# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE CALENDAR NO: <u>5670</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: <u>DEAN/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT	
NTRODUCED BY: SECONDED BY:		
ON THE $\underline{1}$ DAY OF <u>SEPTEMBER</u> , $\underline{2016}$		
OF ST. TAMMANY PARISH, LAPARCEL LOCATED ON THE 450, SOUTH OF BICKMAN RC 25, BEING 86004 HIGHWAY 450 PROPERTY COMPRISES A TOTATION LESS, FROM ITS PRESEN	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN EAST SIDE OF LA HIGHWAY DAD, NORTH OF LA HIGHWAY 0, FRANKLINTON AND WHICH AL OF 5 ACRES OF LAND MORE IT A-1 (SUBURBAN DISTRICT) ICT) & MHO (MANUFACTURED 2, DISTRICT 3). (2016-324-ZC)	
law, <u>Case No. 2016-324-ZC</u> , has recommended to that the zoning classification of the above reference	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany, Louisiana, ted area be changed from its present A-1 (Suburban Manufactured Housing Overlay) see Exhibit "A" for	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
• • • • • • • • • • • • • • • • • • •	has found it necessary for the purpose of protecting gnate the above described property as A-2 (Suburban .	
THE PARISH OF ST. TAMMANY HEREBY (	ORDAINS, in regular session convened that:	
	bove described property is hereby changed from its n 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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.	
· · · · · · · · · · · · · · · · · · ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.	
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		

ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{6}$ DAY OF $\underline{\text{OCTOBER}}$ , $\underline{2016}$ ; AND BECOMES ORDINANCE COUNCIL SERIES NO
MARTY DEAN, COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>AUGUST 25</u> , <u>2016</u>
Published Adoption:, 2016
Delivered to Parish President:, 2016 at
Returned to Council Clerk:, 2016 at

#### Exhibit "A"

## 2016-324-ZC

A CERTAIN portion of ground, together with the buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging of in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, being a portion of Section 21, Township 4 south, Range 10 east, St. Tammany Parish, Louisiana, and more particularly described as follows:

From the corner common to Sections 20, 21, 28 and 29, above township and range, go North a distance of 466.7' to a point; thence South 89 deg., 45 min. East 466.7' to a point; thence South 466.7 feet to a point; thence North 89 deg., 45 min. West 466.7 feet to the point of beginning, containing 5.0 acres all in accordance with plat of survey made by Gerald Fussell, dated August 13, 1971.

Case No.: 2016-324-ZC

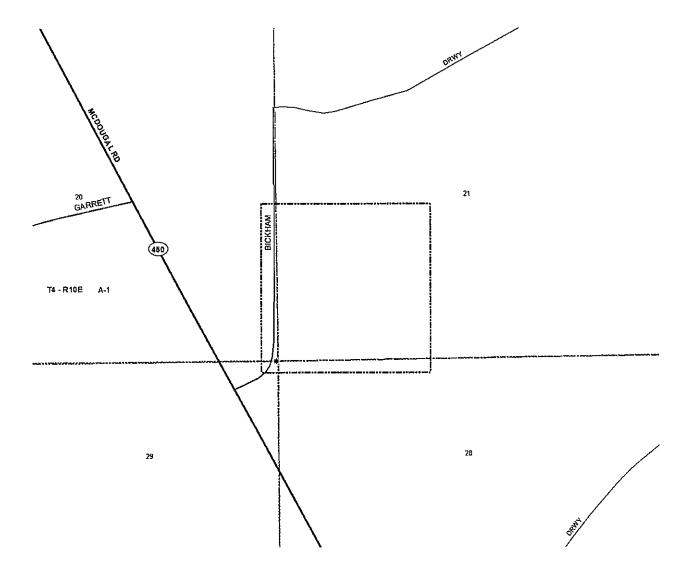
PETITIONER: Connie B. Cutrer

OWNER: Connie B. Cutrer, Sedrue Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham, Phillip Bickham, Bessie Bickham Goodlow

**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton; S21, T4S, R10E; Ward 2, District

SIZE: 5 acres





#### ADMINISTRATIVE COMMENT

### **ZONING STAFF REPORT**

Date: 7/25/2016 Case No.: 2016-324-ZC Meeting Date: 8/2/2016 **Determination:** Approved

Posted:7/15/2016

### **GENERAL INFORMATION**

PETITIONER: Connie B. Cutrer

OWNER: Connie B. Cutrer, Sedrue Bickham, Jr., Donoray Bickham, Lester Ray Bickham, Darryl N. Bickham,

Phillip Bickham, Bessie Bickham Goodlow

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District & MHO Manufactured

Housing Overlay

LOCATION: Parcel located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway

25, being 86004 Highway 450, Franklinton; S21, T4S, R10E; Ward 2, District

SIZE: 5 acres

#### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Road Surface: Asphalt Type: Parish

Condition: Good

### LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	Surrounding Use	Surrounding Zone
North	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

## **EXISTING LAND USE:**

Existing development: No Multi occupancy development: No

## **COMPREHENSIVE PLAN:**

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses - widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in

### **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District, MHO Manufactured Housing Overlay. This site is located on the east side of LA Highway 450, south of Bickman Road, north of LA Highway 25, being 86004 Highway 450, Franklinton. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request.

### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & MHO Manufactured Housing Overlay designation be approved.