

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5057                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: BINDER/BRISTER                      PROVIDED BY: DEVELOPMENT  
INTRODUCED BY: MR. BELLISARIO                      SECONDED BY: MR. GROBY  
ON THE 5 DAY OF SEPTEMBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BEECH AVENUE, NORTH OF BIRCH STREET, SOUTH OF SYCAMORE STREET, BEING LOT 7A, BEVERLY HILLS SUBDIVISION, 57344 BEECH AVENUE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 10,830 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 14). (ZC13-08-053)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-053, 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-4 (Single-Family Residential District) to an A-4 (Single-Family Residential District) and 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-4 (Single-Family Residential District) and 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-4 (Single-Family Residential District) to an A-4 (Single-Family Residential District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF OCTOBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

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

ATTEST:

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

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

Published Introduction: August 29 , 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

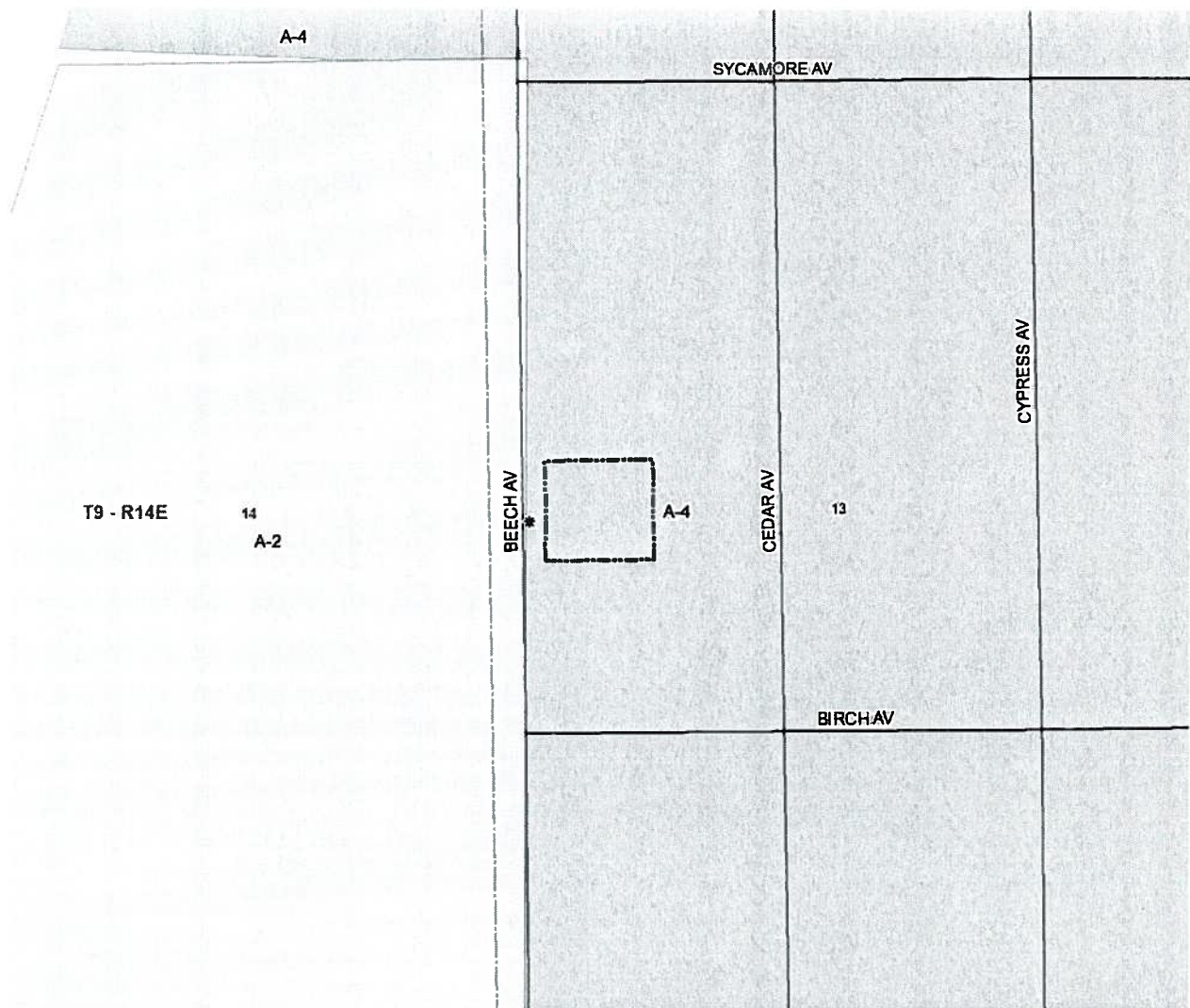
Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

