

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5113

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 5 DAY OF DECEMBER , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF FRANCIS STREET & EAGLE STREET, BEING 73483 EAGLE STREET, ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL 39,989.4 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) (ZC13-11-075)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-11-075, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 9 DAY OF JANUARY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: November 28 , 2013

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** November 4, 2013  
**Case No.:** ZC13-11-075  
**Posted:** 10/22/2013

**Meeting Date:** November 12, 2013  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Lenard Smith  
**OWNER:** Lenard Smith  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the northwest corner of Francis Street & Eagle Street, being 73483 Eagle Street, Abita Springs; S26,T6S,R12E; Ward 6, District 6  
**SIZE:** 39,989.4 sq.ft.

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**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Parish **Road Surface:** Gravel **Condition:** Poor/Narrow

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	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?** 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-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the northwest corner of Francis Street & Eagle Street, being 73483 Eagle Street, Abita Springs. The 2025 Future Land Use Plan recommends that the area be developed with residential uses including manufactured homes. There are multiple mobile homes in the vicinity. Staff does not object to the requested zoning change.

**STAFF RECOMMENDATION:**

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

EXHIBIT A

ZC13-11-075

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, MEANS, PRIVILEGES, SERVITUDES, PRESCRIPTIONS, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING THERETO, SITUATED IN SECTIONS 22, 23, 26, AND 27, TOWNSHIP 6 SOUTH, RANGE 12 EAST, PARISH OF ST.

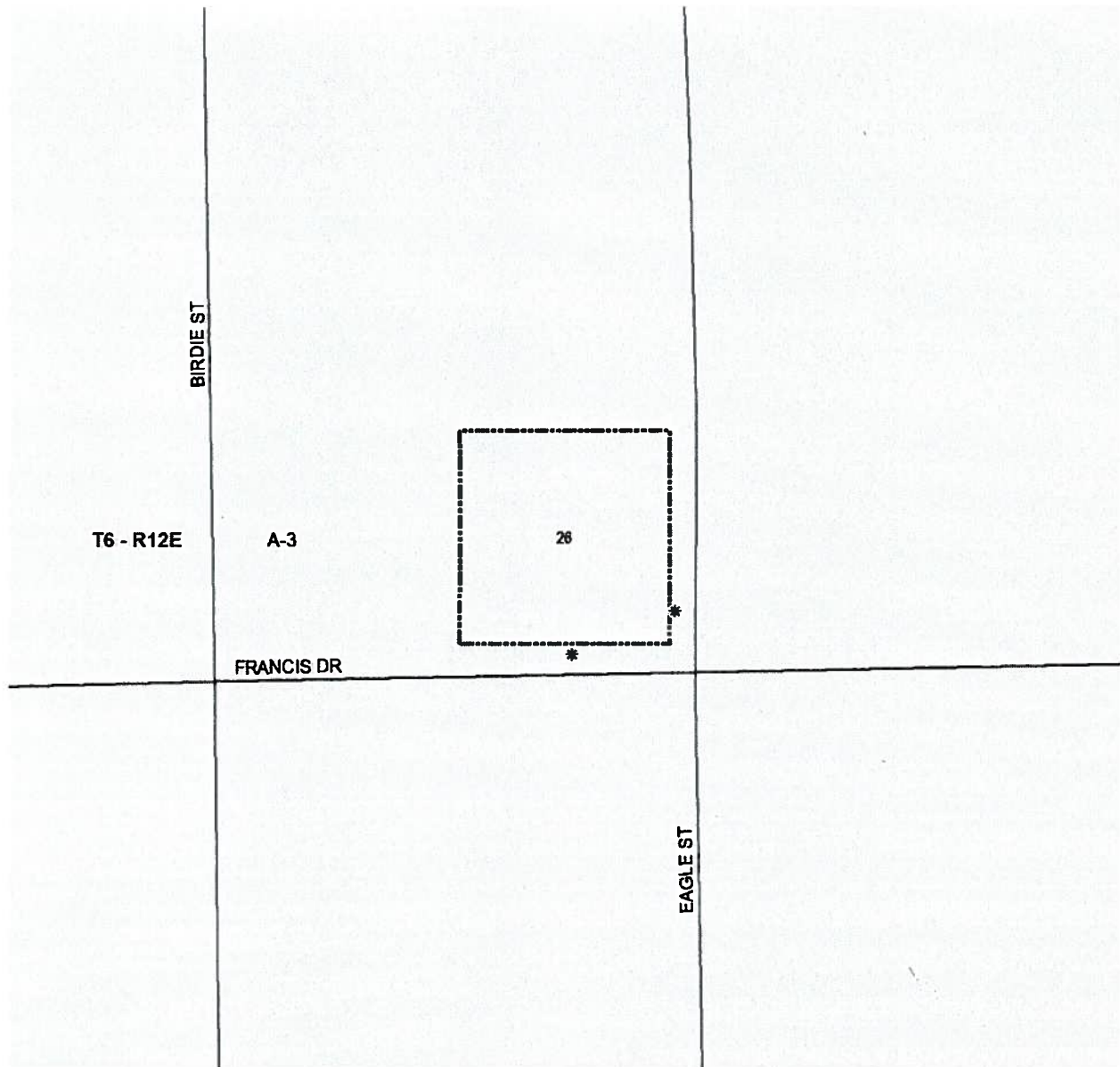
TAMMANY, STATE OF LOUISIANA, HILLCREST COUNTRY CLUB SUBDIVISION, AND MEASURE IN ACCORDANCE WITH MAP AND PLAT OF SURVEY BY LAND ENGINEERING SERVICES, INC., DATED AUGUST 16, 1960, A COPY OF WHICH IS ANNEXED TO ACT OF DEDICATION BEFORE JOHN F. STAFFORD, NOTARY PUBLIC, ON SEPTEMBER 19, 1960, AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

