

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5825

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

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. TANNER

ON THE 1 DAY OF JUNE , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HICKORY DRIVE, WEST OF LA HWY 41, BEING 38094 HICKORY DRIVE, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 4.64 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & ED-1 (PRIMARY EDUCATION DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & 1 ACRE TO MHO (MANUFACTURED HOUSING OVERLAY), (WARD 6, DISTRICT 11). (2017-600-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-600-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-2 (Suburban District) & ED-1 (Primary Education District) to an A-2 (Suburban District) & 1 acre to 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-2 (Suburban District) & 1 acre as 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-2 (Suburban District) & ED-1 (Primary Education District) to an A-2 (Suburban District) & 1 acre to 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 13 DAY OF JULY, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MAY 24, 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

EXHIBIT "A"

2017-600-ZC

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND** situated in Section 35, Township 7 South, Range 14 East, in the Parish of St. Tammany, State of Louisiana, and fully described as follows, to-wit:

From the Southwest corner of Section 38, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, go North 11 degrees, 36 minutes, 00 seconds West a distance of 1,706.67 feet to the Point of Beginning.

Thence go South 83 degrees, 31 minutes, 30 seconds West for a distance of 498.17 feet to a point; thence go North 00 degrees 31 minutes 27 seconds West -Actual (North 00 degrees 24 minutes 26 seconds West -Plat) a distance of 473.91 feet to a point; thence go South 88 degrees 57 minutes 32 seconds East 413.94 feet -Actual (413.68 feet - Plat) to a point; thence go South 11 degrees 46 minutes 08 seconds East -Actual (South 11 degrees 36 minutes 00 seconds -Plat) 418.99 feet to the Point of Beginning.

*A certain parcel of land, lying and situated in Section 35, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the southwest corner of Section 38, Township 7 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana run North 11 Degrees 36 Minutes 00 Seconds West a distance of 1706.67 feet to a ½" iron rod found; Thence run North 11 Degrees 46 Minutes 08 Seconds West a distance of 65.10 feet to a point; Thence run South 78 Degrees 13 Minutes 52 Seconds West a distance of 35.00 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 78 Degrees 13 Minutes 52 Seconds West a distance of 145.20 feet to a point; Thence run North 11 Degrees 46 Minutes 08 Seconds West a distance of 300.00 feet to a point; Thence run North 78 Degrees 13 Minutes 52 Seconds East a distance of 145.20 feet to a point; Thence run South 11 Degrees 46 Minutes 08 Seconds East a distance of 300.00 feet and back to the **Point of Beginning**.*

*Said parcel contains 1.00 acres of land more or less, lying and situated in Section 35, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

