

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5610 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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 SOUTHWEST CORNER OF HILLCREST BLVD & ACE STREET, BEING LOTS 1 & 2, SQUARE 3, HILLCREST COUNTRY CLUB AND WHICH PROPERTY COMPRISES A TOTAL OF .97 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 6 & 10, DISTRICT 6). (2016-229-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-229-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2016-229-ZC

TWO CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in HILLCREST COUNTRY CLUB SUBDIVISION, which subdivision is parts of Sections 22, 23, 26 and 27 Township 6 South, Range 12 East, and which said lots are more particularly described as follows:

Lots No. 1 and 2 are located in Square No. 3, which square is bounded by Flight, Mashie and Ace Streets and Hillcrest Boulevard; said lots Nos. 1 and 2 adjoin each other and measure as follows:

Lot No. 1 measures 75 feet front on Hillcrest Boulevard, and has a width across the rear of 96.3 feet, and has a depth of 263.7 feet on the side line separating it from Lot no. 2, and has a depth of 276.5 feet on the opposite side line; and

Lot No. 2 measures 75 feet front on Hillcrest Boulevard, and has a width across the rear of 77 feet, and has a depth of 253.6 feet on the side line separating it from Lot no. 3, and has a depth of 263.7 feet on the opposite side line.

Case No.: 2016-229-ZC

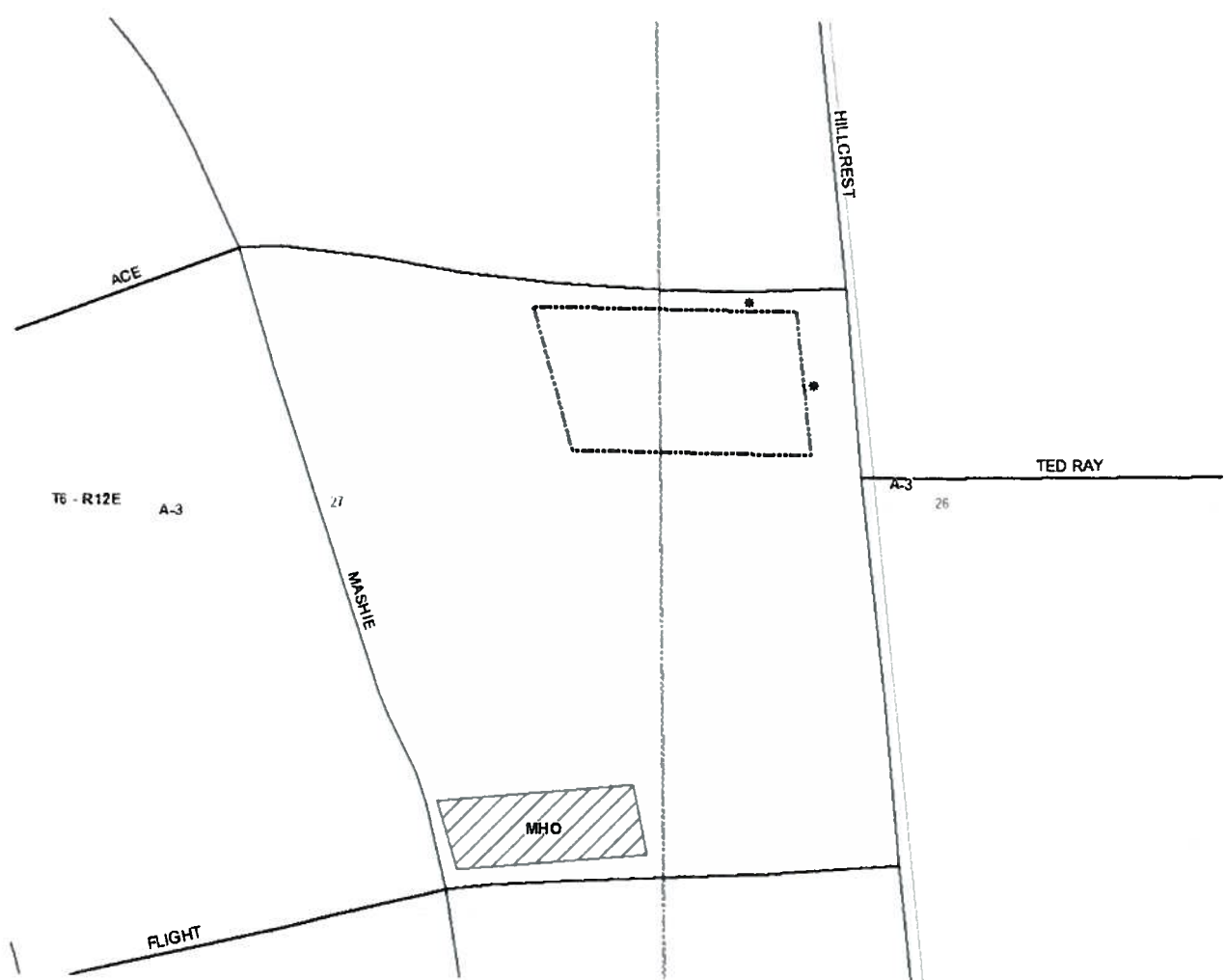
PETITIONER: Michael Rotherham

OWNER: Shane Boucher

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

LOCATION: Parcel located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club ; S27, T6S, R12E; Ward 10, District 6

SIZE: 0.97 acres



LEGEND

- ⊗ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊕ = 3/8" IRON ROD FOUND
- ⊖ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

SQ. 2

ACE STREET (GRAVEL)

LOT 1
22,731.6 SQ. FT.