**Exhibit "A"**

**ZC13-08-053**

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in BEVERLY HILLS SUBDIVISION, ANNEX #1, which is a subdivision in Section 13, Township 9 South, Range 14 East, 8<sup>th</sup> Ward, St. Tammany Parish, Louisiana, which subdivision has been duly accepted and approved by the Parish of St. Tammany and which lots or parcels of land are more fully described as being LOTS 7A of SQUARE 2 of said subdivision.

**CASE NO.:** ZC13-08-053  
**PETITIONER:** Veronica Crawford  
**OWNER:** Veronica Crawford  
**REQUESTED CHANGE:** From A-4 (single-Family Residential District) to A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of Beech Avenue, north of Birch Street, south of Sycamore Street, being lot 7A, Beverly Hills Subdivision, 57344 Beech Avenue, Slidell; S13,T9S,R14E; Ward 8, District 14  
**SIZE:** 10,830 acres



SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

REFERENCE MATERIAL:

PLAN OF BEVERLY HILLS ANNEX #1 BY H.G. FRITCHIE DATED 11-21-1917. SURVEY OF LOTS 11-14, SQUARE 2, BEVERLY HILLS ANNEX #1 BY J.V. BURKES & ASSOC. DATED 8-30-94.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE BEARING

THIS SURVEY IS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD1927, GRID VALUES, USING A COMBINED SCALE FACTOR OF 0.999936356 AND A CONVERGENCE ANGLE OF 00° 47' 22.61"

N

2013-08-053

SYCAMORE AVE. APPROVALS:

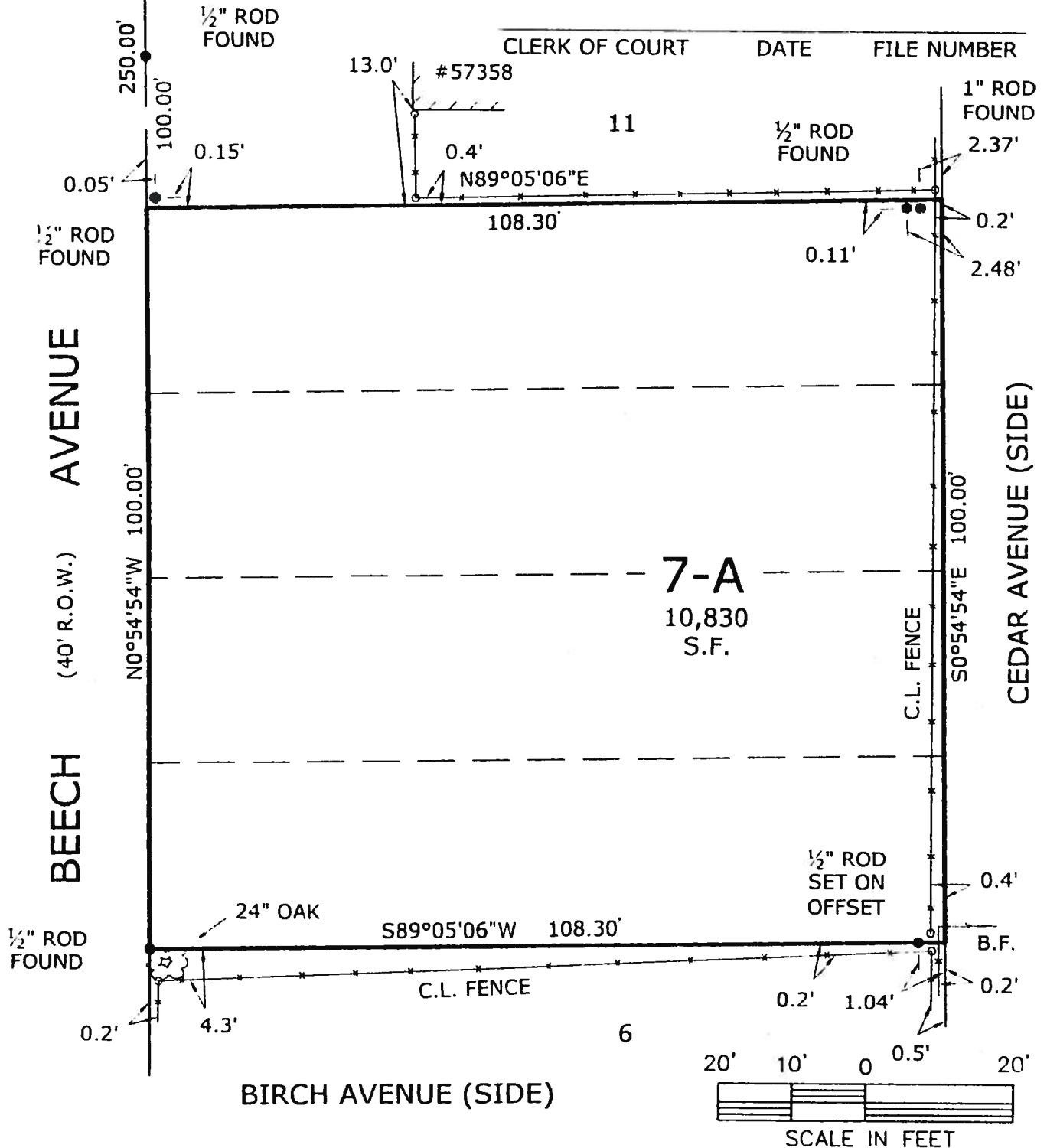
SECRETARY OF PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE

