

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5656

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF AUGUST , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF FRANCIS STREET & TEE STREET, BEING LOT 13, SQUARE 14, HILLCREST COUNTRY CLUB SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 20,000 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 6). (2016-289-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-289-ZC, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 28, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-289-ZC

THAT PORTION OF GROUND, together with 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, Louisiana, in Sections 22, 23, 26, and 27, Township 6 South, Range 12 East, 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 portion of ground is designed as Lot 13, Square 14, bounded by Tee Street, Green Street, First Street, and LA State Highway No. 58.

Lot No. 13, Square 14, measures 100 feet front on Tee Street, similar width in the rear, by a depth of 200 feet between equal and parallel lines.

Case No.: 2016-289-ZC

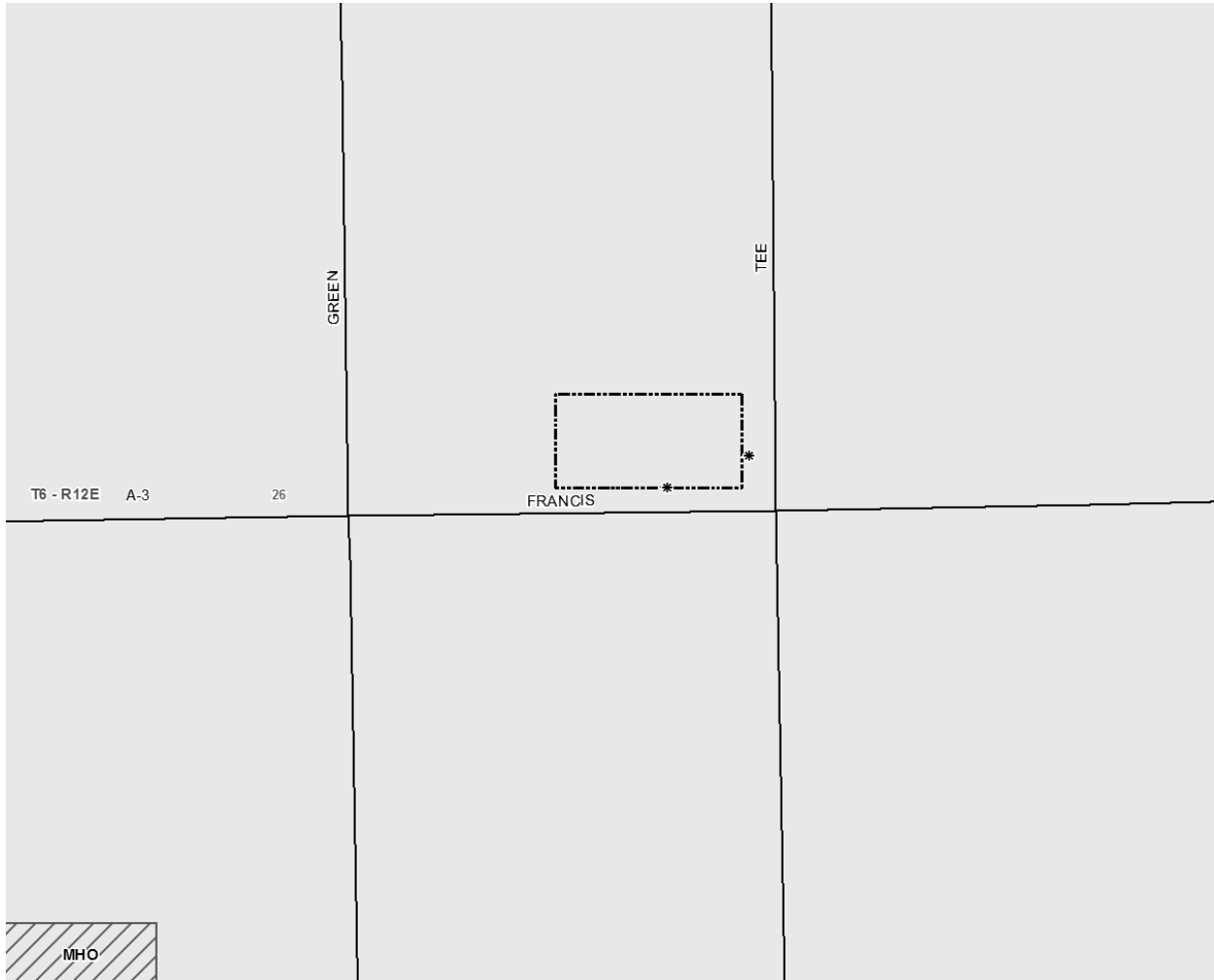
PETITIONER: Paul & Peggy Shoemaker

OWNER: Paul & Peggy Shoemaker

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the northwest corner of Francis Street & Tee Street, being lot 13, Square 14, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq.ft.

