

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5285 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF OCTOBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF TRAP STREET, SOUTH OF FRANCIS STREET, NORTH OF BOBBY JONES BLVD, BEING LOTS 15 & 16, SQUARE 16, HILLCREST COUNTRY CLUB AND WHICH PROPERTY COMPRISES A TOTAL OF 40,000 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 6, DISTRICT 10). (ZC14-09-083)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-09-083, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF NOVEMBER, 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: SEPTEMBER 25, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

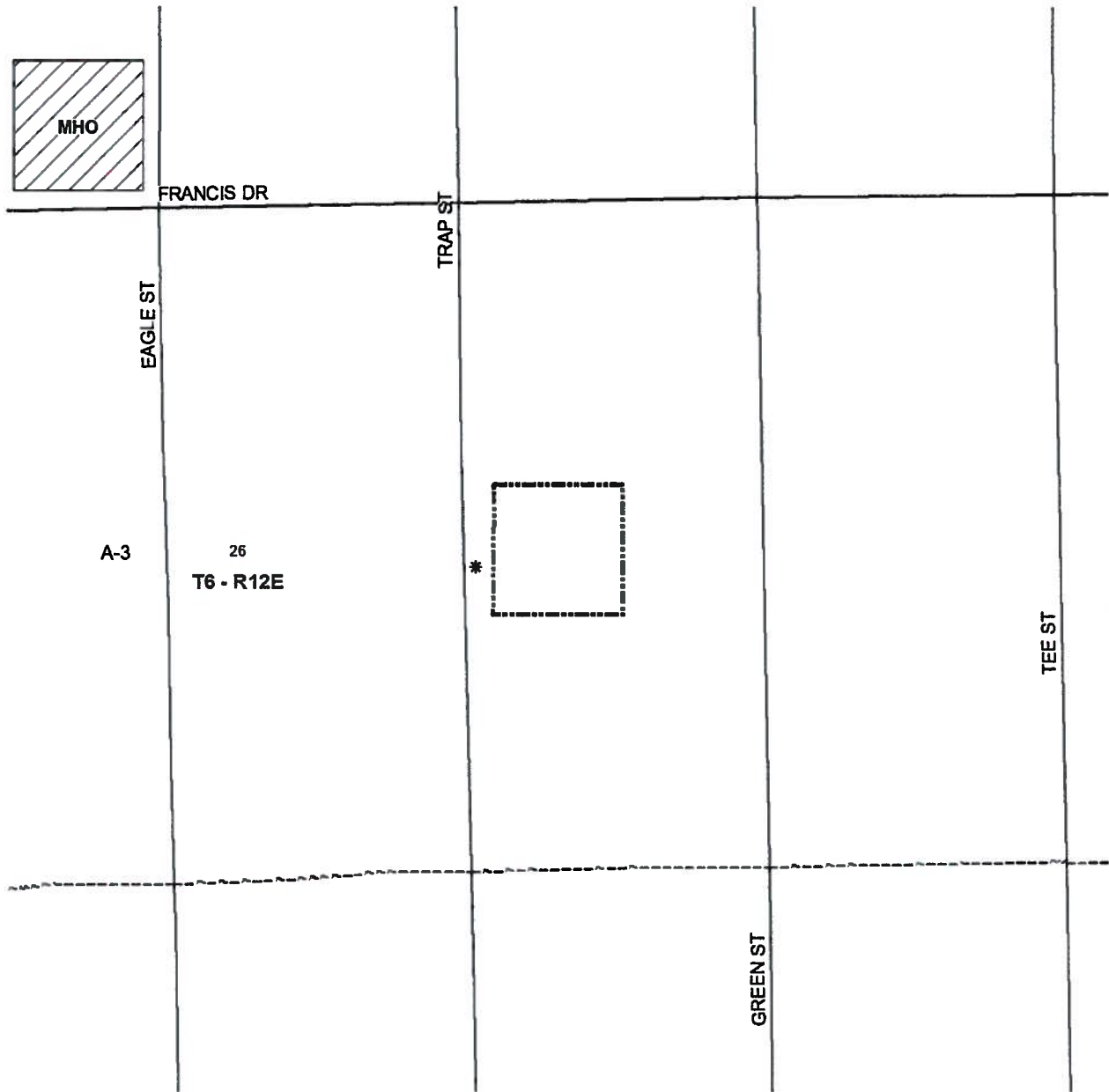
ZC14-09-083

CERTAIN PORTIONS OF GROUND, together with all improvements thereon all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the parish of St. Tammany, State of Louisiana, in Sections 22, 23, 26 and 27, T6S, R12E, St. Tammany Parish, Louisiana, which said portions are part of Hillcrest Country Club Subdivision and measure in accordance with map by Land Engineering Services, Inc. signed by Robert A. Berlin, R. S., dated August 16, 1960, certified copy of which is annexed to Act of Dedication before John F. Stafford, Notary Public, on September 19, 1960, as follows:

Said portions of ground are designated as Lots Nos. 15 and 16, Square 16, bounded by Trap Street, Green Street, First and Second Streets.

