

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5606

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 WEST SIDE OF NIBLICK STREET, SOUTH OF ACE STREET, NORTH OF FLIGHT STREET, BEING LOT 4, SQUARE 10, HILLCREST COUNTRY CLUB ESTATES, ADD NO. 2 AND WHICH PROPERTY COMPRISES A TOTAL OF 22,000 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 10, DISTRICT 6). (2016-219-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-219-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

### 2016-219-ZC

**ONE CERTAIN LOT OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, in the Parish of St. Tammany, forming a portion of Sections 26 and 27, Township 6 South, Range 12 East, in that part thereof known as HILLCREST COUNTRY CLUB ESTATES, ADDITION NO. 2, all as shown on the survey by Land Engineering Services, Inc., dated October 24, 1960, revised on April 19, 1962, certified by Robert A. Berlin, La. Reg. Sur., and recertified on April 19, 1964, annexed to an act of collateral mortgage passed before Bartholomew P. Sullivan, Jr., Notary Public, Parish of Orleans, State of Louisiana, dated May 6, 1964, recorded in MOB 226, folio 146, Entry No. 206679 of the records of St. Tammany Parish, Louisiana, and said lot measures and is designated on the said survey as follow, to-wit:

**LOT 4, OF SQUARE 10, HILLCREST COUNTRY CLUB ESTATES, ADDITION NO. 2, ST. TAMMANY PARISH, LOUISIANA.**

Said Lot 4 being bounded by Niblick Street, Bunker Street, Hazard Street and Ace Street, which said lot measures, as per above referred to and recorded plat.

**Case No.:** 2016-219-ZC

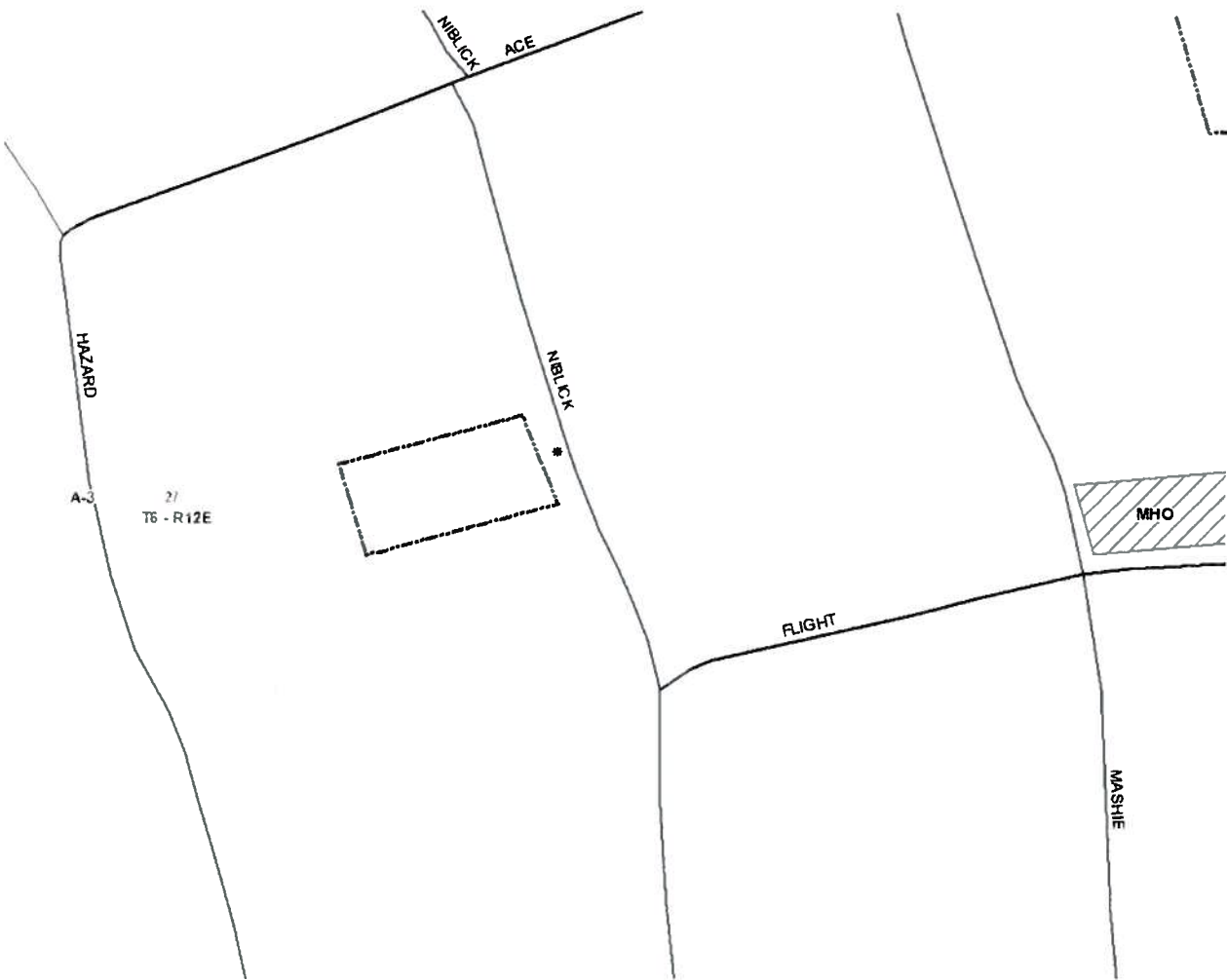
**PETITIONER:** Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

**OWNER:** Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez

**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, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2; S27, T6S, R12E; Ward 10, District 6

**SIZE:** 22,000 sq. ft.



[illegible]

St. Tammany Clerk of Court - File#E2618 - MAPS MAY NOT PRINT TO SCALE



2016-219-ZC

WBUCK

73164

73183

ACE

25415

73155

73120

HAZARD

WBUCK

T6-R12E A-3

FLIGHT

73051





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2016  
Case No.: 2016-219-ZC  
Posted: 04/15/2016

Meeting Date: 5/3/2016  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez  
OWNER: Jairon Arnulfo Rivera Rosales & Olga Maribel Hernandez  
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SIZE: 22,000 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	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 west side of Niblick Street, south of Ace Street, north of Flight Street, being lot 4, Square 10, Hillcrest Country Club Estates Add No. 2. The 2025 future land use plan calls for the area to be developed with residential use 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.