

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5189 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE

ON THE 1 DAY OF MAY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MASHIE STREET, WEST OF ACE STREET, EAST OF IRON STREET, BEING LOT 27, SQUARE 7, HILLCREST COUNTRY CLUB SUBDIVISION, ADDITION NO 2 AND WHICH PROPERTY COMPRISES A TOTAL 0.49 ACRES 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). (ZC14-04-031)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-04-031, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JUNE, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: April 24, 2014

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

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

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

EXHIBIT "A"

ZC14-04-031

**CERTAIN LOT 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 known 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 7, Lot 27**

**CASE NO.:** ZC14-04-031  
**PETITIONER:** Claude Grace  
**OWNER:** Claude Grace  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2; S27,T6S,R12E; Ward 10, District 6  
**SIZE:** 0.49 acres



2014-04-031

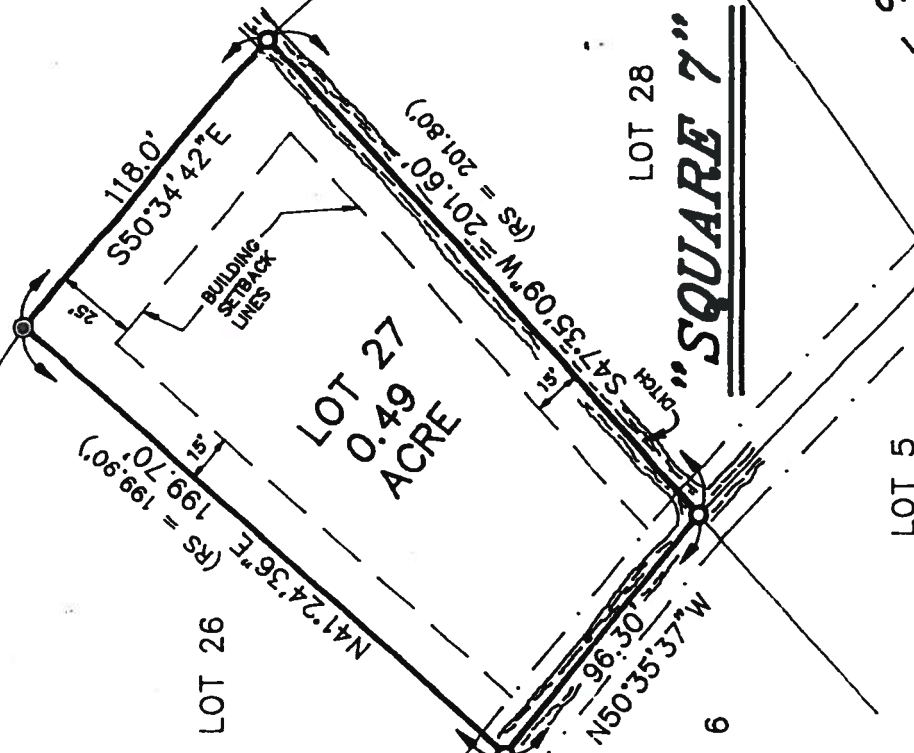
FOURSOME STREET

MASHIE STREET

ACE STREET (SIDE)

IRON STREET (SIDE)

NIBLICK STREET (SIDE)



- LEGEND —
- = 3/8" Iron Rod Found
  - = 1/2" Iron Rod Set
  - RS = Reference Survey

PLAT PREPARED FOR: *Claude Grace*

DATE:	11-1-99	THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS ENFORCED BY THE LA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND BEARS A CLASS C SURVEY.
SCALE:	1" = 60'	
REVISED:		

SHOWING A SURVEY OF: A PARCEL OF LAND BEING LOT 27, SQUARE 7, HILLCREST COUNTRY CLUB SUBDIVISION, ADDITION NO. 2, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES  
Professional Land Surveyors COVINGTON, LOUISIANA

PROFESSIONAL LAND SURVEYOR  
License No. 4770

JOHN G. CUMMINGS  
LAND SURVEYOR

STATE OF LOUISIANA

JOHN G. CUMMINGS & ASSOCIATES  
Professional Land Surveyors COVINGTON, LOUISIANA  
JOB NO. 99161  
(504)892-1549

REFERENCE BEARING:  
N74°52'14"E (assumed)  
Along the North Side of Ace Street

REFERENCE SURVEY:  
Plat of Hillcrest Country Club Subdivision, Addition 2, by Robert A. Berlin, Surveyor, dated October 24, 1960, revised April 18, 1962 and April 23, 1962.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. NO PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE OR UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

## ZONING STAFF REPORT

**Date:** March 24, 2014  
**Case No.:** ZC14-04-031  
**Posted:** 03/13/14

**Meeting Date:** April 1, 2014  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Claude Grace  
**OWNER:** Claude Grace  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2; S27,T6S,R12E; Ward 10, District 6  
**SIZE:** 0.49 acres

### 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	Residential	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 Mashie Street, west of Ace Street, east of Iron Street, being lot 27, Square 7, Hillcrest Country Club Subdivision, Addition No 2. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff has no objection to the request.

#### STAFF RECOMMENDATION:

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