

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5425

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. SMITH

ON THE 9 DAY OF JULY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHEAST CORNER OF GREEN STREET & BOBBY JONES BLVD, BEING LOTS 11 & 12, BLOCK 43, HILLCREST COUNTRY CLUB SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 40,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 6, DISTRICT 6). (ZC15-06-052)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-06-052, 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-3 (Suburban District) to an A-3 (Suburban 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-3 (Suburban 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-3 (Suburban District) to an A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF AUGUST, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 25, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

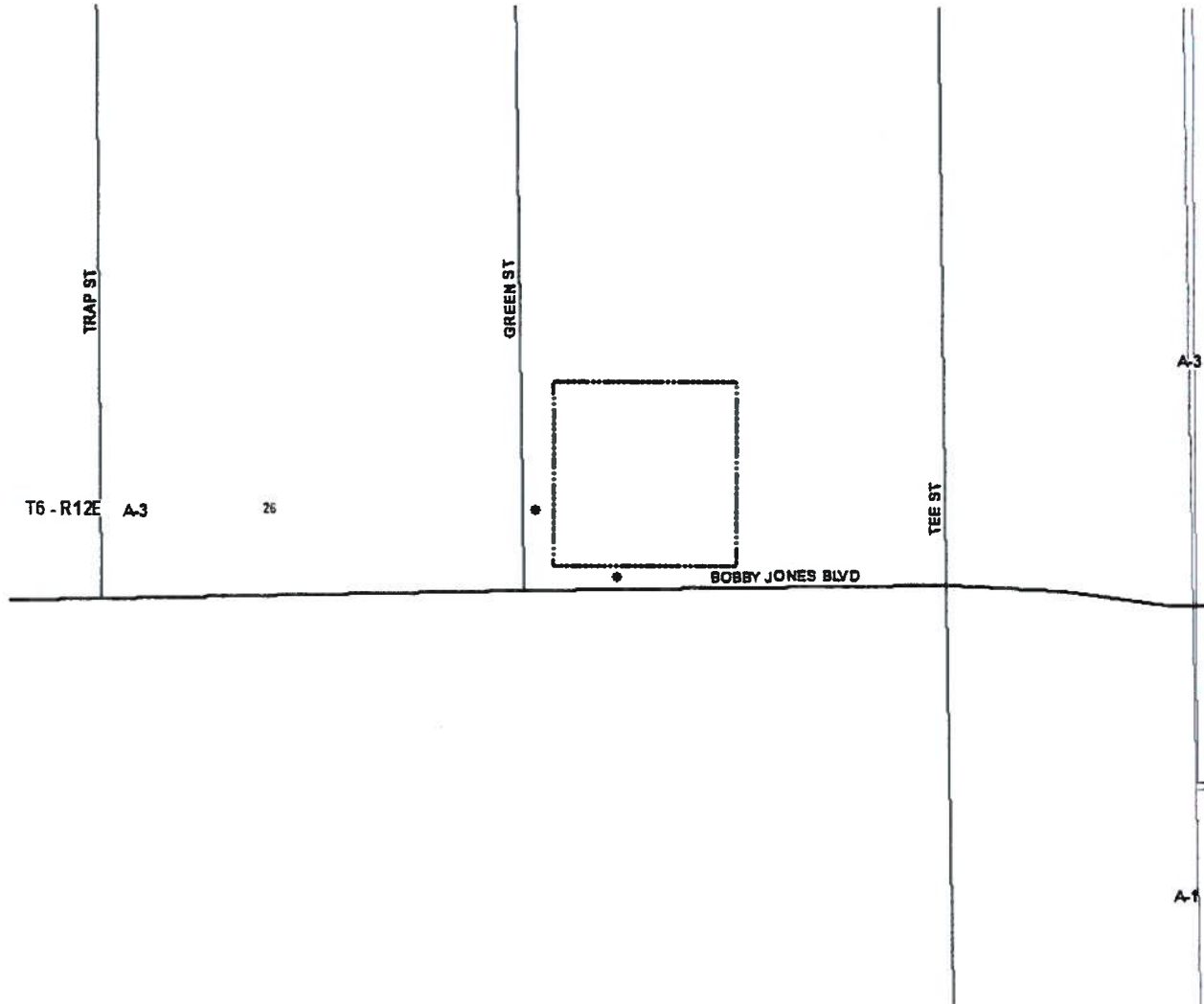
EXHIBIT "A"

