



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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 COVINGTON, LA 70434
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APPEAL # 2

RECEIVED
 AUG 11 2011

ZC Approved :
8/2/11

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 8-2-2011

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

KATH PROVINCE
 (SIGNATURE)

KATH PROVINCE

30193 NINA DR

LACOMBE, LA 70445-3915

PHONE #: 985-882-7495

ZC11-08-067

Existing Zoning: A-4 (Suburban District)
 Proposed Zoning: A-4 (Suburban District) & MHO (Mobile Home Overlay)
 Acres: 3.5 acres
 Petitioner: Michael Fridge
 Owner: Michael Fridge
 Location: Parcel located on the north side of Nina Drive, west of Transmitter Road, being 30207 Nina Drive, Lacombe, S33,T8S,R13E, Ward 7, District 7
 Council District: 7

ZONING STAFF REPORT

Date: July 25, 2011
Case No.: ZC11-08-067
Posted: 7/14/2011

Meeting Date: August 2, 2011
Determination: Approved

GENERAL INFORMATION

PETITIONER: Michael Fridge
OWNER: Michael Fridge
REQUESTED CHANGE: From A-4 (Suburban District) to A-4 (Suburban District) & MHO (Mobile Home Overlay)
LOCATION: Parcel located on the north side of Nina Drive, west of Transmitter Road, being 30207 Nina Drive, Lacombe ; S33,T8S,R13E; Ward 7, District 7
SIZE: 3.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Paris **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	Undeveloped	A-4 Suburban District
South	Residential	A-4 Suburban District
East	Residential	A-4 Suburban District
West	Undeveloped	A-4 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.

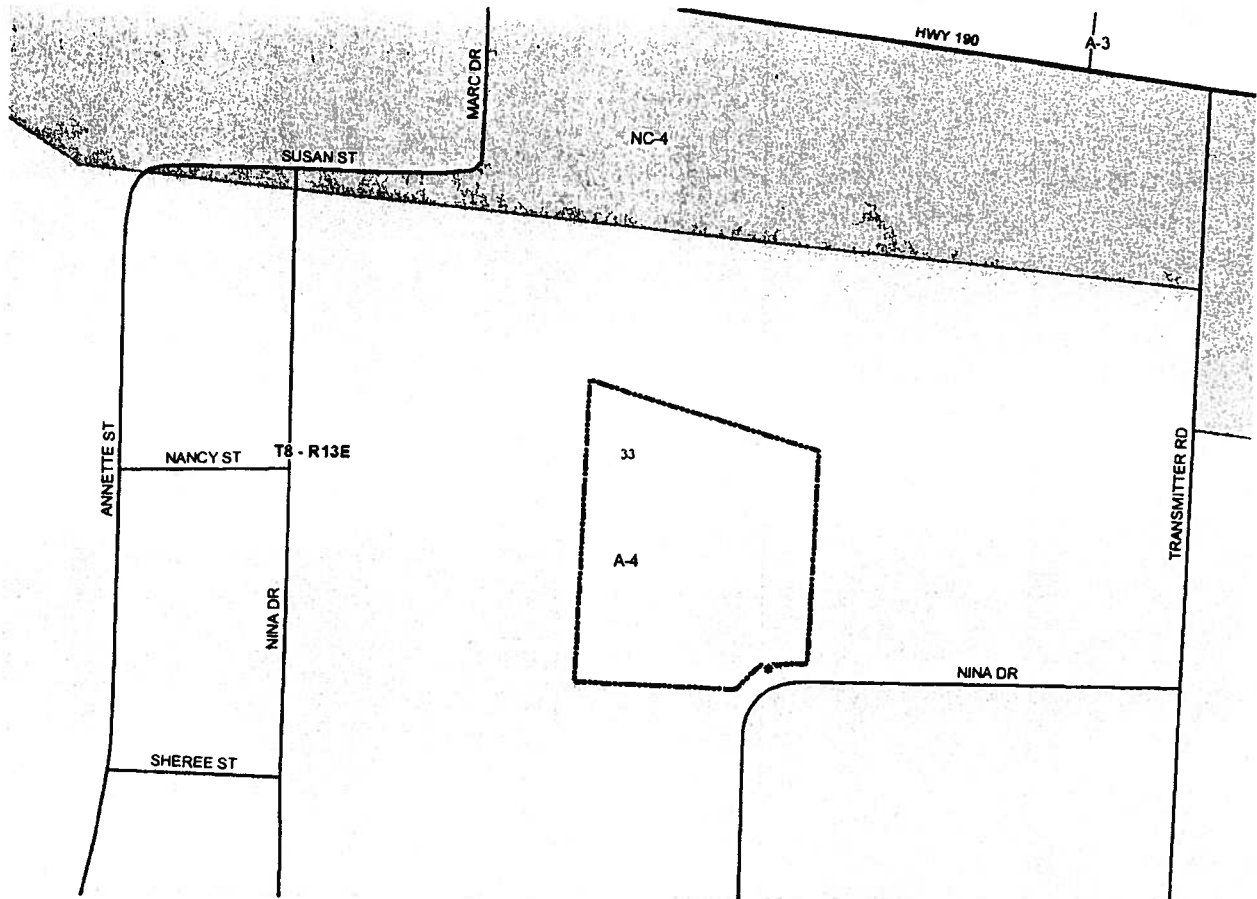
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Suburban District) to A-4 (Suburban District) & MHO (Mobile Home Overlay). The site is located on the north side of Nina Drive, west of Transmitter Road, being 30207 Nina Drive, Lacombe. The 2025 Future Land Use Plan calls for residential development in the area including manufactured homes. There are multiple manufactured homes in the area. Staff has no objection to the request to place a Manufactured Housing Overlay on the property.

STAFF RECOMMENDATION:

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

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ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF SEPTEMBER, 2011

(ZC11-08-067) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF NINA DRIVE, WEST OF TRANSMITTER ROAD, BEING 30207 NINA DRIVE, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL 3.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SUBURBAN DISTRICT) TO AN A-4 (SUBURBAN DISTRICT) & MHO (MOBILE HOME OVERLAY), (WARD 7, DISTRICT 7). (ZC11-08-067)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-08-067, 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 (Suburban District) to an A-4 (Suburban District) & MHO (Mobile 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-4 (Suburban District) & MHO (Mobile 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-4 (Suburban District) to an A-4 (Suburban District) & MHO (Mobile 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 JANUARY, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: _____, 2011

Published Adoption: _____, 2011

Delivered to Parish President: _____, 2011 at _____

Returned to Council Clerk: _____, 2011 at _____

EXHIBIT "A"

ZC11-08-067

Lots 23 and 24 Square 9, Oaklawn East, Section 2, together with all buildings and improvements thereon, also all rights ways, means, privileges, servitudes, prescriptions, advantages, and appurtenances thereto belonging, situated in St. Tammany Parish, Louisiana, and having a municipal address of 30207 Nina Drive, Lacombe, Louisiana 70445.

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