FILE NUMBER



SURVEYOR'S CERTIFICATE  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY



I, Lester H. Martin Jr. Professional Surveyor do hereby certify that I have surveyed, computed and plotted the property shown hereon located in Square 2, Beverly Hills Annex #1, St. Tammany Parish, LA. Surveyed at the request of Veronica Crawford.

Witness my signature on this, the 29th day of April, 2013.

Lester H. Martin Jr.  
License #4758

ADMINISTRATIVE RESUBDIVISION OF  
LOTS 7-10, SQUARE 2  
BEVERLY HILLS ANNEX #1  
INTO LOT 7-A  
ST. TAMMANY PARISH, LA

DATE: 4-29-13

SCALE: 1"=20'

JOB #: 13-0103

DWG. BY: LMJ

LESTER MARTIN JR.

& Associates LLC

822 Kostmayer Avenue

Slidell, Louisiana 70458

Mobile: (985) 285-9099 Fax: 1 (208) 279-0935

E-mail: LMSurveyor@aol.com

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** July 29, 2013  
**Case No.:** ZC13-08-053  
**Posted:** 7/17/2013

**Meeting Date:** August 6, 2013  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Veronica Crawford  
**OWNER:** Veronica Crawford  
**REQUESTED CHANGE:** From A-4 (single-Family Residential District) to A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the east side of Beech Avenue, north of Birch Street, south of Sycamore Street, being lot 7A, Beverly Hills Subdivision, 57344 Beech Avenue, Slidell; S13,T9S,R14E; Ward 8, District 14  
**SIZE:** 10,830 acres

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**  
**Type:** Parish  
**Road Surface:** 2 Lane, Asphalt  
**Condition:** Fair

**LAND USE CONSIDERATIONS**  
**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 Suburban District
South	Residential	A-4 Suburban District
East	Residential	A-4 Suburban District
West	Undeveloped	A-4 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-4 (single-Family Residential District) to A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay). The site is located on the east side of Beech Avenue, north of Birch Street, south of Sycamore Street, being lot 7A, Beverly Hills Subdivision, 57344 Beech Avenue, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including mobile homes. There are several mobile homes in the vicinity. Staff does not object to the requested rezoning.

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