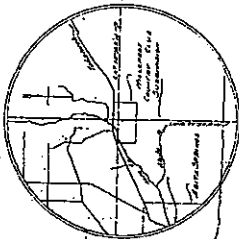




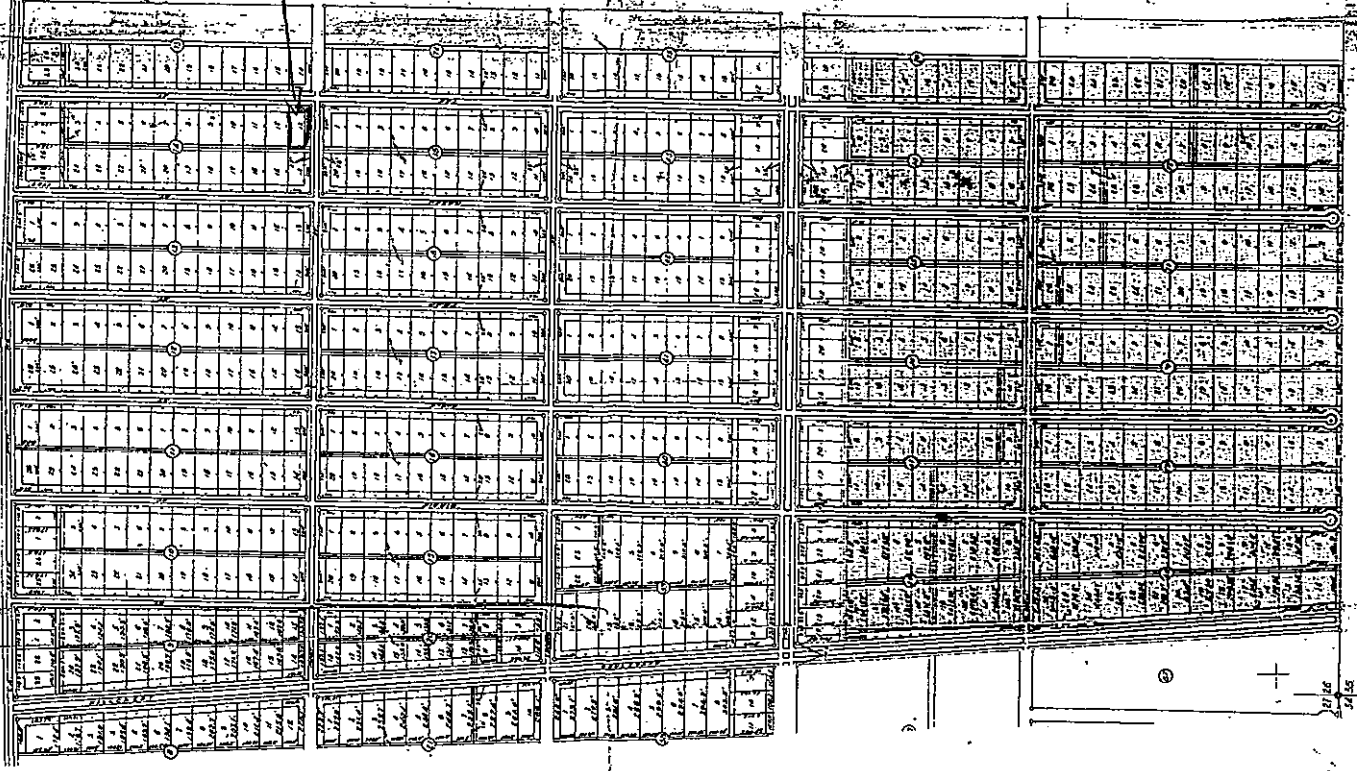
Case No: 2016-289-2C

Page

St. Tammany Clerk of Court - File#EM443A - MAPS MAY NOT PRINT TO SCALE



Keyway, 1/4" = 100'



site

PLAN

Hillcrest Country Club

SUBDIVISION
LESLIE
PROPERTY OF
HILLCREST COUNTRY CLUB
BEING PART OF SECTION 22, TOWNSHIP 24 N., RANGE 11 E.,
3d TOWNSHIP RANGE, LA.