Lot Nos. 15 and 16, Square 16, each measure 100 feet front on Trap Street similar width in the rear, by a depth of 200 feet between equal and parallel lines. .

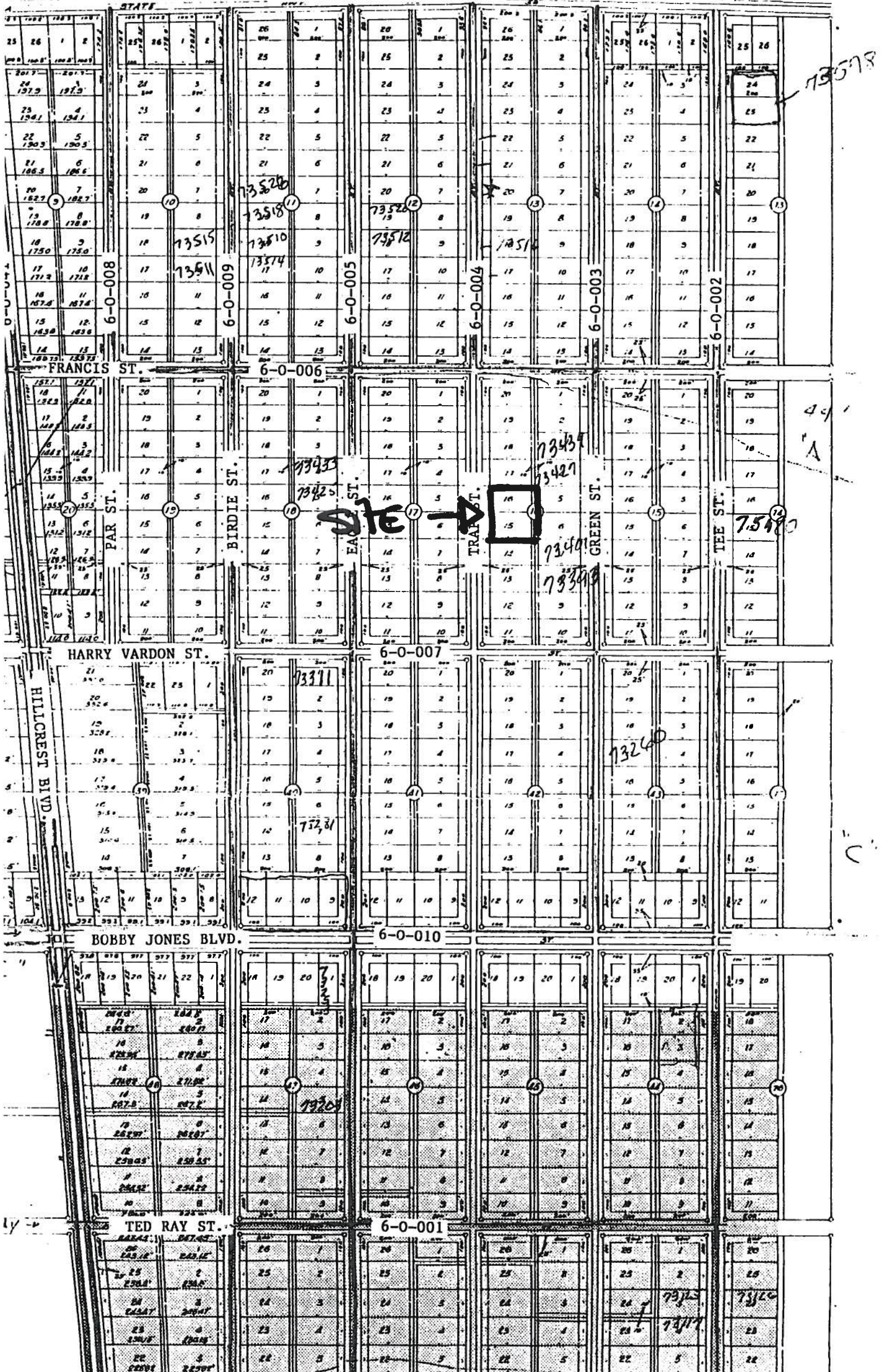
CASE NO.: ZC14-09-083
PETITIONER: Armando G. & Patricia P. Mendoza
OWNER: Armando G. & Patricia P. Mendoza
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Trap Street, south of Francis Street, north of Bobby Jones Blvd, being lots 15 & 16, Square 16, Hillcrest Country Club; S26,T6S,R12E; Ward 10, District 6
SIZE: 40,000 sq.ft.



HILLCREST # 1

HWY 435

204-09-083



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 25, 2014
Case No.: ZC14-09-083
Posted: 08/15/14

Meeting Date: September 2, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Armando G. & Patricia P. Mendoza
OWNER: Armando G. & Patricia P. Mendoza
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SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** Gravel **Condition:** Fair

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	Residential	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential/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 east side of Trap Street, south of Francis Street, north of Bobby Jones Blvd, being lots 15 & 16, Square 16, Hillcrest Country Club. The 2025 Future Land Use Plan calls for the area to be developed with residential uses including manufactured homes. There are many mobile homes in the immediate vicinity. Staff does not object to the request.

STAFF RECOMMENDATION:

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