

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5182 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. TANNER SECONDED BY: MR. THOMPSON

ON THE 3 DAY OF APRIL , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BOBBY JONES BLVD, EAST OF IRON STREET, BEING LOT 13, SQUARE 8, HILLCREST COUNTRY CLUB SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL 19,765.5 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). (ZC14-03-022)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-03-022, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MAY, 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 17, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

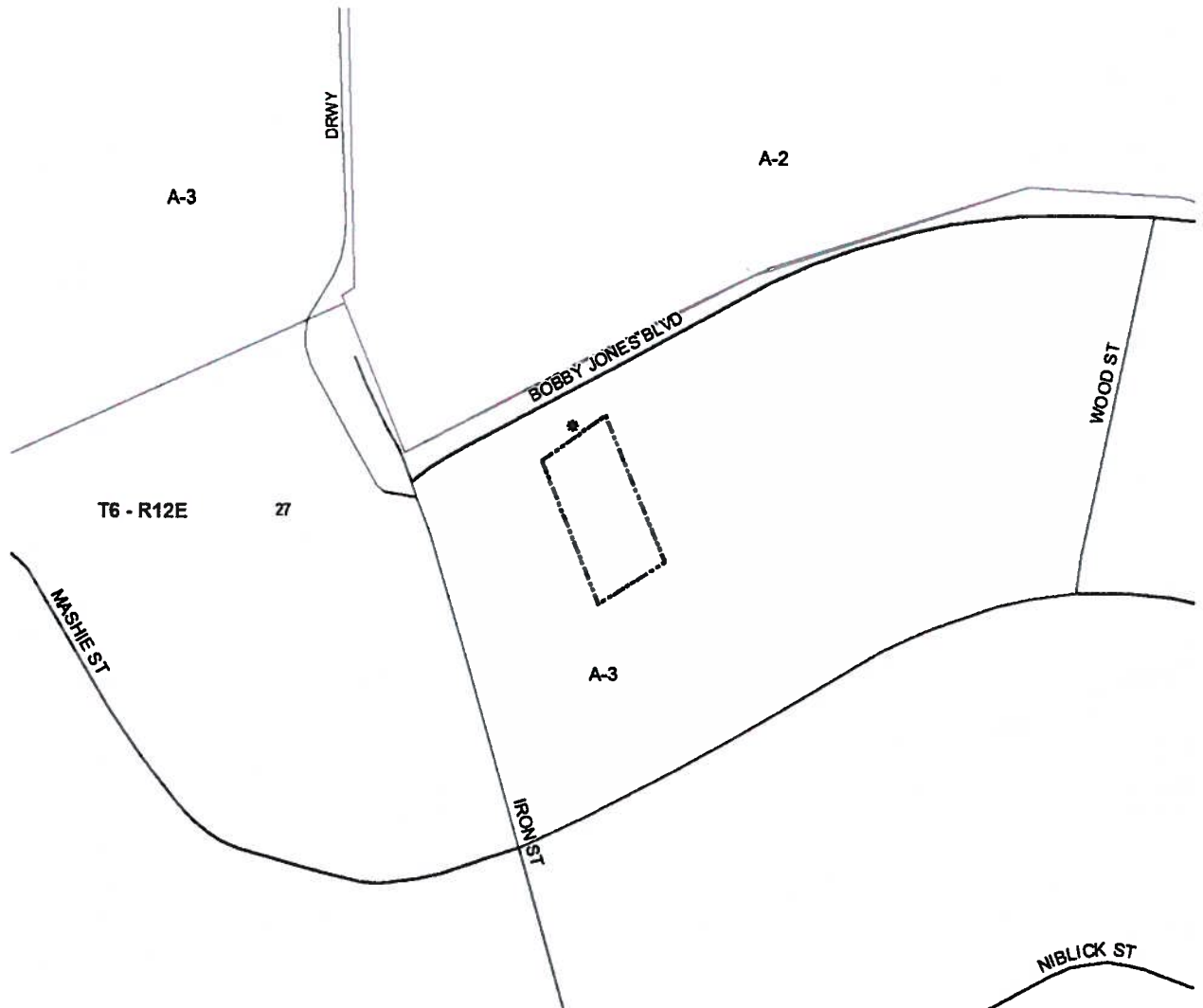
Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-03-022

**One (1) lot, # 3, meas. 100' front m/l on Bobby Jones Ave., by a depth of 200' m/l,
Sq. 8, Hillcrest CC Addn # 2, St. Tammany Parish, LA**