Survey Reference for
Hillcrest Country Club Subdivision

Reference to the plat of the Hillcrest Country Club Subdivision, which is on file in the office of the Clerk of Court for St. Tammany Parish, Louisiana, is hereby made.

This map is prepared in accordance with a plat of survey made and filed in the office of the Clerk of Court for St. Tammany Parish, Louisiana, on 10/15/16.

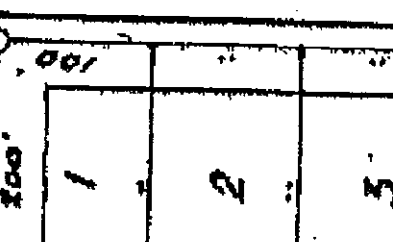
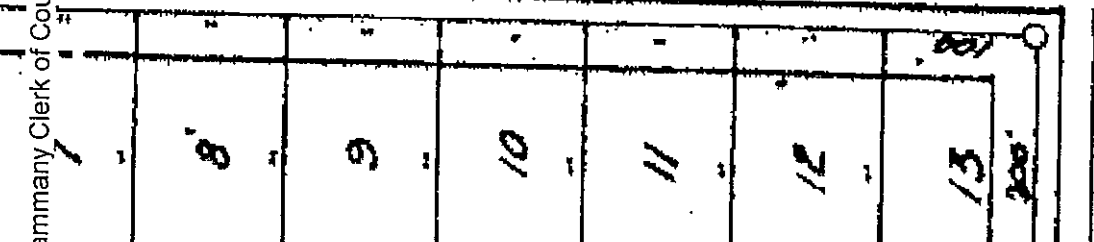
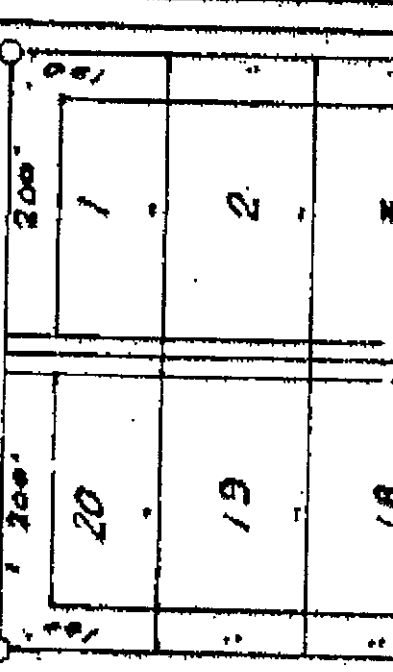
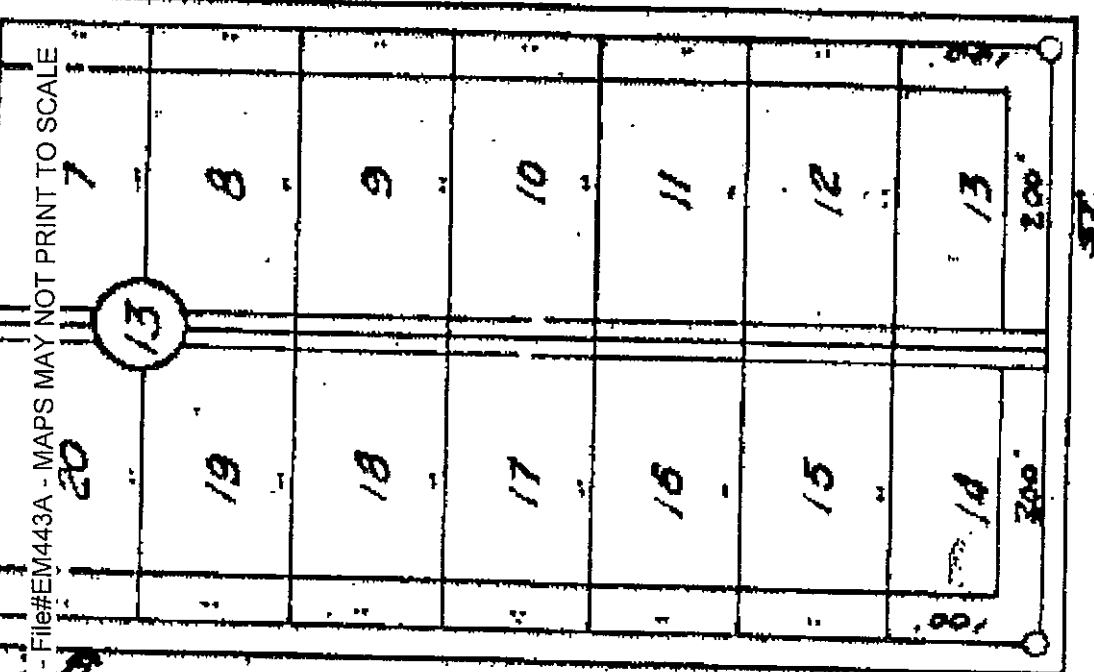
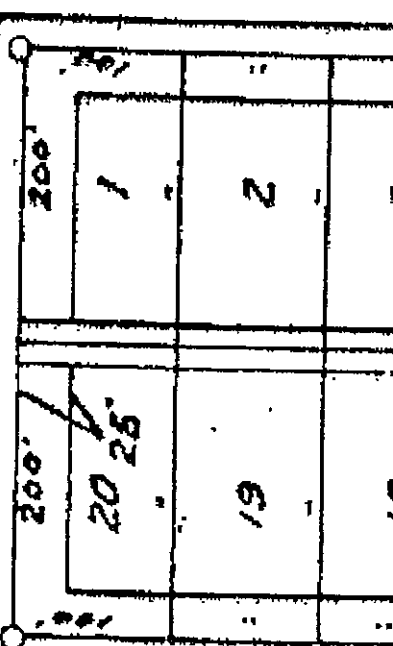
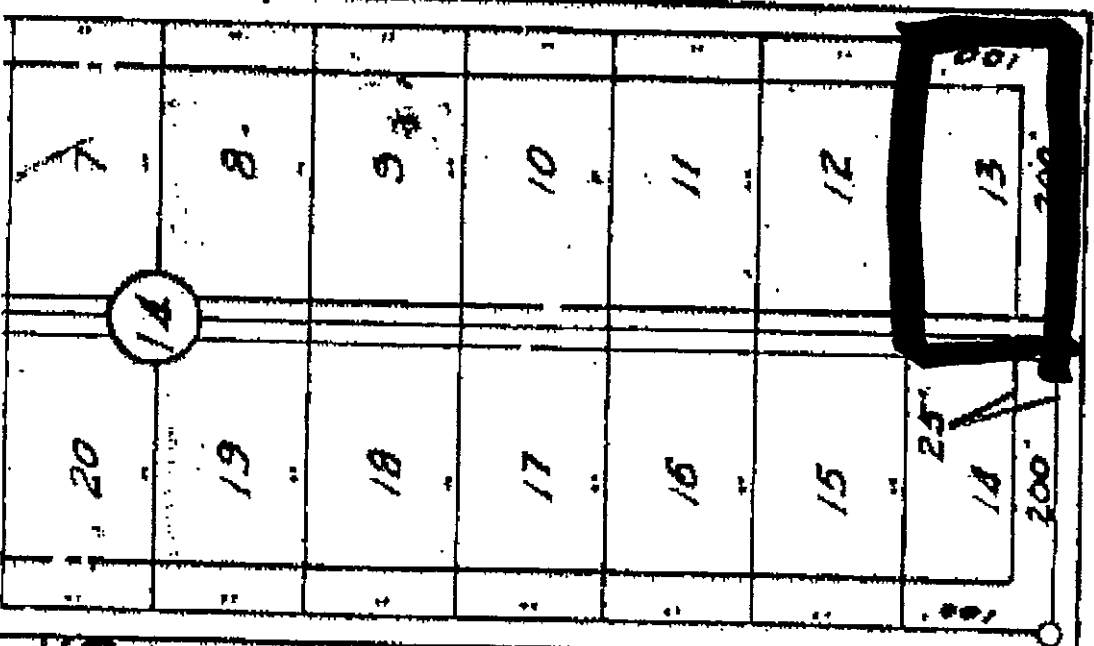
