

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4871

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 NORTHEAST CORNER OF REX AVENUE & DAVIS STREET, BEING LOT 188, THREE RIVERS HEIGHTS AND WHICH PROPERTY COMPRISES A TOTAL 6,000 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 1, DISTRICT 1) (ZC12-08-084)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-084, 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-4 (Single Family Residential District) to an A-4 (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-4 (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-4 (Single Family Residential District) to an A-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 _____

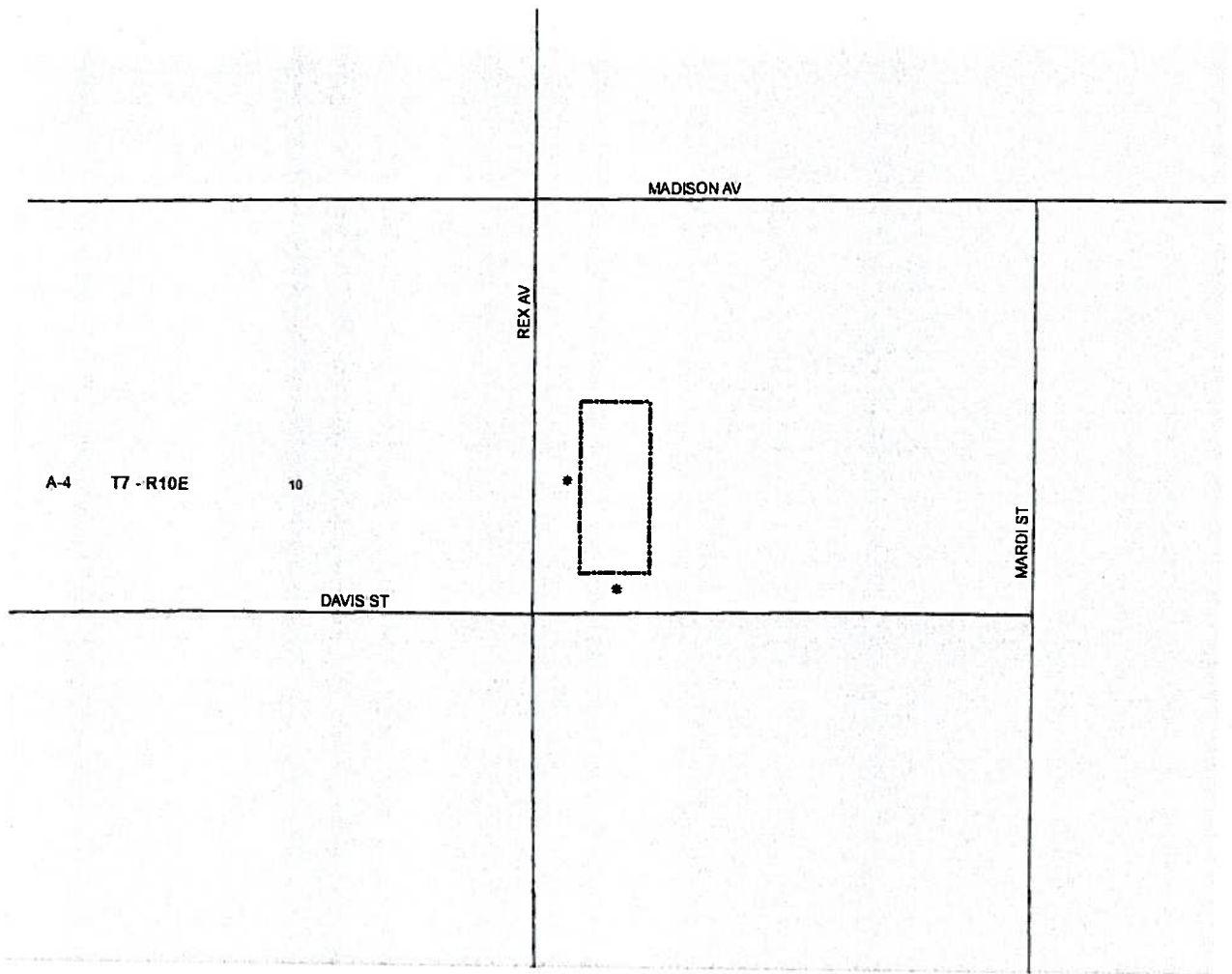
Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-08-084

**A CERTAIN PORTION OF GROUND BEING MORE FULLY DESCRIBED AS
FOLLOWS: Lot 188 of Three Rivers Heights Subdivision. St. Tammany Parish, Louisiana**

CASE NO.: ZC12-08-084
PETITIONER: Aurora Cosentino
OWNER: Aurora & Jeffrey Cosentino
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the northeast corner of Rex Avenue & Davis Street, being lot 188, Three Rivers Heights; S10,T7S,R10E; Ward 1, District 1
SIZE: 6.000 sq.ft.