SQUARE 3
2

MASHIE STREET (SIDE)

HILLCREST BOULEVARD (ASPHALT)

FLIGHT STREET (SIDE)

REFERENCE SURVEY:
Plot of Hillcrest Country Club Estates, Addition No. 2,
by Robert A. Berlin, Surveyor, dated October 24, 1960,
latest revision April 23, 1962.

NOTES:

1. This property is located in Flood Zone A2,
per F.E.M.A. Map No. 225205 0275 C, dated
October 17, 1989.
2. Building Setback Lines must be verified by
St. Tammany Parish Planning Department.

**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 COMPLYING DATA FOR THIS SURVEY.**

(985) 892-1549
John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVENUE
FAX (985) 892-9250
COVINGTON, LA 70433

PLAT PREPARED FOR: Shane Boucher

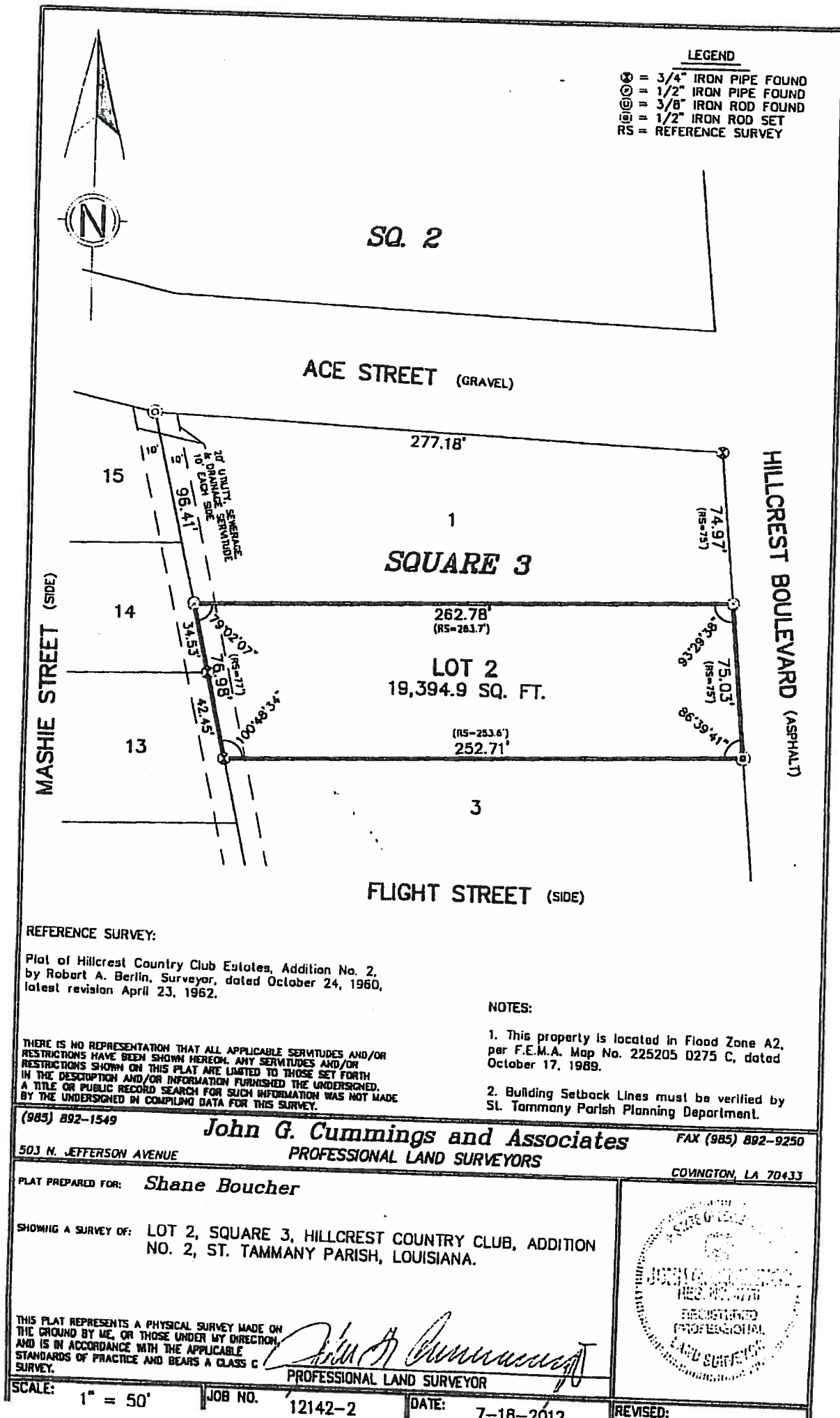
**SHOWING A SURVEY OF: LOT 1, SQUARE 3, HILLCREST COUNTRY CLUB, ADDITION
NO. 2, ST. TAMMANY PARISH, LOUISIANA.**

