

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5034

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 11 DAY OF JULY , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BALL STREET, WEST OF IRON STREET, BEING LOT 9, SQUARE 16, HILLCREST COUNTRY CLUB ESTATES, ADDITION NO. 2 AND WHICH PROPERTY COMPRISES A TOTAL 21,000 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 10, DISTRICT 6). (ZC13-06-039)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-06-039, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF AUGUST , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 27 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

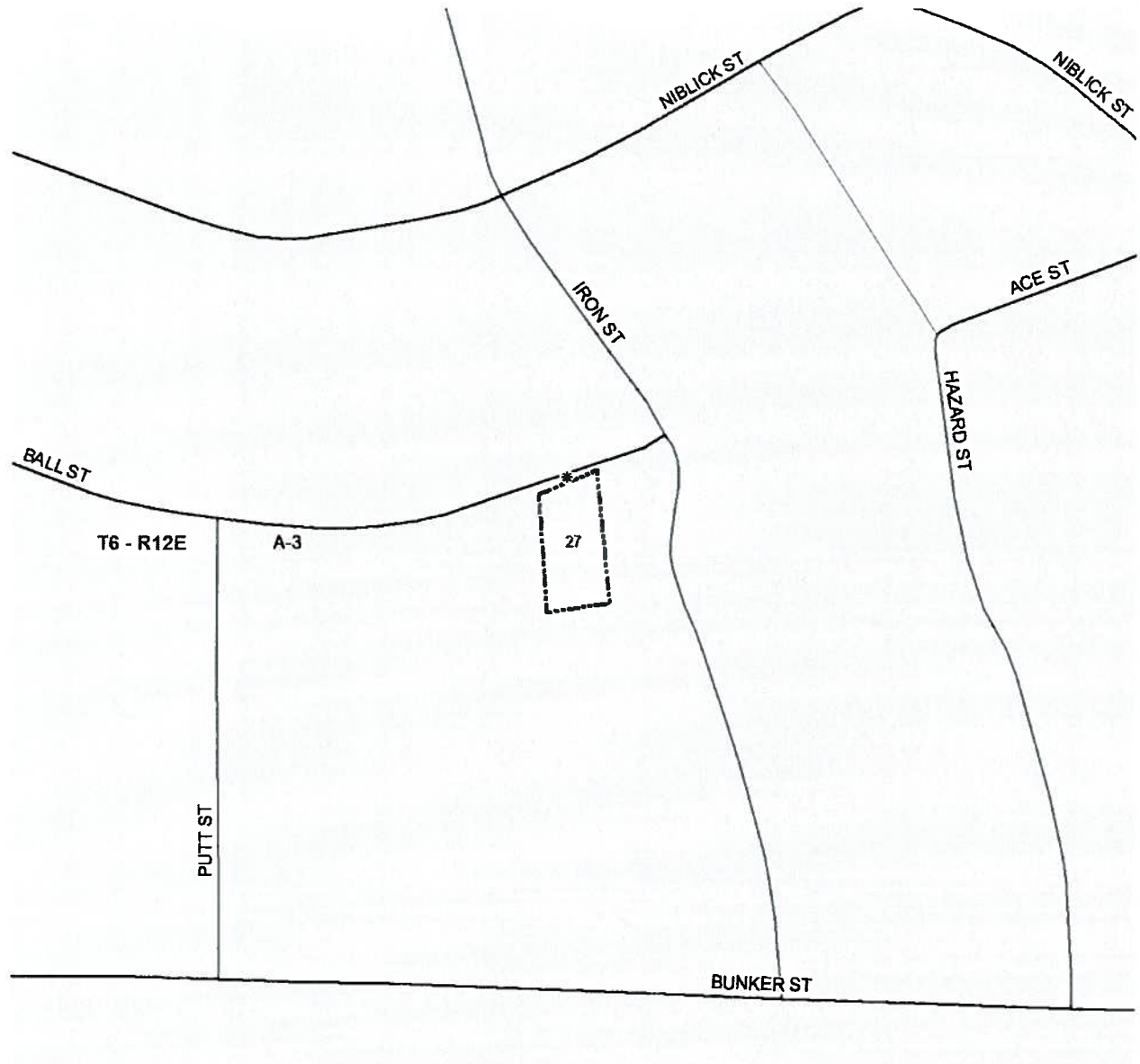
Returned to Council Clerk: _____, 2013 at _____

EXHIBIT "A"

ZC13-06-039

CERTAIN LOTS (S) OF GROUND, together with all the buildings and improvements thereon and all of the servitudes, rights, and appurtenances thereunto applying, situated in the State of Louisiana, in the Parish of St. Tammany, forming a portion of Sections 22, 23, 26 and 27, Township 6 South, Range 12 East, in that part thereof know as HILLCREST COUNTRY CLUB ESTATES SUBDIVISION and ADDITION NO. 2, all in accordance with a recertification of survey by E. L. Dewailly, Reg. La. Sur., dated April 5, 1971 and recorded in St. Tammany Parish, Louisiana, Square 16, LOT 9, HILLCREST COUNTRY CLUB ESTATES SUBDIVISION

