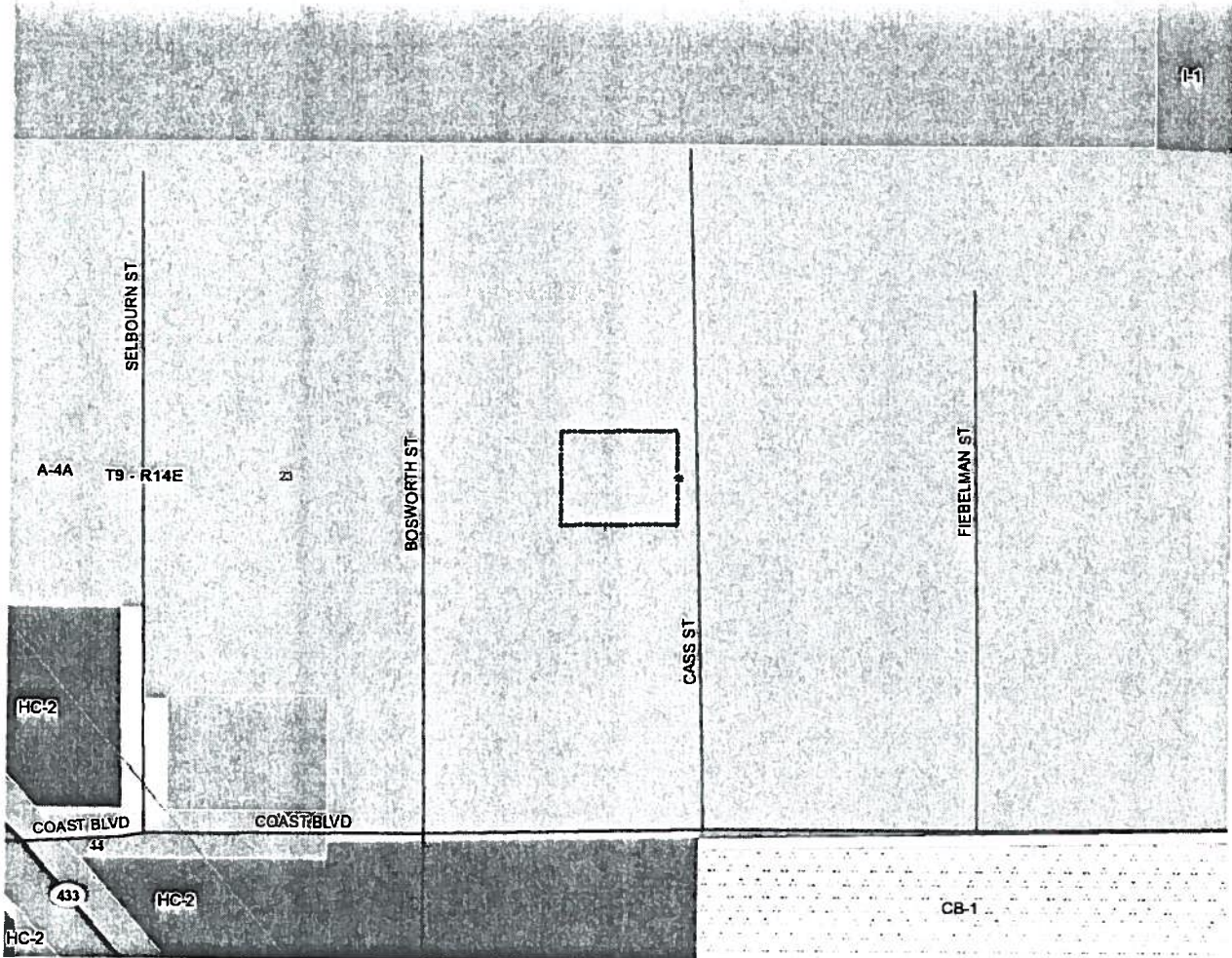
EXHIBIT "A"

ZC12-08-074

ALL THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all OF the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in the Parish of St. Tammany, State of Louisiana, and designated as follows:

LOTS 41,42, 43 and 44 Square 6, Central Park Subdivision

CASE NO.: ZC12-08-074
PETITIONER: Gwen Schmid
OWNER: Darrell & Gwen Schmid
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-4A (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the west side of Cass Avenue, north of Coast Blvd, being lots 42A & 43A, Square 6, Central Park; S23 & 44,T9S,R14E; Ward 8, District 12
SIZE: 0.29 acre