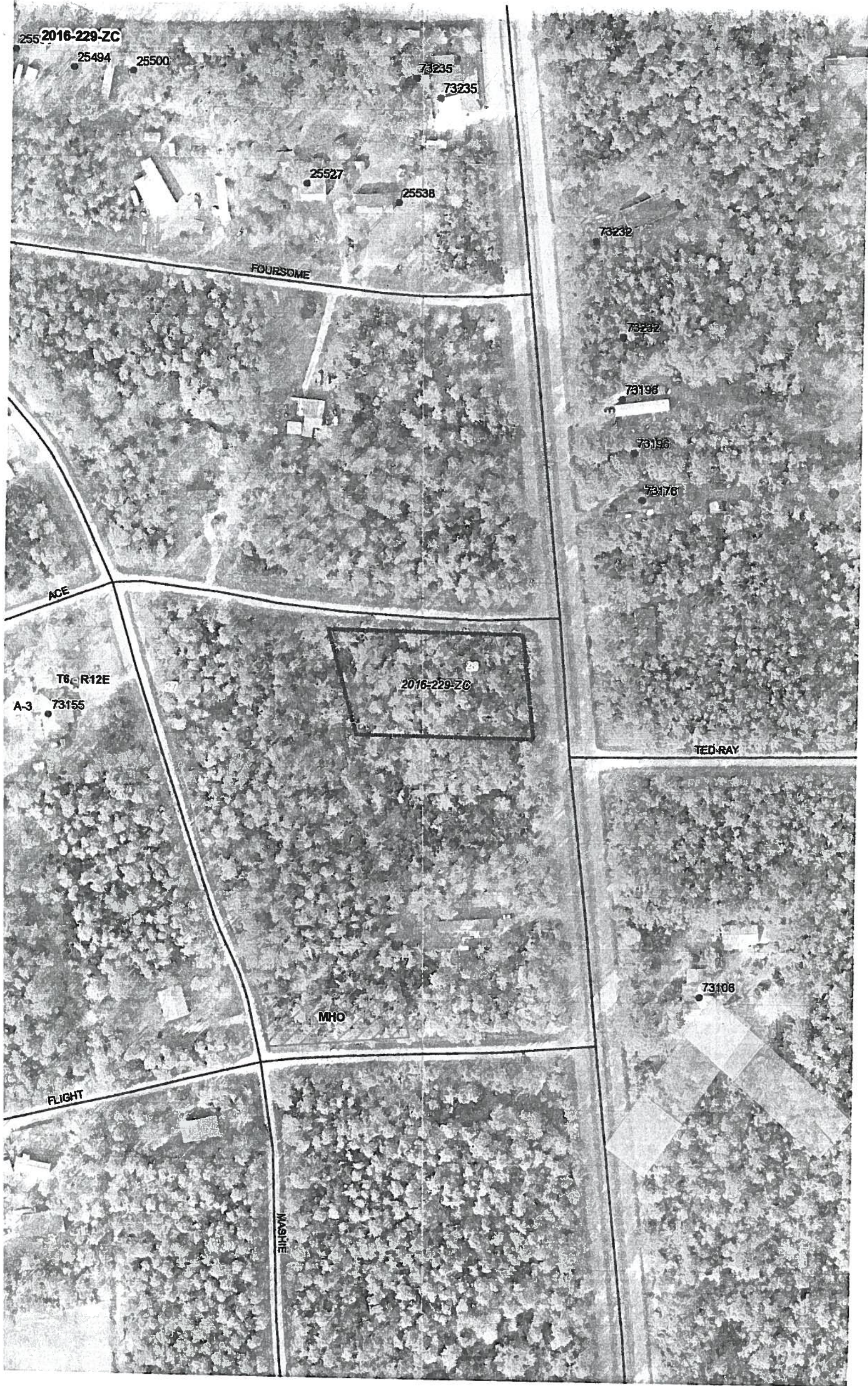
**THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE
STANDARDS OF PRACTICE AND BEARS A CLASS C
SURVEY.**

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50'
JOB NO. 12112-1
DATE: 7-18-2010
REVISED:

2016-229-2C





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-229-ZC
Posted: 04/15/2016

Meeting Date: 5/3/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Michael Rotherham
OWNER: Shane Boucher
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay
LOCATION: Parcel located on the southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club ; S27, T6S, R12E; Ward 10, District 6
SIZE: 0.97 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane gravel Condition: Moderate

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 southwest corner of Hillcrest Blvd & Ace Street, being lots 1 & 2, Square 3, Hillcrest Country Club. 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.