

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5608

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 NORTH SIDE OF BOBBY JONES BLVD, EAST OF TRAP STREET, WEST OF GREEN STREET, BEING LOT 12, SQUARE 42, 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). (2016-227-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-227-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

### 2016-227-ZC

ONE CERTAIN LOT 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 in parts of Sections 22, 23, 26 and 27, T-6-S, R-12-E, and which lot is more particularly described as follows:

LOT NO. 12 is located in SQUARE NO. 42, which square is bounded by Trap and Green Streets, Bobby Jones and Harry Vanden Drives; said LOT NO. 12 measures 100 feet front on Bobby Jones Drive, the same in width across the rear, by a depth between equal and parallel lines of 200 feet.

Said property description is all in accordance with plan by Land Engineering Services, Inc., Covington, LA dated August 16, 1960, and building set backs therein contained shall apply and be covenants.

**Case No.:** 2016-227-ZC

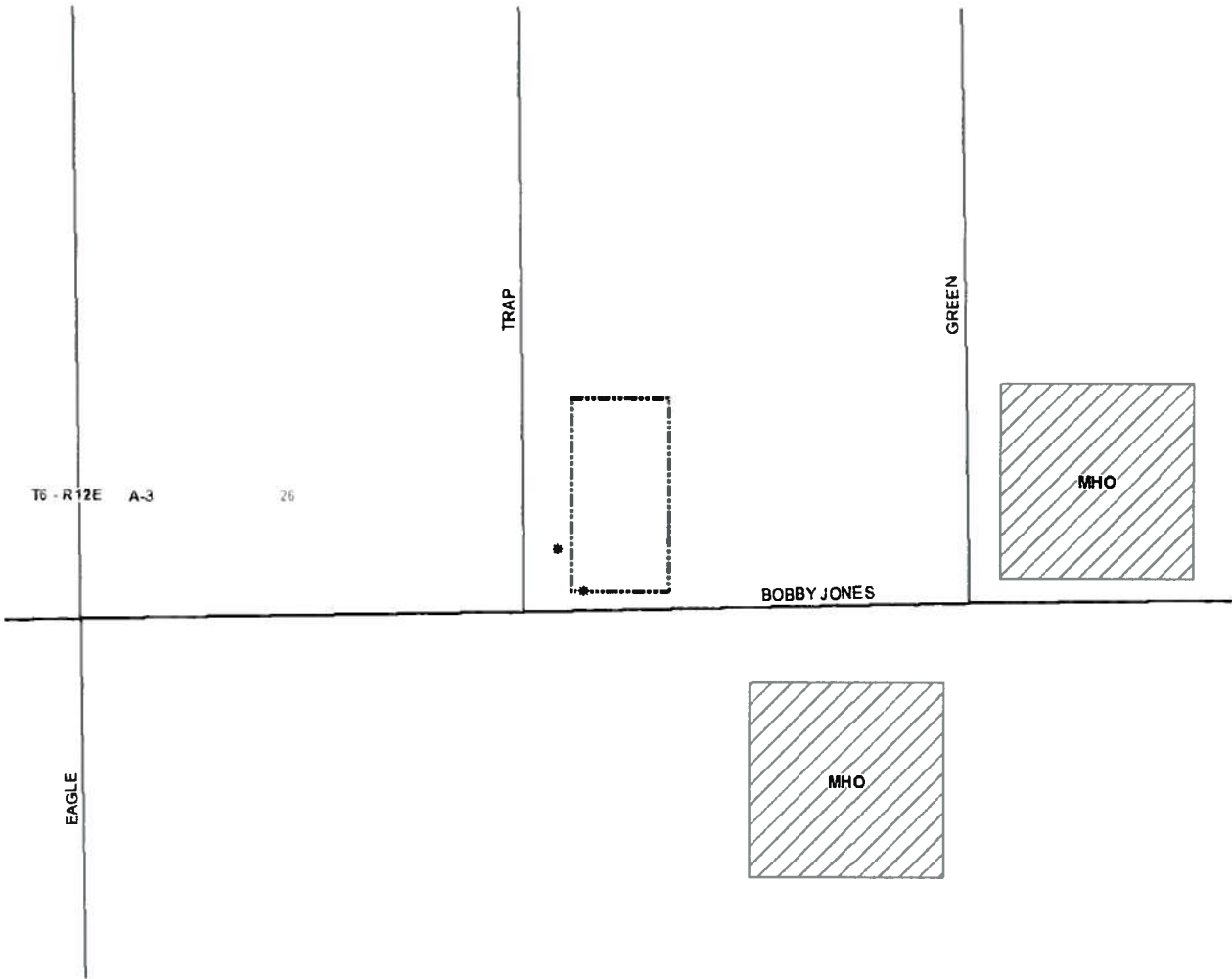
**PETITIONER:** Heidi Blount

**OWNER:** Christina Marie Froeba

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

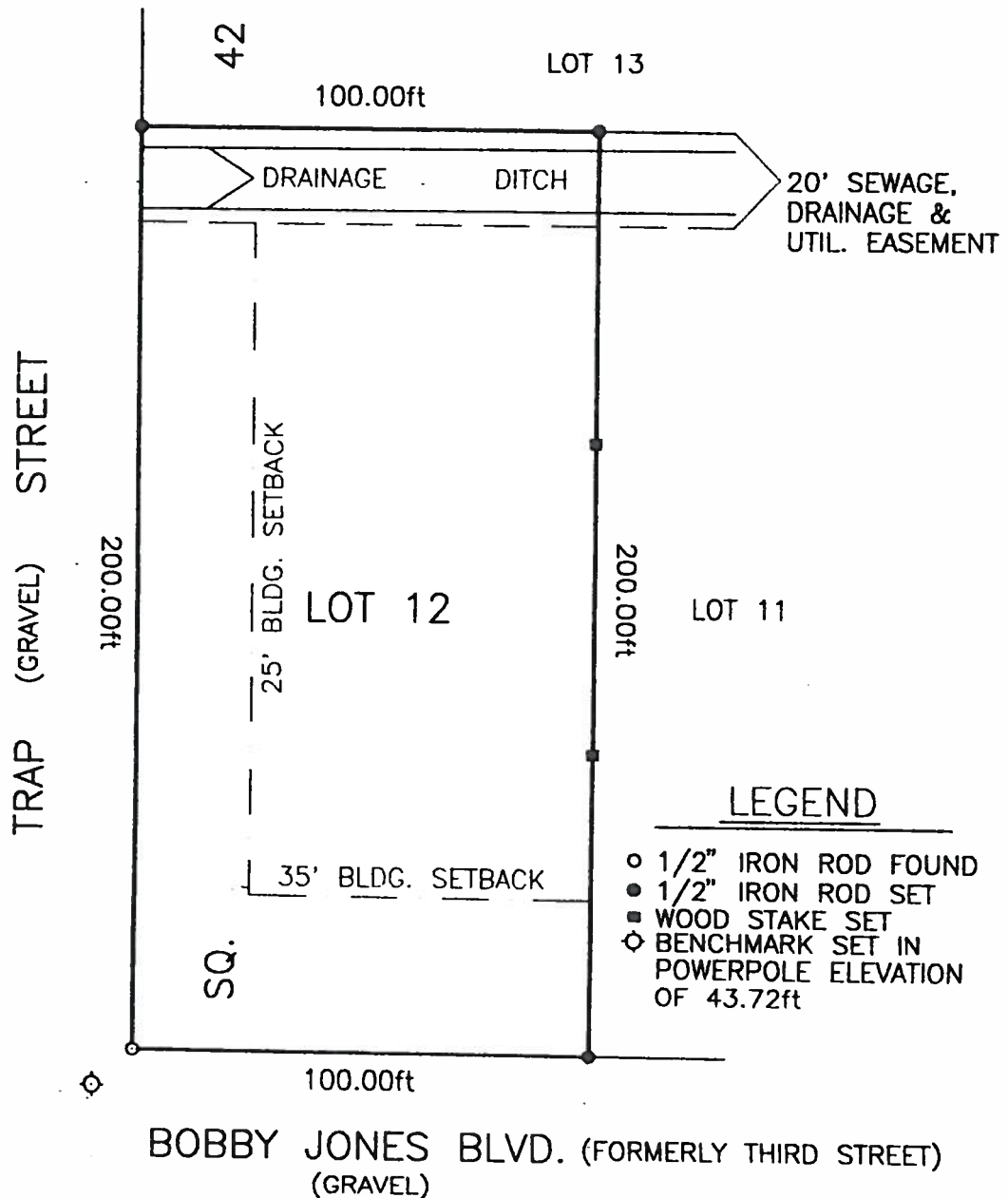
**LOCATION:** Parcel located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision; S26, T6S, R12E; Ward 6, District 6

**SIZE:** 20,000 sq.ft.



2016-227-70

A SURVEY OF THE PROPERTY  
OF  
CHRISTINA FROEBA AND DOMINICK LABORDE

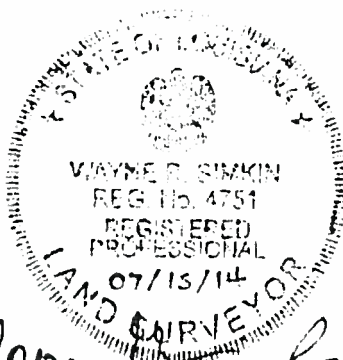


Reference 1) SUBDIVISION PLAT OF HILLCREST COUNTRY CLUB, ADDITION NO. 1, SURVEYED BY ROBERT A. BERLIN, DATED NOV. 16, 1960. 2) LEGAL DESCRIPTION RECORDED INSTRUMENT NO. 1225411. SAID SUBDIVISION PLAT AND DESCRIPTION FILED IN THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone A2 per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0275C Map Revised, OCT. 17, 1989 Base Flood Elevation 43.20ft