Case No.: 2017-600-ZC

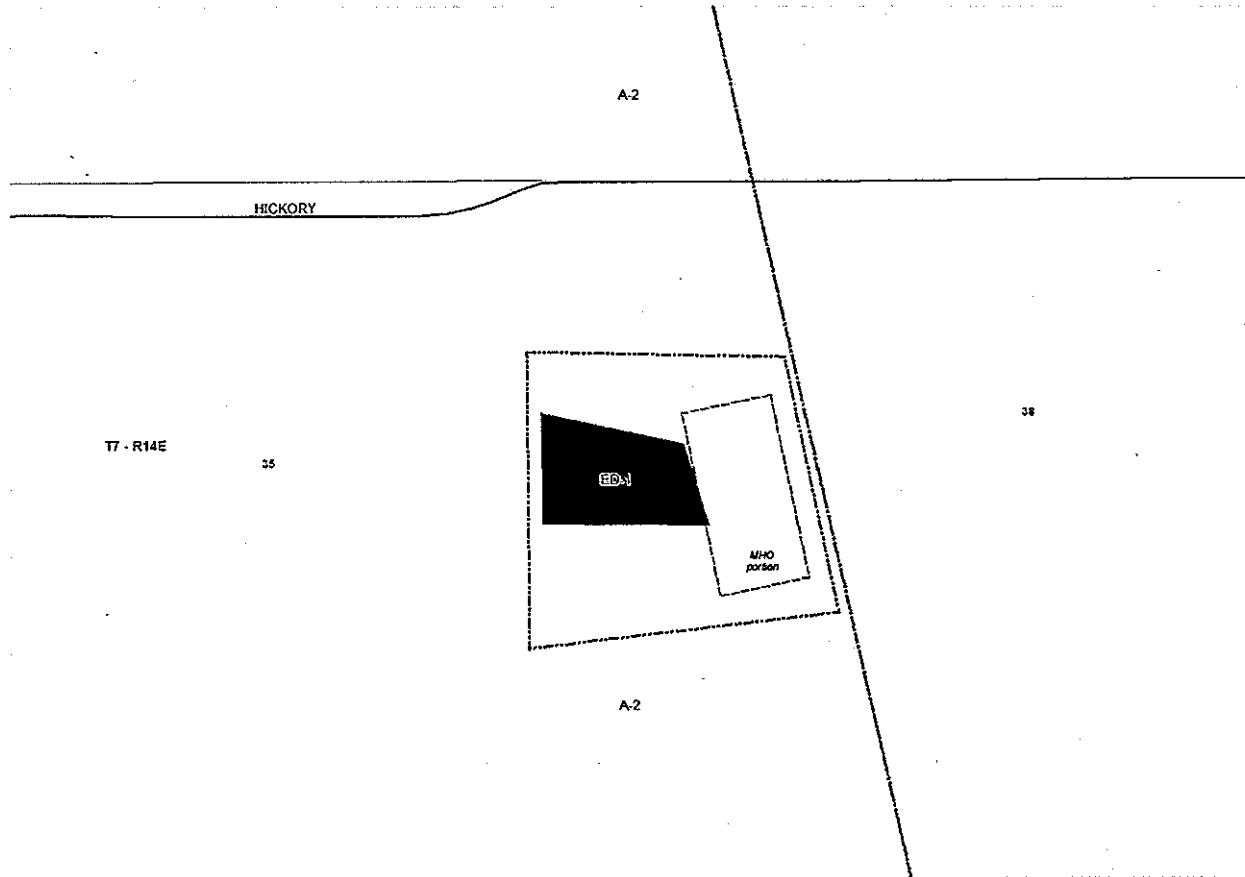
PETITIONER: Amanda & David Dean & Martin & Linda Krey

OWNER: The Dean's List, LLC - Amanda & David Dean & Martin & Linda Krey

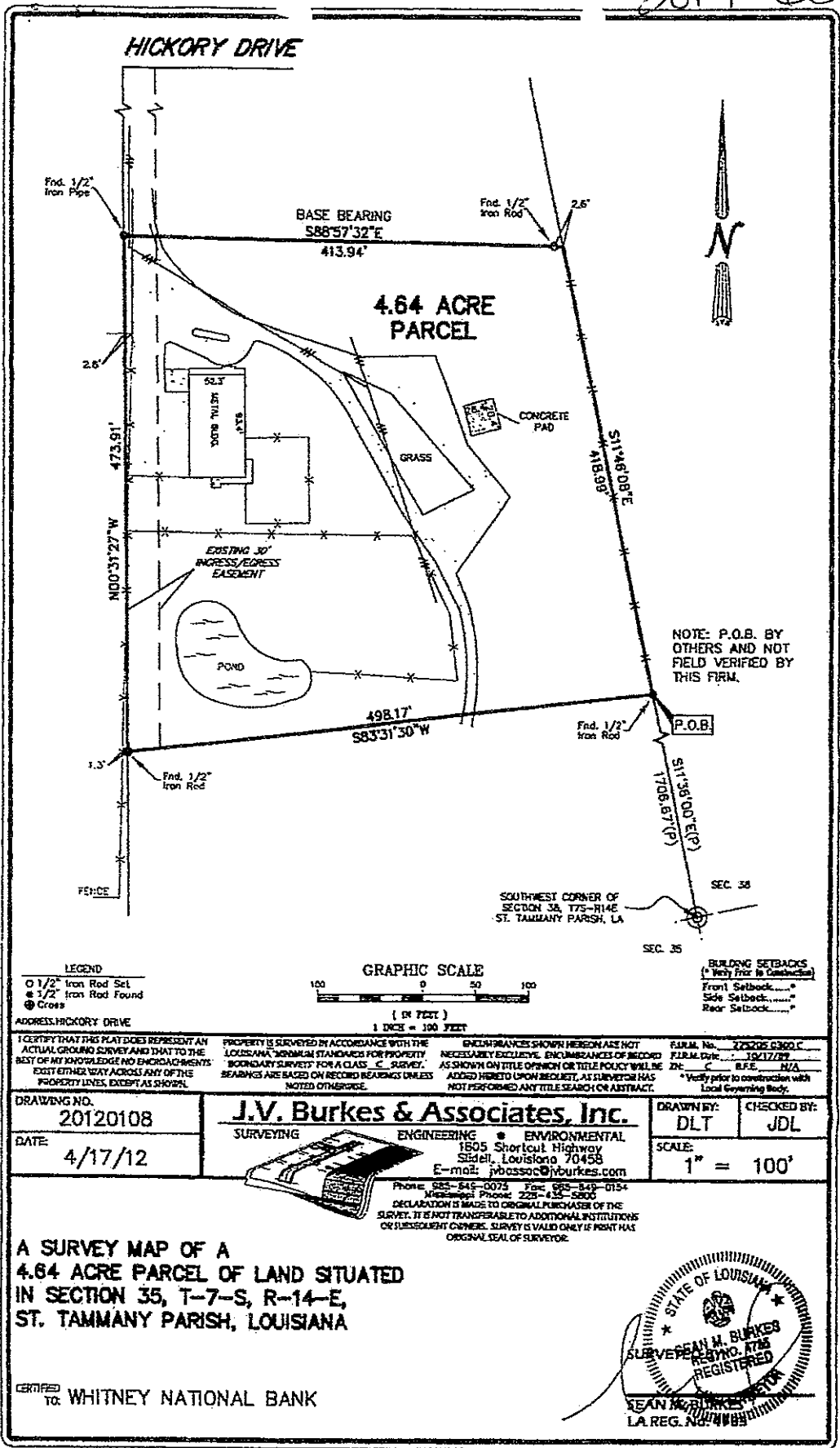
REQUESTED CHANGE: From A-2 Suburban District, ED-1 Primary Education District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Hickory Drive, west of LA Highway 41, being 38094 Hickory Drive, Pearl River; S35, T7S, R14E; Ward 6, District 11