2012-08-084

363	364	365	366	367	368	369	370	371	372
SOLD					SOLD				
373	374	375	376	377	378	379	380	381	382
SOLD					SOLD				

SCOTT

383	384	385	386	387	388	389	390	391	392
SOLD					SOLD				
393	394	395	396	397	398	399	400	401	402
SOLD					SOLD				

STREET

403	404	405	406	407	408	409	410	411	412
SOLD					SOLD				
413	414	415	416	417	418	419	420	421	422
SOLD					SOLD				

423	424	425	426	427	428	429	430	431	432
SOLD					SOLD				
433	434	435	436	437	438	439	440	441	442
SOLD					SOLD				

BRYANT

443	444	445	446	447	448	449	450	451	452
SOLD					SOLD				
453	454	455	456	457	458	459	460	461	462
SOLD					SOLD				

STREET

463	464	465	466	467	468	469	470	471	472
SOLD					SOLD				
473	474	475	476	477	478	479	480	481	482
SOLD					SOLD				

483	484	485	486	487	488	489	490	491	492
SOLD					SOLD				
493	494	495	496	497	498	499	500	501	502
SOLD					SOLD				

POE

503	504	505	506	507	508	509	510	511	512
SOLD					SOLD				
513	514	515	516	517	518	519	520	521	522
SOLD					SOLD				

STREET

523	524	525	526	527	528	529	530	531	532
SOLD					SOLD				
533	534	535	536	537	538	539	540	541	542
SOLD					SOLD				

543	544	545	546	547	548	549	550	551	552
SOLD					SOLD				
553	554	555	556	557	558	559	560	561	562
SOLD					SOLD				

MADISON

563	564	565	566	567	568	569	570	571	572
SOLD					SOLD				
573	574	575	576	577	578	579	580	581	582
SOLD					SOLD				

CREEK

583	584	585	586	587	588	589	590	591	592
SOLD					SOLD				
593	594	595	596	597	598	599	600	601	602
SOLD					SOLD				

MADISON

603	604	605	606	607	608	609	610	611	612
SOLD					SOLD				
613	614	615	616	617	618	619	620	621	622
SOLD					SOLD				

AVENUE

623	624	625	626	627	628	629	630	631	632
SOLD					SOLD				
633	634	635	636	637	638	639	640	641	642
SOLD					SOLD				

DAVIS

SITE

643	644	645	646	647	648	649	650	651	652
SOLD					SOLD				
653	654	655	656	657	658	659	660	661	662
SOLD					SOLD				

STREET

663	664	665	666	667	668	669	670	671	672
SOLD					SOLD				
673	674	675	676	677	678	679	680	681	682
SOLD					SOLD				

DRIVE

683	684	685	686	687	688	689	690	691	692
SOLD					SOLD				
693	694	695	696	697	698	699	700	701	702
SOLD					SOLD				

LEE

703	704	705	706	707	708	709	710	711	712
SOLD					SOLD				
713	714	715	716	717	718	719	720	721	722
SOLD					SOLD				

STREET

723	724	725	726	727	728	729	730	731	732
SOLD					SOLD				
733	734	735	736	737	738	739	740	741	742
SOLD					SOLD				

743	744	745	746	747	748	749	750	751	752
SOLD					SOLD				
753	754	755	756	757	758	759	760	761	762
SOLD					SOLD				

763	764	765	766	767	768	769	770	771	772
SOLD					SOLD				
773	774	775	776	777	778	779	780	781	782
SOLD					SOLD				

783	784	785	786	787	788	789	790	791	792
SOLD					SOLD				
793	794	795	796	797	798	799	800	801	802
SOLD					SOLD				

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ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-084

Posted: 7/12/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Aurora Cosentino
OWNER: Aurora & Jeffrey Cosentino
REQUESTED CHANGE: From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the northeast corner of Rex Avenue & Davis Street, being lot 188, Three Rivers Heights; S10,T7S,R10E; Ward 1, District 1
SIZE: 6.000 sq.ft.

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-4 Suburban District
South	Residential	A-4 Suburban District
East	Residential	A-4 Suburban District
West	Residential	A-4 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-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the northeast corner of Rex Avenue & Davis Street, being lot 188, Three Rivers Heights. The 2025 Future Land Use Plan calls for residential uses in this area. There are several mobile homes in the area. Staff has no objection to the request.

STAFF RECOMMENDATION:

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