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.



WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF LOT 12, SQUARE 42,  
HILLCREST COUNTRY CLUB, ADDITION NO. 1,  
SECTION 26, TOWNSHIP 6 SOUTH, RANGE 12 EAST,  
ST. TAMMANY PARISH, LOUISIANA.



**D & S SURVEYORS, INC.**

PROFESSIONAL LAND SURVEYORS

228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433  
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.

14-47

DRAWN

WRS

CHECKED  
WRS

DATE

07/15/2014

SCALE  
1"=40'

SHEET NO.

1 OF 1



2016-227-ZC

73390

TRAP

GREEN

EAGLE

T6 R12E A-3

MHO

BOBBY JONES

MHO

MHO

HO



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2016  
Case No.: 2016-227-ZC  
Posted: 04/15/2016

Meeting Date: 5/3/2016  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Heidi Blount  
OWNER: Christina Marie Froeba  
REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay  
LOCATION: Parcel located on the north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, 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: 2 lane gravel Condition: Moderate

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Manufactured Home	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:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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 north side of Bobby Jones Blvd, east of Trap Street, west of Green Street, being lot 12, square 42, Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed as a conservation area. Staff does not have any objection to the request, considering that the area is developed as a residential subdivision and that there are some existing mobile homes in the vicinity.

STAFF RECOMMENDATION:

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