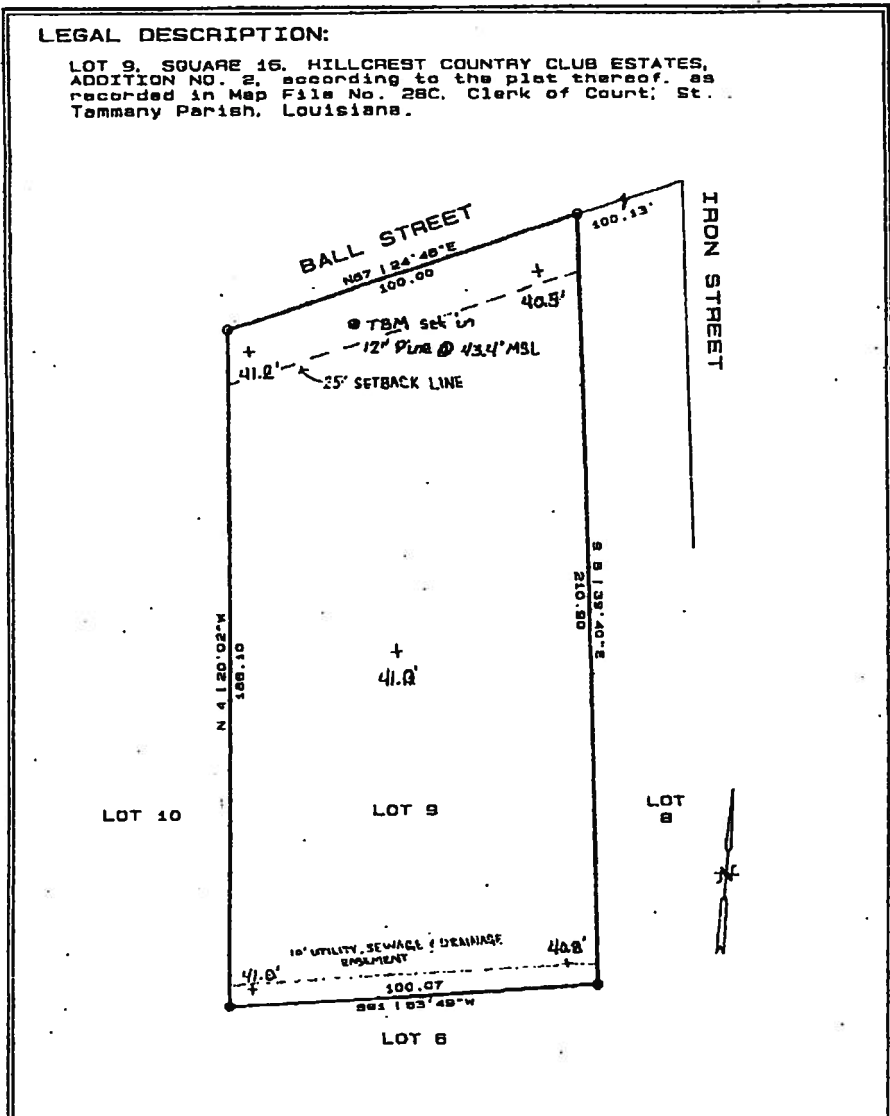
CASE NO.: ZC13-06-039
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Ball Street, west of Iron Street, being lot 9, Square 16, Hillcrest Country Club Estates, Addition NO. 2; S27,T6S,R12E; Ward 10, District 6
SIZE: 21,000 sq.ft.



ZC13-06-039

LEGAL DESCRIPTION:

LOT 9, SQUARE 16, HILLCREST COUNTRY CLUB ESTATES, ADDITION NO. 2, according to the plat thereof, as recorded in Map File No. 28C, Clerk of Court, St. Tammany Parish, Louisiana.



CERTIFIED TO:
MARY J. AUTREY

LEGEND:
 O SET 1/2" IRON ROD
 ● FOUND IRON ROD
 ■ FOUND OLD WOOD
 FENCE ---X---
 BEARINGS: RECORD
 SETBACK LINES ---
 FRONT 25' SIDES 15'
 REAR STREET

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE CITY/PARISH GOVERNING OFFICIALS.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, elevations refer to NAVD 1988 datum.

I, hereby certify that this survey was made on the 17th day of October, 2009, in accordance with the standards of practice and the applicable laws of the State of Louisiana. Signature must be in ink and written on the plat to be certified correct.

NELEA WALSON
 REG. NO. 43
 NED WALSON, PLS
 LOUISIANA REGISTERED LAND SURVEYOR # 4338
 1520 HUNTERS DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (805) 828-5851 FAX: (805) 828-5828

CLASS/TYPE	C	CPN: 225203 0275 C
BOUNDARY	28 AUG 08	FIRM DATE: 17 OCT 09
FORWARDS		FIRM ZONE: A1
SLAB TIE		BASE FLOOR: 40
AS-BUILT		REVISION: 17 SEPT 08
JOB NO.	12871	SCALE: 1 inch = 60 ft

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 27, 2013

Case No.: ZC13-06-039

Posted: 05/16/13

Meeting Date: June 4, 2013

Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the south side of Ball Street, west of Iron Street, being lot 9, Square 16, Hillcrest Country Club Estates, Addition NO. 2; S27,T6S,R12E; Ward 10, District 6

SIZE: 21,000 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	Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development? No

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 south side of Ball Street, west of Iron Street, being lot 9, Square 16, Hillcrest Country Club Estates, Addition NO. 2. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. There are several mobile homes in the vicinity, including one on the lot directly adjacent to the subject parcel. Staff does not oppose the request.

STAFF RECOMMENDATION:

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