ZC15-06-052

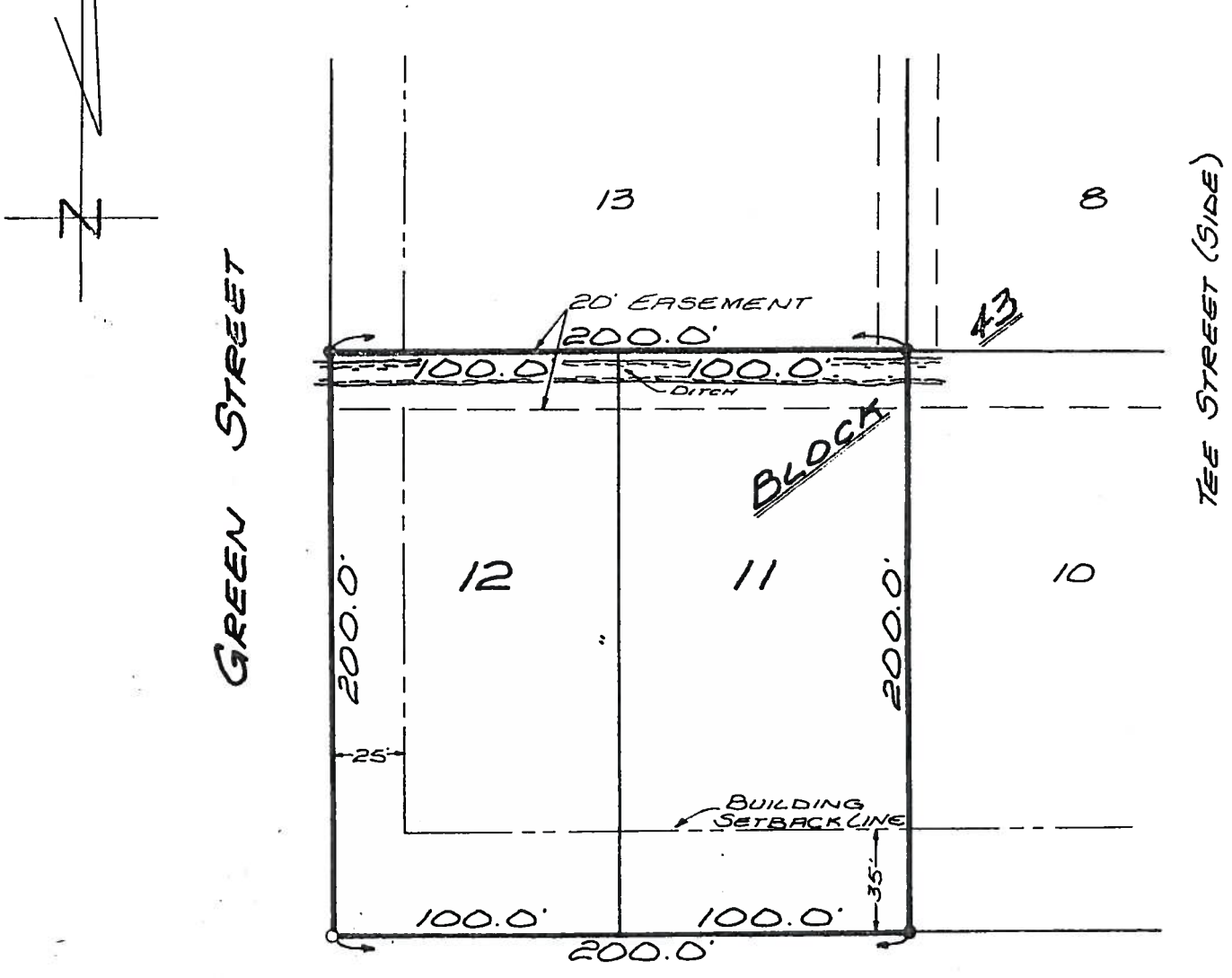
TWO (2) CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that subdivision known as HILLCREST COUNTRY CLUB SUBDIVISION, which subdivision is parts of Sections 22, 23, 26, and 27, Township 6 South, Range 12 East, and which lots are more particularly described as follows:

LOTS ELEVEN (11) AND TWELVE (12), SQUARE FORTY THREE (43) which square is bounded by Bobby Jones Drive (formerly Third), Green, Barry Vardon Drive (formerly Second) and Tee Streets; said Lots 11 and 12 adjoin each other and measure such 100 feet front on Bobby Jones Drive, the same in width across the rear, by a depth between equal and parallel lines of 200 feet.

CASE NO.: ZC15-06-052
PETITIONER: Eileen Buras
OWNER: Jeff Gutman & Sylvia Gutman
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6
SIZE: 40,000 sq.ft.



2015-06-052
 HARRY VARDON DRIVE (SIDE)
 (formerly SECOND STREET)



BOBBY JONES DRIVE
 (formerly THIRD STREET)

Note:

- Building setback lines and easement indicated hereon are per plan of subdivision.
- Revised 1-28-91 to show former street names

T.J.F.

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in a special flood hazard zone (Flood Zone A 2).

SURVEY OF LOTS 11 & 12
 BLOCK 43
 HILLCREST COUNTRY CLUB
 SUBDIVISION
 ST. TAMMANY PARISH, LA

CERTIFIED CORRECT TO:

Jeffrey Gutman



FONTCUBERTA
 Surveys
 INCORPORATED



CERTIFIED CORRECT

Thomas J. Fontcuberta
 SURVEYOR

DATE	SCALE	● = Iron Pipe Set	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
1-23-91	1" = 60'	○ = Iron Pipe Fd.	P.B.O.	T.J.F.	912514	124-280

ZC15-06-052

73390

TRAP

GREEN

TEE

T6 - R12E

A-3

26

BOBBY JONES

BOBBY JONES

BOBBY JONES

BOBBY JONES

GREEN

TRAP

TEE

0 400 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 22, 2015
Case No.: ZC15-06-052
Posted: 05/14/15

Meeting Date: June 2, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Eileen Buras
OWNER: Jeff Gutman & Sylvia Gutman
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
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SIZE: 40,000 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	Undeveloped	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Undeveloped	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northeast corner of Green Street & Bobby Jones Blvd, being lots 11 & 12, Block 43, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would allow for the conservation of the natural resources of the site. Staff does not have any objections to the request, as there some manufactured homes within the subdivision.

STAFF RECOMMENDATION:

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