

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5855                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: STEFANCIK/BRISTER            PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. TANNER                      SECONDED BY: MS. BLANCHARD  
ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF ANNETTE STREET, NORTH OF TRACY DRIVE, BEING LOT 5, SQUARE 2, OAKLAWN EAST SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF .42 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY), WARD 7, DISTRICT 7). (2017-668-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-668-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-4 (Single Family Residential District) to an A-4 (Single Family Residential 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-4 (Single Family Residential 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-4 (Single Family Residential District) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF SEPTEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

## **Exhibit "A"**

### **2017-668-ZC**

A vacant lot of land, which is 100 feet by 185 feet, located on Annette Street in Lacombe, Louisiana, 70445. The legal description of this vacant lot includes the following: Lot 5, Sq. 2, Sect. 33. By way of further description, this vacant lot bound by Hwy 190, Marc Street, Susan Street and Annette Street.

Case No.: 2017-668-ZC

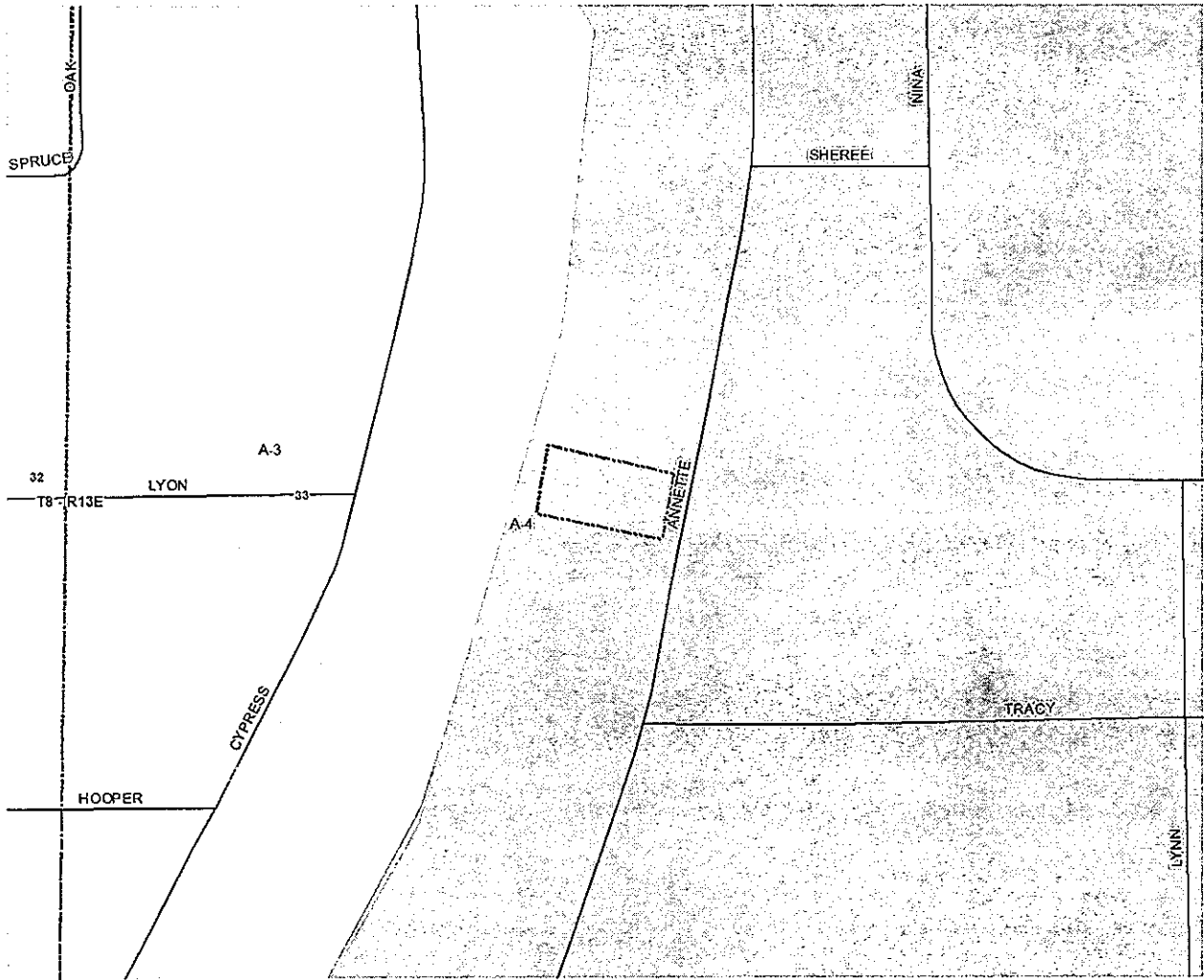
PETITIONER: John B. Cazale IV & Charles A. Vicknair

OWNER: John B. Cazale IV & Charles A. Vicknair

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District & MHO Manufactured Housing Overlay