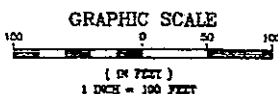
SIZE: 4.64 acres to A-2 Suburban District & 1 acre to MHO Manufactured Housing Overlay



2017-6000-ZC



**LEGEND**  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross



**BUILDING SETBACKS**  
 (\* Only Front Is Indicated)  
 Front Setback  
 Side Setback  
 Rear Setback

ADDRESS: HICKORY DRIVE  
 I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCUMBRANCES EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM No. 270206 0360 C  
 FIRM DATE: 10/17/07  
 ZONE: C B.F.E. N/A  
 \*Verify prior to construction with Local Governing Body.

DRAWING NO. 20120108  
 DATE: 4/17/12

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
 1605 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvassoc@yourkes.com

DRAWN BY: DLT  
 CHECKED BY: JDL  
 SCALE: 1" = 100'

Phone: 504-845-0075 Fax: 504-845-0154  
 Mobile: 225-434-5800  
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF FRONT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF A  
 4.64 ACRE PARCEL OF LAND SITUATED  
 IN SECTION 35, T-7-S, R-14-E,  
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: WHITNEY NATIONAL BANK



PATHFILE:\M:\SURVEYING\2012\BOUNDARY SURVEY\107-R14\SEC. 35\20120108\_35-7-14\_BALLINGER.dwg

AD

HICKORY

38

T7 - R14E

35

ED-1

MHO  
proposed portion

A-2



## ZONING STAFF REPORT

Date: 4/24/2017  
Case No.: 2017-600-ZC  
Posted: 04/12/17

Meeting Date: 5/2/2017  
Determination: Amended to rezoned 4.64 acres to A-2 &  
1 acre to MHO

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**PETITIONER:** Amanda & David Dean & Martin & Linda Krey

**OWNER:** The Dean's List, LLC - Amanda & David Dean & Martin & Linda Krey

**REQUESTED CHANGE:** From A-2 Suburban District, ED-1 Primary Education District to A-2 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Hickory Drive, west of LA Highway 41, being 38094 Hickory Drive, Pearl River; S35, T7S, R14E; Ward 6, District 11

**SIZE:** 4.64 acres to A-2 Suburban District & 1 acre to MHO Manufactured Housing Overlay

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: Parish    Road Surface: 2 lane asphalt                          Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential & Undeveloped	A-2 Suburban District

##### EXISTING LAND USE:

Existing development:

##### 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, ED-1 Primary Education District to A-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Hickory Drive, west of LA Highway 41, being 38094 Hickory Drive, Pearl River. 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 Manufactured Housing Overlay designation be approved.