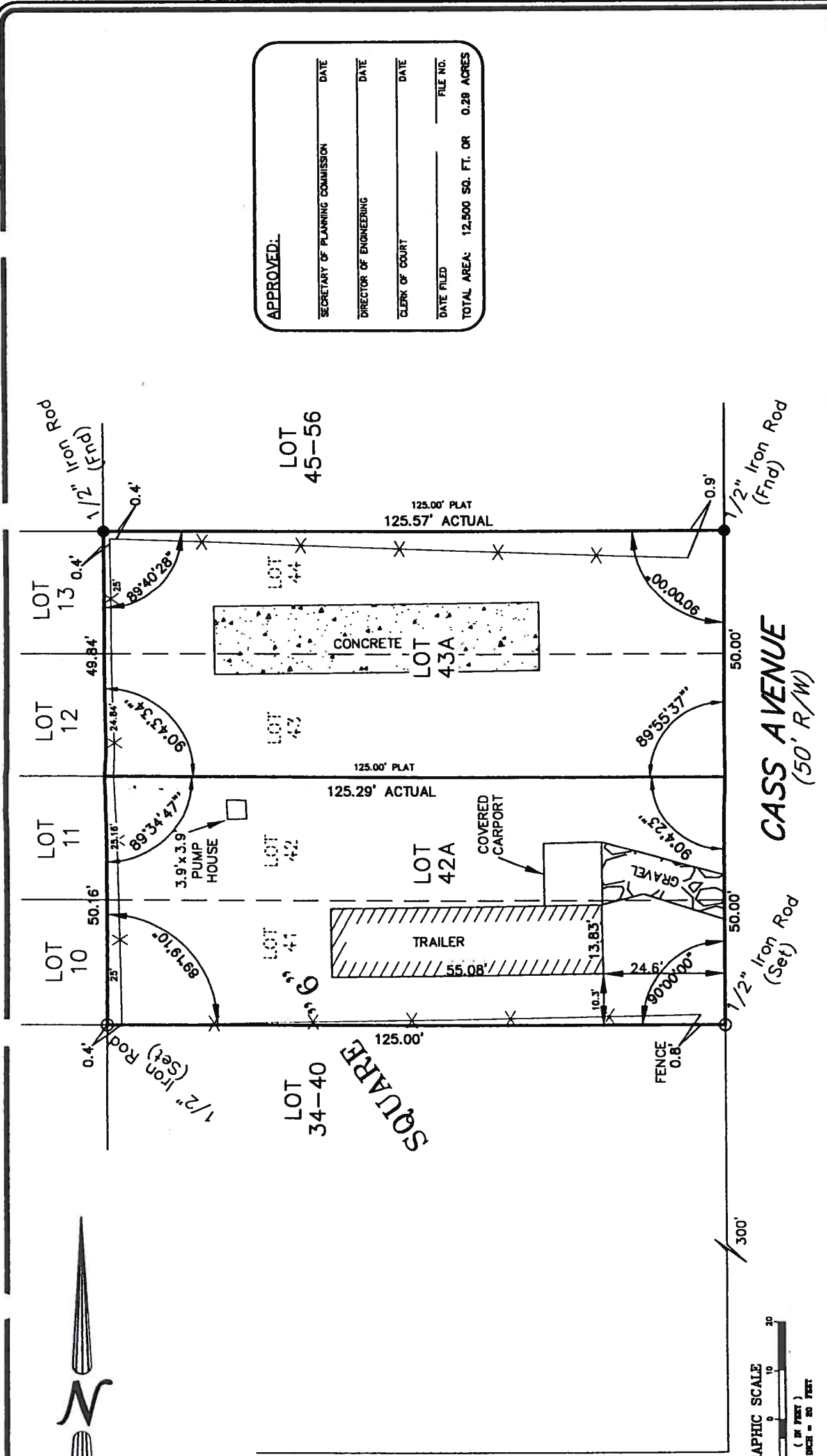


70-80-074

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 12,500 SQ. FT. OR 0.28 ACRES



**A RESUBDIVISION MAP OF
 LOTS 41-44 INTO LOT 42A & LOT 43A,
 SQ. 6, CENTRAL PARK, SECTION "A",
 IN SECTIONS 23 & 44, T-9-S, R-14-E,
 ST. TAMMANY PARISH, LOUISIANA**

Declaration is made to original purchaser of this survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if print of this survey is filed in the public records office in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0420 E
 DATE: 4/27/06

SCALE: 1" = 20'
 DATE: 9/17/07
 DRAWN BY: ACE
 CHECKED BY: MD
 DWG. NO: 20120214

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL

1805 Shortall Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@earthlink.net

PH: 504.885.6400 FAX: 504.885.6400

SEAN M. BURKES

COAST BLVD.



ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-074

Posted: 07/11/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Gwen Schmid
OWNER: Darrell & Gwen Schmid
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-4A (Single Family Residential District) & MHO (Manufactured Housing Overlay)
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SIZE: 0.29 acre

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	Mobile Home	A-4A (Single Family Residential District)
South	Mobile Home	A-4A (Single Family Residential District)
East	Mobile Home	A-4A (Single Family Residential District)
West	Mobile Home	A-4A (Single Family Residential 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-4A (Single Family Residential District) to MHO (Manufactured Housing Overlay). The site is located on the west side of Cass Avenue, north of Coast Blvd, being lots 42A & 43A, Square 6, Central Park. The 2025 future land use plan calls for residential uses in the area, including manufactured homes. Staff does not have any objection to the request, considering that the site is surrounded by manufactured homes.

STAFF RECOMMENDATION:

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