

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5354

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 5 DAY OF MARCH , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF MASHIE STREET, EAST OF IRON STREET, WEST OF WOOD STREET, BEING LOT 5, SQUARE 8, HILLCREST COUNTRY CLUB ESTATES ADD NO. 2 AND WHICH PROPERTY COMPRISES A TOTAL OF 19,000 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). (ZC15-02-011)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-02-011, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF APRIL, 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: FEBRUARY 26, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

**Exhibit "A"**

**ZC15-02-011**

**ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in the State of Louisiana, Parish of St. Tammany, forming a portion of Sections 27, Township 6 South, Range 12 East, in that part thereof known as HILLCREST COUNTRY CLUB ESTATES, Addition No. 2, as shown on a survey by Land Engineering Services Inc., dated October 24, 1960, revised on April 18, 1962, certified by Robert A. Berlin, LA Reg. Surveyor and recertified on April 9, 1964, annexed to an act of collateral mortgage passed before Bartholomew P. Sullivan, Jr., Notary Public, Parish of Orleans, State of Louisiana, dated May 6, 1964, recorded MOB 226, 146, Entry 206679 of the official records of St. Tammany Parish, Louisiana and said lot measures and is designated on the said survey as follows, to-wit:**

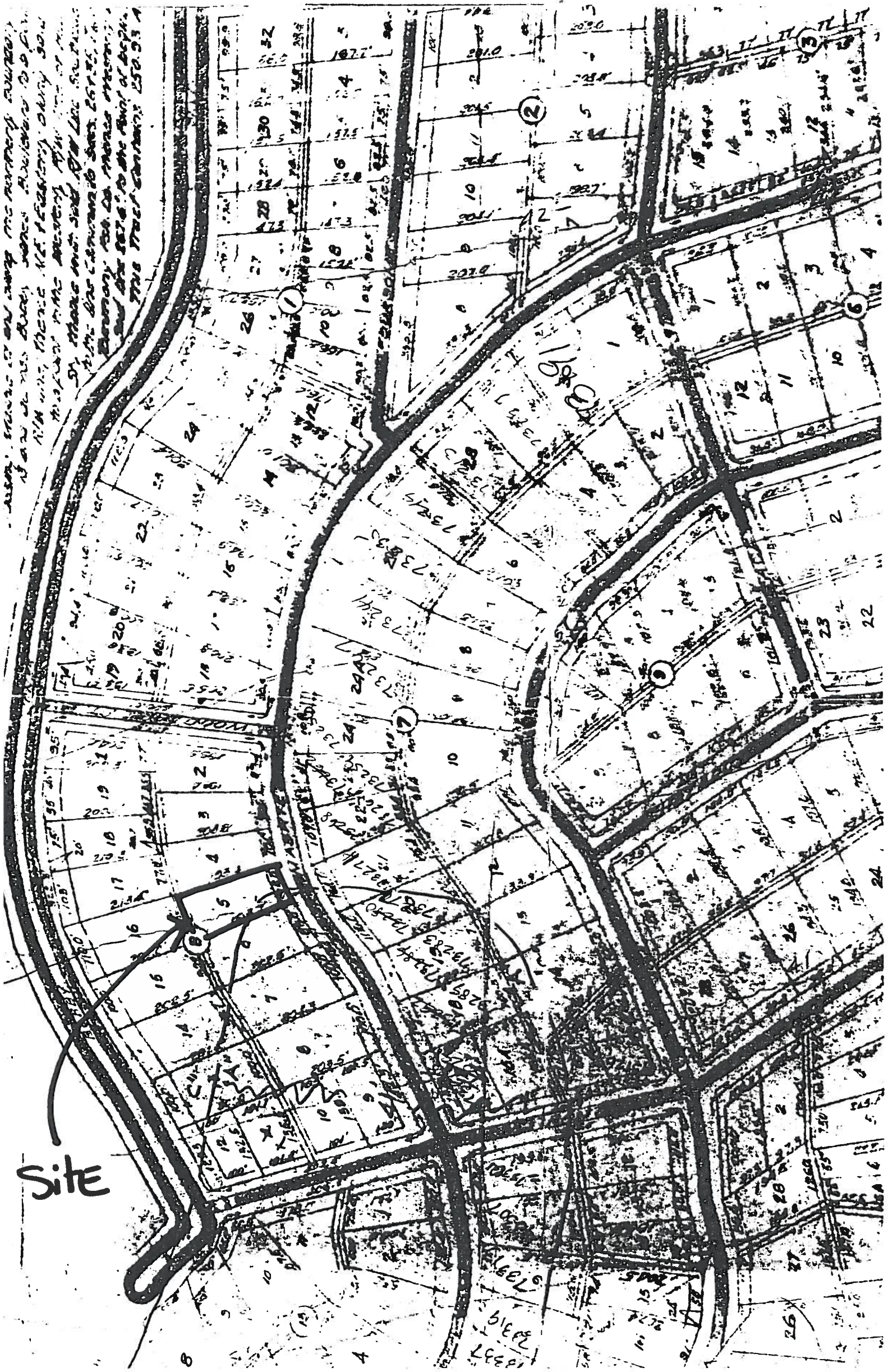
**Lot 5, Square 8, bounded by Mashie Street, Iron Street, Bobby Jones Blvd, and Wood Street, which said lot measures as per above referred to and recorded plat.**

**CASE NO.:** ZC15-02-011  
**PETITIONER:** Sandra Eloidma Duarte  
**OWNER:** Sandra Eloidma Duarte  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Mashie Street, east of Iron Street, west of Wood Street, being Lot 5, Square 8, Hillcrest Country Club Estates Add No. 2; S27, T6S, R12E; Ward 10, District 6  
**SIZE:** 19,000 sq. ft.



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Site



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** January 26, 2015  
**Case No.:** ZC15-02-011  
**Posted:** 01/15/15

**Meeting Date:** February 3, 2015  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Sandra Eloidma Duarte  
**OWNER:** Sandra Eloidma Duarte  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
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**SIZE:** 19,000 sq. ft.

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Parish **Road Surface:** 2 lane gravel **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:**

**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 north side of Mashie Street, east of Iron Street, west of Wood Street, being Lot 5, Square 8, Hillcrest Country Club Estates Add No. 2. The 2025 future land use plan calls for the area to be developed with residential uses, including manufactured homes. Staff has no objections to the request.

**STAFF RECOMMENDATION:**

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