

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5016

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

COUNCIL SPONSOR: MR. BELLISARIO

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. BELLASARIO

SECONDED BY: MR. ARTIGUE

ON THE 11 DAY OF JULY , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY 1.153 ACRES IN HICKORY HILLS SUBDIVISION LOCATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURING HOUSING OVERLAY) (WARD 8, DISTRICT 9) (BELLISARIO) (ZC13-06-041)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from it present A-2 (Suburban District) to A-2 (Suburban District) and MHO (Manufactured Housing Overlay) (see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council 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-2 (Suburban District) and MHO ( Manufactured Housing Overly).

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-2 (Suburban District) to A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 30 , 2013

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

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

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

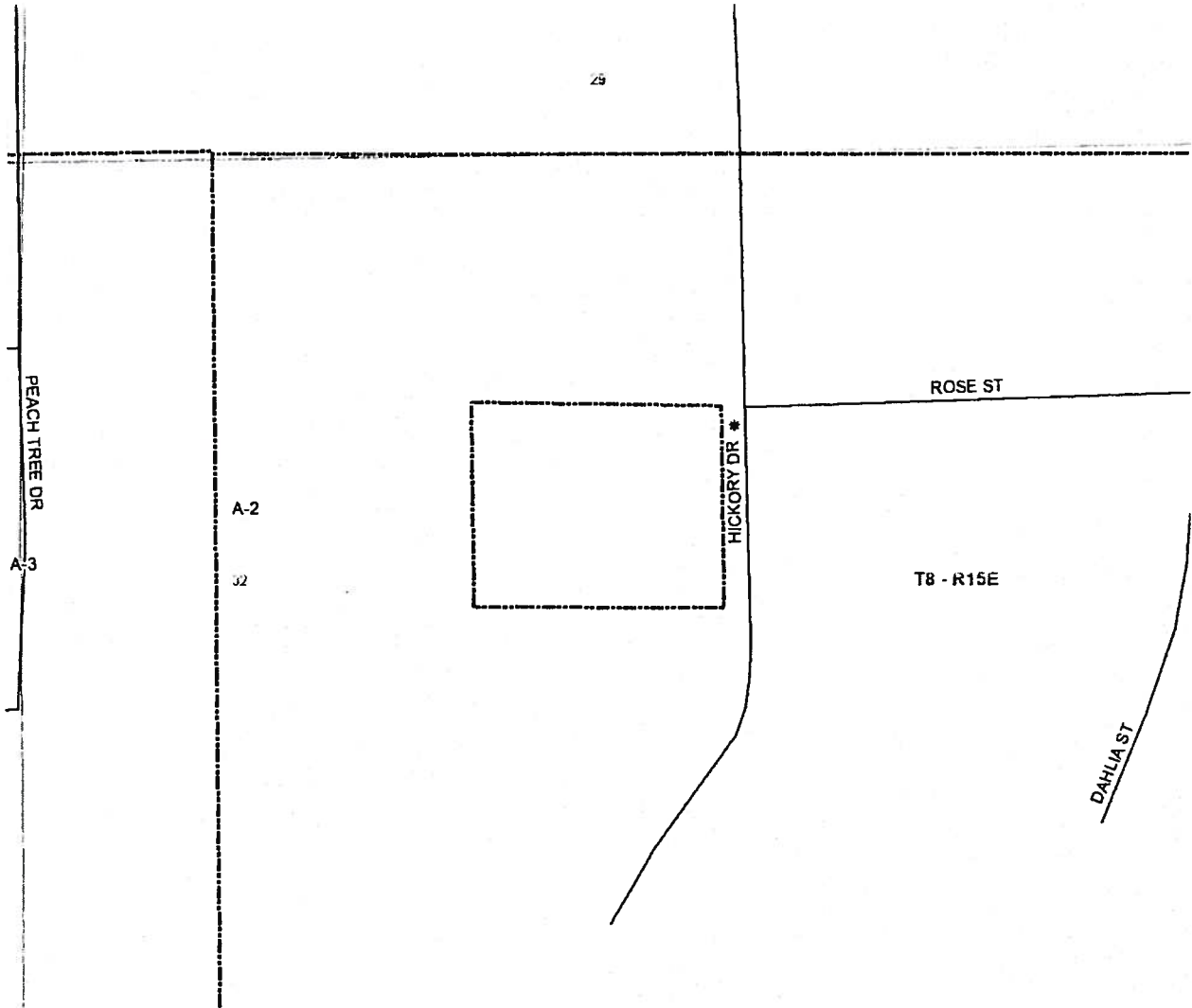
**Exhibit "A"**

**ZC13-06-041**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with any and all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging, or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, lying and being situated in Hickory Hills Subdivision, 8th Ward, St. Tammany Parish, Louisiana and more fully described as follows, to wit:

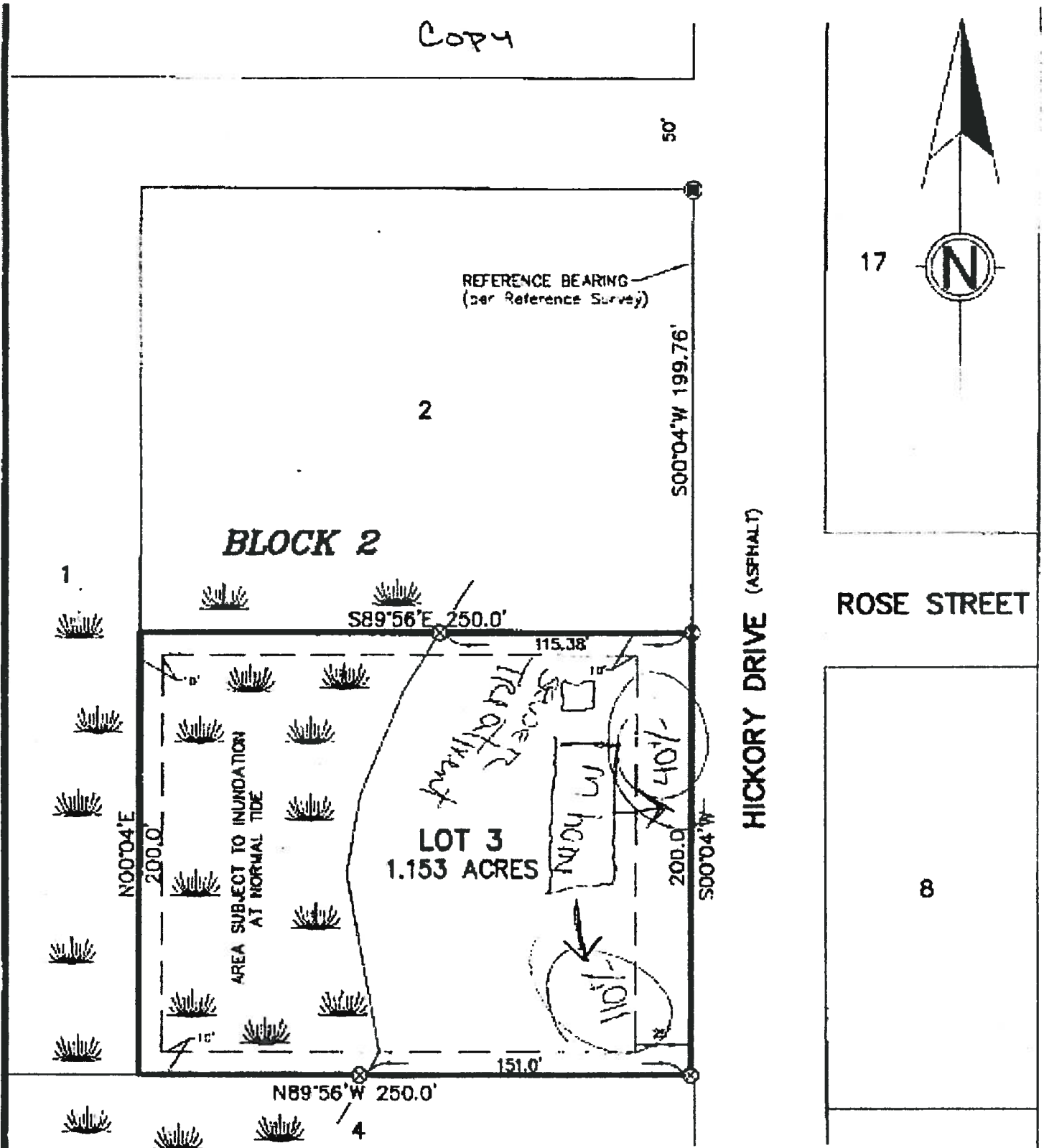
Lot 3 OF BLOCK 2 of said subdivision, all in accordance with a plat of said subdivision by Land Engineering Services, Inc. dated September 08, 1971, a copy of which is on the in the official records of the office of the Clerk of Court, St. Tammany Parish, Louisiana.

**CASE NO.:** ZC13-06-041  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Hickory Drive, south of Brett Drive, being lot 3, Block 2, Hickory Hills Subdivision; S32,T8S,R15E; Ward 8, District 9  
**SIZE:** 1.153 acres



ZC13-06-041

COPY



17



ROSE STREET

8

HICKORY DRIVE (ASPHALT)

**BLOCK 2**

**LOT 3**  
1.153 ACRES

REFERENCE BEARING  
(per Reference Survey)

S89°56'E 250.0'

115.38

S00°04'W 199.76'

N00°04'E

200.0

AREA SUBJECT TO INUNDATION  
AT NORMAL TIDE

S00°04'W

200.0

151.0'

N89°56'W 250.0'

4

**NOTE:**

This property is located in Flood Zone A4,  
per F.E.M.A. Map No. 225205 0430 D,  
dated April 21, 1998.

**LEGEND**

- ⊕ = 1" IRON PIPE FOUND
- ⊙ = 5/8" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

**REFERENCE SURVEY:**

Plat of Hickory Hills Subdivision by Jeron R. Fitzmarr's,  
Surveyor, dated December 8, 1971, filed St. Tammany  
Parish Clerk of Court Map File No. B5D.

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.

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: July 29, 2013

Meeting Date: August 6, 2013

Case No.: ZC13-06-041

Determination: Approved

Posted: 07/17/13

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located on the west side of Hickory Drive, south of Brett Drive, being lot 3, Block 2, Hickory Hills Subdivision; S32,T8S,R15E; Ward 8, District 9

**SIZE:** 1.153 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	Undeveloped/Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Undeveloped/Residential	A-2 (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-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the west side of Hickory Drive, south of Brett Drive, being lot 3, Block 2, Hickory Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request considering that the area is developed with a mix of manufactured homes and stick built homes.

#### STAFF RECOMMENDATION:

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