

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5600

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BINDER

ON THE 2 DAY OF JUNE , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF NIBLICK STREET, NORTH OF HOOK STREET, BEING LOT 4, SQUARE 21, HILLCREST COUNTRY CLUB ESTATES ADD NO. 2 AND WHICH PROPERTY COMPRISES A TOTAL OF .05 ACRES 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). (2016-199-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-199-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-199-ZC

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the State of Louisiana, in the Parish of St. Tammany, forming a portion of Sections 22, 23, 26 and 27, Township 6 South, Range 12 East, in that part thereof known as HILLCREST COUNTRY CLUB ESTATES SUBDIVISION in Addition No. 2 all in accordance with a recertification of a survey by E. L. Dewaill, Reg. Sur., dated April 5, 1971, which is recorded in the conveyance records of St. Tammany Parish, Louisiana.

LOT 4, SQUARE 21, HILLCREST COUNTRY CLUB ESTATES SUBDIVISION, ADDITION NO. 2.

Case No.: 2016-199-ZC

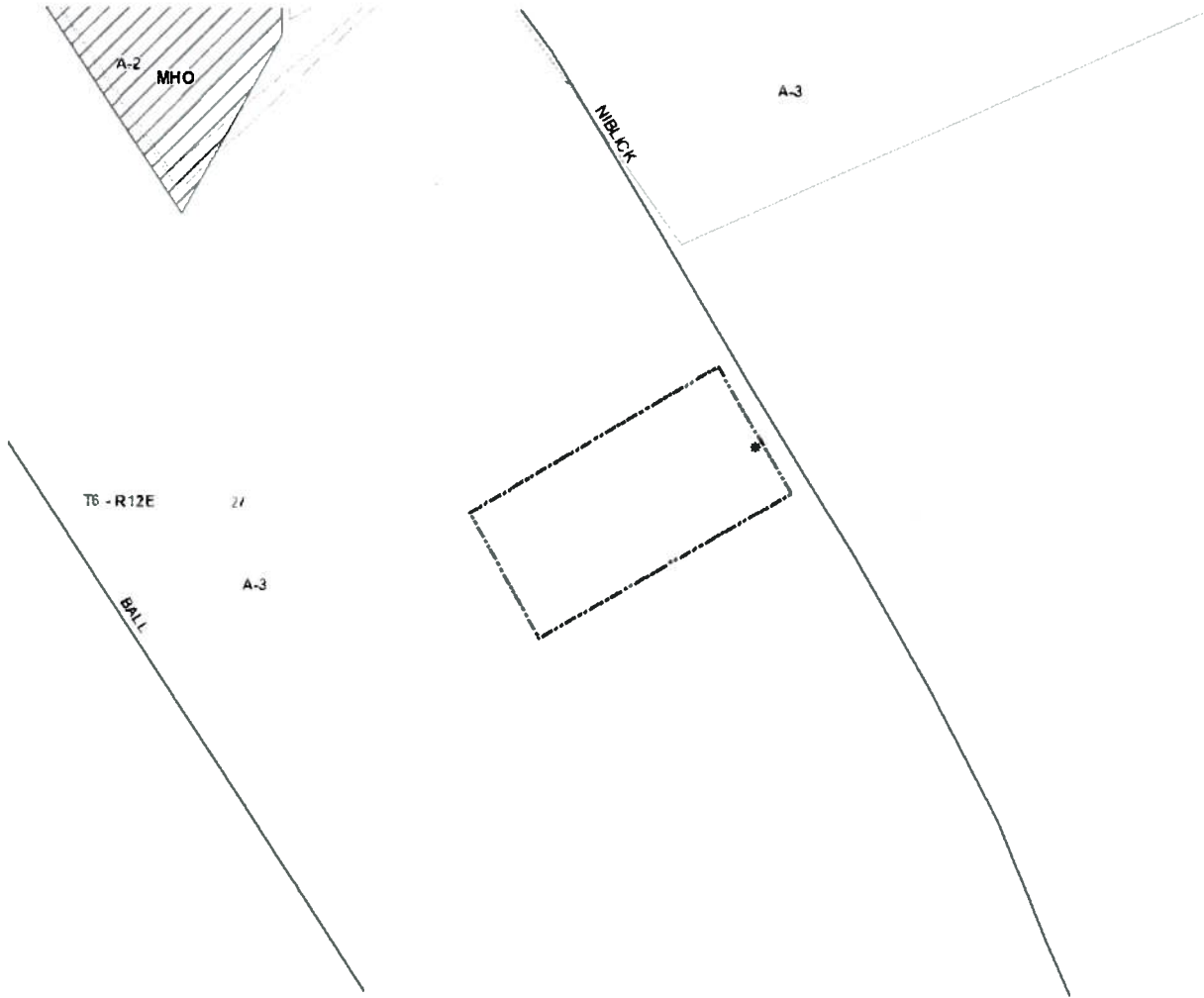
PETITIONER: Judith L. Primes

OWNER: Calvin A. Klein

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

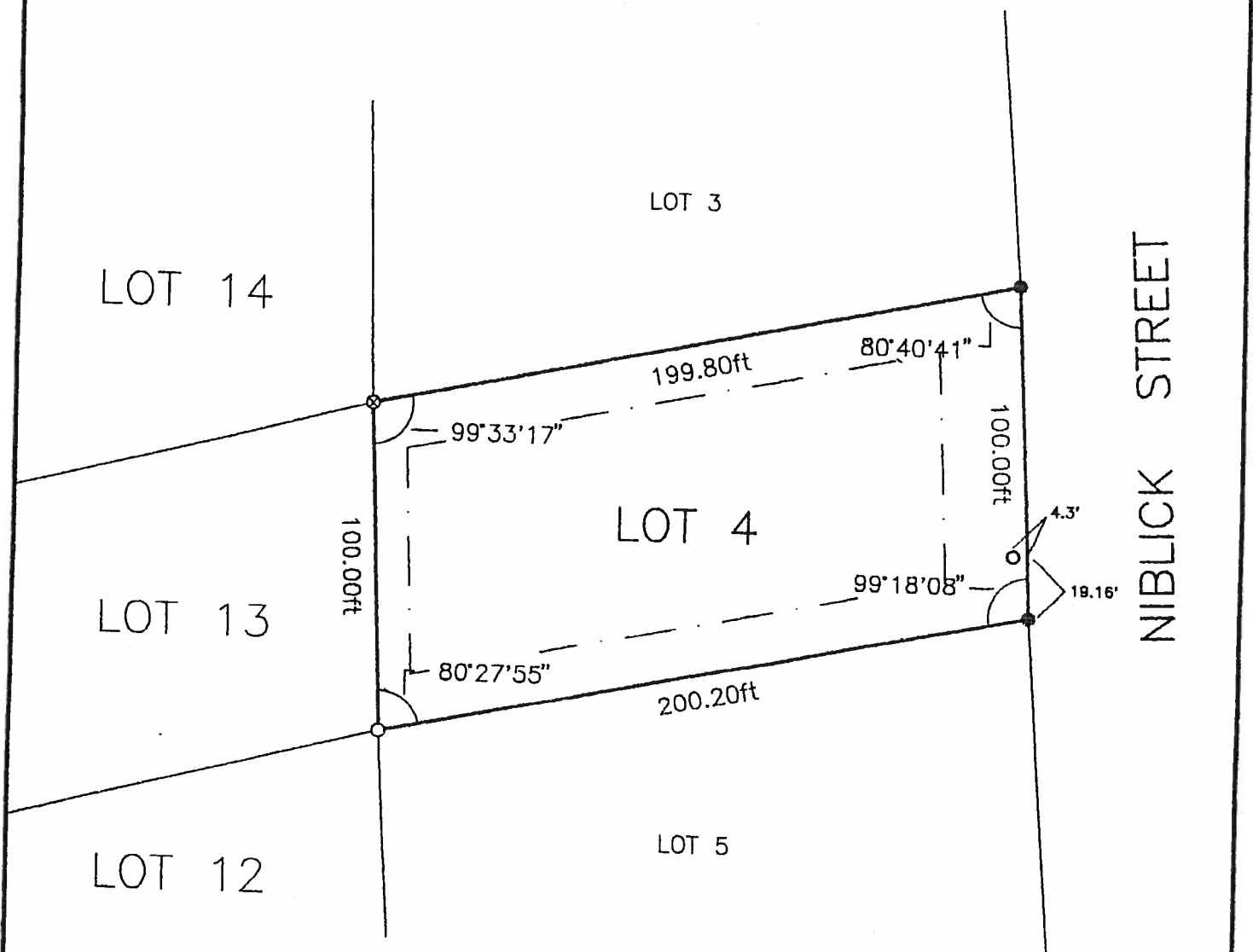
LOCATION: Parcel located on the west side of Niblick Street, north of Hook Street, being Lot 4, Square 21, Hillcrest Country Club Estates No. 2; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.5 acres



2016-199-ZC

A SURVEY OF THE PROPERTY OF CALVIN KLEIN MOBILE HOMES INC.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊗ 1/2" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND

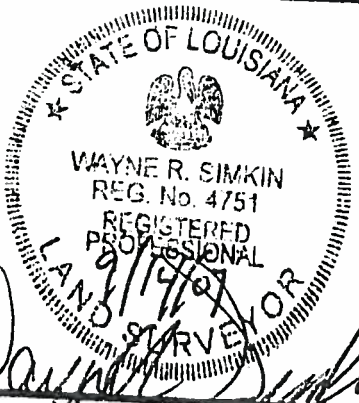
BLDG. SETBACK LINES
FRONT 25'
SIDES 15'
REAR 10'

Reference 1) A SUBDIVISION PLAT OF HILLCREST COUNTRY CLUB, ADD #2, SURVEY BY ROBERT L. BERLIN. SAID SUBDIVISION PLAT FILLED IN THE OFFICIAL RECORDS OF THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone "B" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0275C Map Revised, OCT. 17, 1989 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.



A SURVEY OF LOT 4, SQUARE 21, HILLCREST COUNTRY CLUB ESTATES, ADD. #2, SECTION 27, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS 2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433 OFFICE(985)892-2847~FAX(985)892-2806

JOB NO.	DRAWN WRS	DATE	SHEET NO.
07-113	CHECKED	9/13/2007	

A-2

NEBOK

T6-R12E

A-3

BAL

73580

73580

W6OK



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-199-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Judith L. Primes

OWNER: Calvin A. Klein

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

LOCATION: Parcel located on the west side of Niblick Street, north of Hook Street, being Lot 4, Square 21, Hillcrest Country Club Estates No. 2; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane 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	Single Family Residential	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Vacant	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 west side of Niblick Street, north of Hook Street, being Lot 4, Square 21, Hillcrest Country Club Estates No. 2. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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