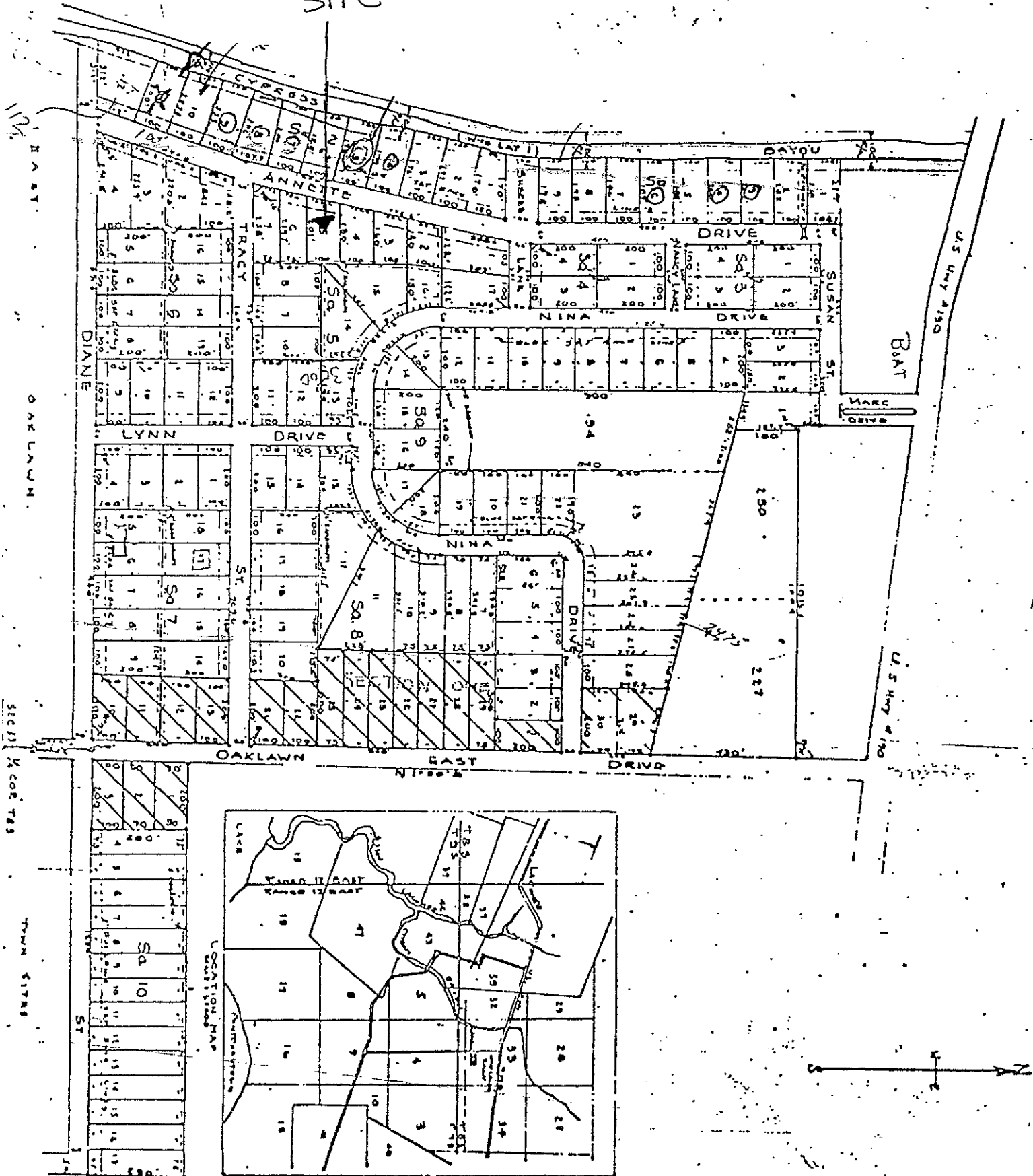
LOCATION: Parcel located on the west side of Annette Street, north of Tracy Drive, being lot 5, Square 2, Oaklawn East Subdivision; S33, T8S, R13E; Ward 7, District 7

SIZE: .42 acre



2017-668-2C

Site





2017-668-ZC

OAK

JACKSON

ANNETTE

NANCY

NINA

SHEREE

A-3

32

T8-R13E

LYON

33

A-4

TRACY

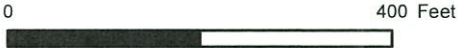
HOOPER

CYPRESS

DIANNE

TAMMANY TRACE

A-2





**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** 6/26/2017  
**Case No.:** 2017-668-ZC  
**Posted:** 06/20/17

**Meeting Date:** 7/5/2017  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** John B. Cazale IV & Charles A. Vicknair  
**OWNER:** John B. Cazale IV & Charles A. Vicknair  
**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 west side of Annette Street, north of Tracy Drive, being lot 5, Square 2, Oaklawn East Subdivision; S33, T8S, R13E; Ward 7, District 7  
**SIZE:** 0.42 acre

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **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	Undeveloped	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:**                                      **Multi occupancy development:**

**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. This site is located on the west side of Annette Street, north of Tracy Drive, being lot 5, Square 2, Oaklawn East Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. 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.