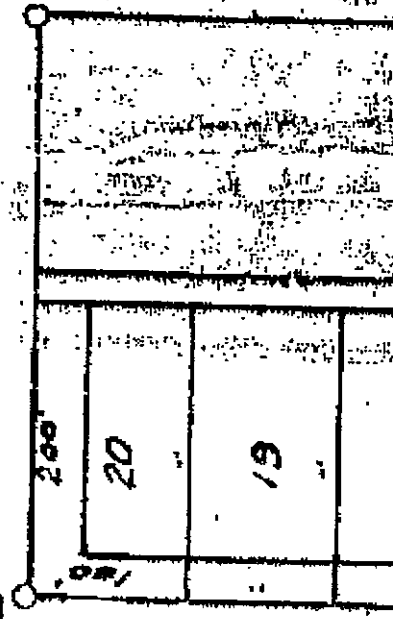
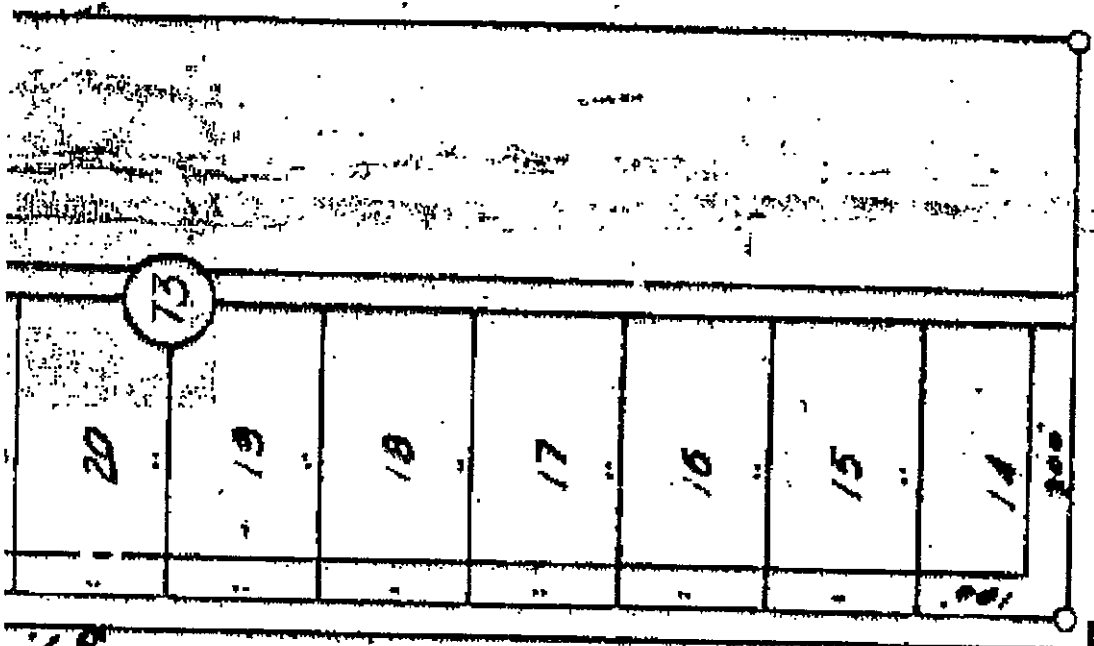
LAND ENGINEERING SERVICES, INC.

DATE	BY	REVISION

EM # 443
Instrument

Sheet 1 of 1 Sheet

10/15/16
10/15/16
10/15/16



ammany Clerk of Court - File#EM443A - MAPS MAY NOT PRINT TO SCALE

2016-289-ZC

A-3

A-3

FRANCIS

GREEN

TEE

0 200 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/27/16
Case No.: 2016-289-ZC
Posted: 6/16/2016

Meeting Date: 7/5/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul & Peggy Shoemaker

OWNER: Paul & Peggy Shoemaker

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the northwest corner of Francis Street & Tee Street, being lot 13, Square 14, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6

SIZE: 20,000 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Gravel

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</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. This site is located on the northwest corner of Francis Street & Tee Street, being lot 13, Square 14, Hillcrest Country Club 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

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District & MHO Manufactured Housing Overlay designation be approved.