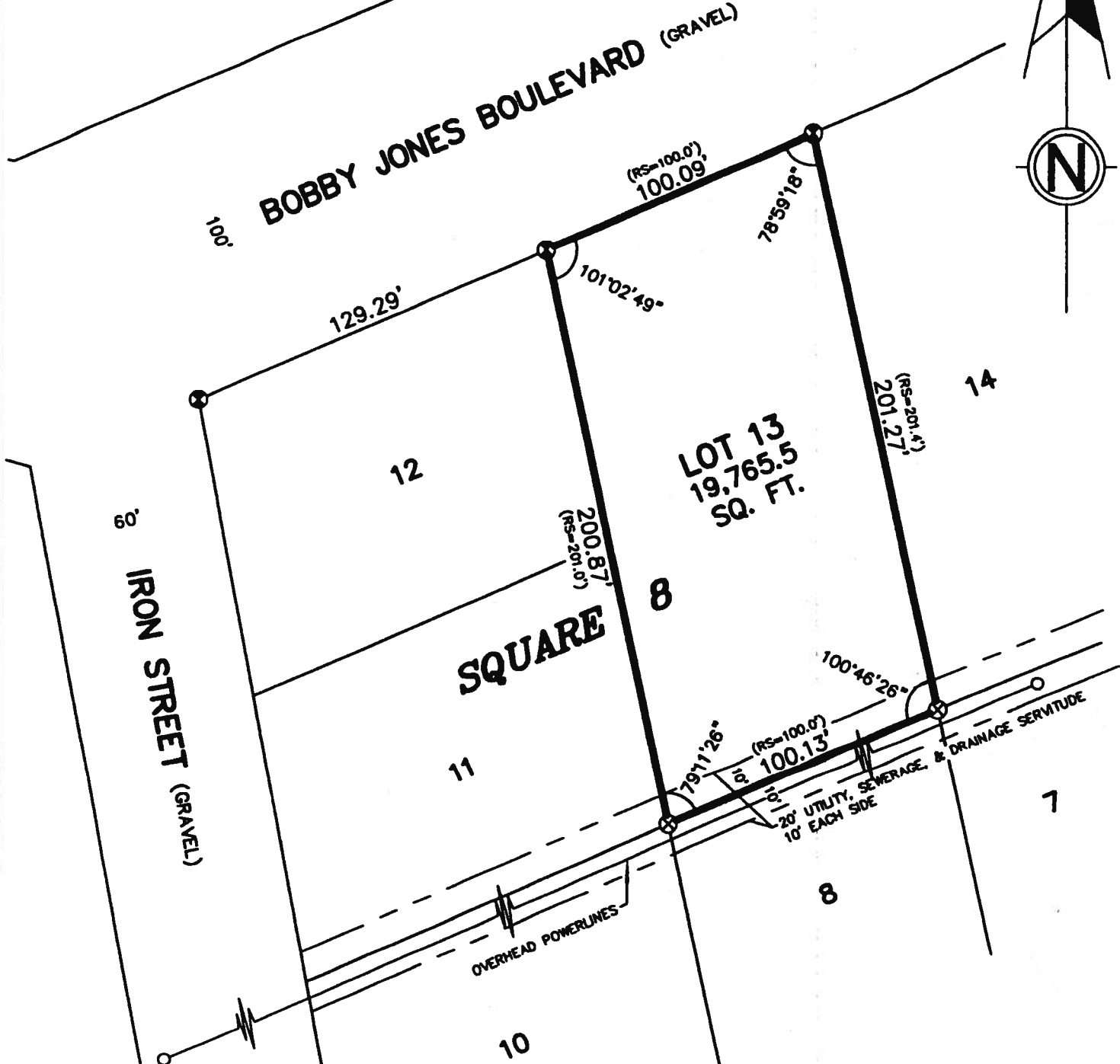
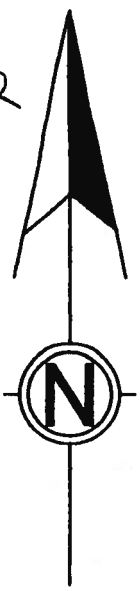
CASE NO.: ZC14-03-022
PETITIONER: Ricky Homrich
OWNER: Ricky Homrich
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Bobby Jones Blvd, east of Iron Street, being lot 13, Square 8, Hillcrest Country Club Subdivision ; S27,T6S,R12E; Ward 10, District 6
SIZE: 19,765.5 sq.ft.



LEGEND

- ⊗ = 1/2" IRON ROD FOUND
- ⊙ = 3/8" IRON ROD FOUND
- = POWERPOLE
- RS = REFERENCE SURVEY

2014-03-022



NOTES:

1. This property is located in Flood Zone A2, per F.E.M.A. Map No. 225205 0275 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Hillcrest Country Club Estates, Addition No. 2, by Robert A. Berlin, Surveyor, dated October 24, 1960, filed St. Tammany Parish Clerk of Court Map File No. E2618.

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. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

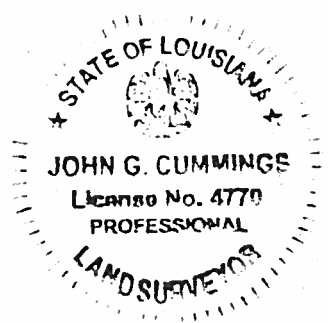
COVINGTON, LA 70433

PLAT PREPARED FOR: **Ricky Homrich**

SHOWING A SURVEY OF: LOT 13, SQUARE 8, HILLCREST COUNTRY CLUB ESTATES, ADDITION NO. 2, LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 12 EAST, 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" = 50'

JOB NO. 13360

DATE: 12-19-2013

REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 24, 2014
Case No.: ZC14-03-022
Posted: 02/14/14

Meeting Date: March 5, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Ricky Homrich
OWNER: Ricky Homrich
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Bobby Jones Blvd, east of Iron Street, being lot 13, Square 8, Hillcrest Country Club Subdivision ; S27,T6S,R12E; Ward 10, District 6
SIZE: 19,765.5 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane gravel Condition: Moderate

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| Direction | Land Use | Zoning |
|-----------|-------------|-------------------------|
| North | Residential | A-3 (Suburban District) |
| South | Undeveloped | A-3 (Suburban District) |
| East | Undeveloped | 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 Bobby Jones Blvd, east of Iron Street, being lot 13, Square 8, Hillcrest Country Club Subdivision. 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.