SAID PORTIONS OF GROUND ARE DESIGNED AS LOTS NO. 12 AND 13, SQUARE ELEVEN (11), BOUNDED BY EAGLE STREET, FIRST STREET, BIRDIE STREET AND LOUISIANA STATE HIGHWAY NO. 58.

LOTS NOS. 12 AND 13, SQUARE ELEVEN (11) EACH MEASURE 100 FEET FRONT ON EAGLE STREET, SIMILAR WIDTHS IN THE REAR, BY A DEPTH OF 200 FEET BETWEEN EQUAL AND PARALLEL LINES.

BEING THE SAME PROPERTY ACQUIRED BY FRANK JOSEPH SCLAFANI, ET UX FROM LESLIE HOMES, INC., BY ACT OF CREDIT SALE DATED OCTOBER 11, 1960, BEFORE JOHN F. STAFFORD, ORLEANS PAIRHS NOTARY PUBLIC, DULY RECORDED IN THE OFFICIAL MORTGAGE AND CONVEYANCE RECORDS OF ST. TAMMANY PARISH, LOUISIANA, ON OCTOBER 19, 1960 IN COB 298, FOLIO 198, AS INSTRUMENT NUMBER 167218.  
SUBJECT TO THE FOLLOWING:

**CASE NO.:** ZC13-11-075  
**PETITIONER:** Lenard Smith  
**OWNER:** Lenard Smith  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
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**SIZE:** 39,989.4 sq.ft.



LOUISIANA HIGHWAY NO. 435

(SIDE) ZC 13-11-075

BIRDIE STREET (SIDE)

EAGLE STREET (GRAVEL)

17

10

16

SQ.

11

11

15

12

14

13

LOT 12-A

39,989.4 SQ. FT.

FRANCIS OUMET DRIVE (GRAVEL)

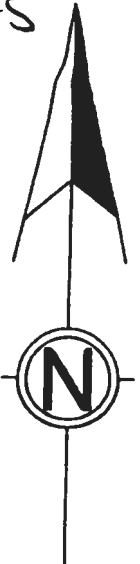
1/2" IRON ROD FOUND

1/2" IRON ROD FOUND

1/2" IRON PIPE FOUND

5/8" IRON ROD FOUND

3/4" IRON ROD FOUND



NOTE:

- 1. This property is located in Flood Zone A2, per F.E.M.A. Map No. 225205 0175 C, dated October 17, 1989.
- 2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

APPROVAL:

A RESUBDIVISION OF LOTS 12 & 13 INTO LOT 12-A, SQUARE 11, HILLCREST COUNTRY CLUB, ADDITION NO. 1, LOCATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEY:

Plat of Hillcrest Country Club Subdivision, Addition No. 1, by Robert A. Berlin, Surveyor, dated November 30, 1960, filed St. Tammany Parish Clerk of Court Map File No. 26C.

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY/PARISH PLANNING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

\_\_\_\_\_  
DATE FILED

\_\_\_\_\_  
FILE NO.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Lenard Smith**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 12 & 13, INTO LOT 12-A, SQUARE 11, HILLCREST COUNTRY CLUB SUBEIVISION, ADDITION NO. 1, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 13225

DATE: 8-6-2013

REVISED: