

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5599                      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 BALL STREET, WEST OF IRON STREET, BEING LOT 6A, SQUARE 15, 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). (2016-197-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-197-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**2016-197-ZC**

**THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, 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 and Addition No. 2, all in accordance with a recertification of survey by E. L. Dewailly, Reg. La. Sur., dated April 5, 1971 and recorded in St. Tammany Parish, Louisiana.**

**Square 15, Lot 6A**

**Case No.:** 2016-197-ZC

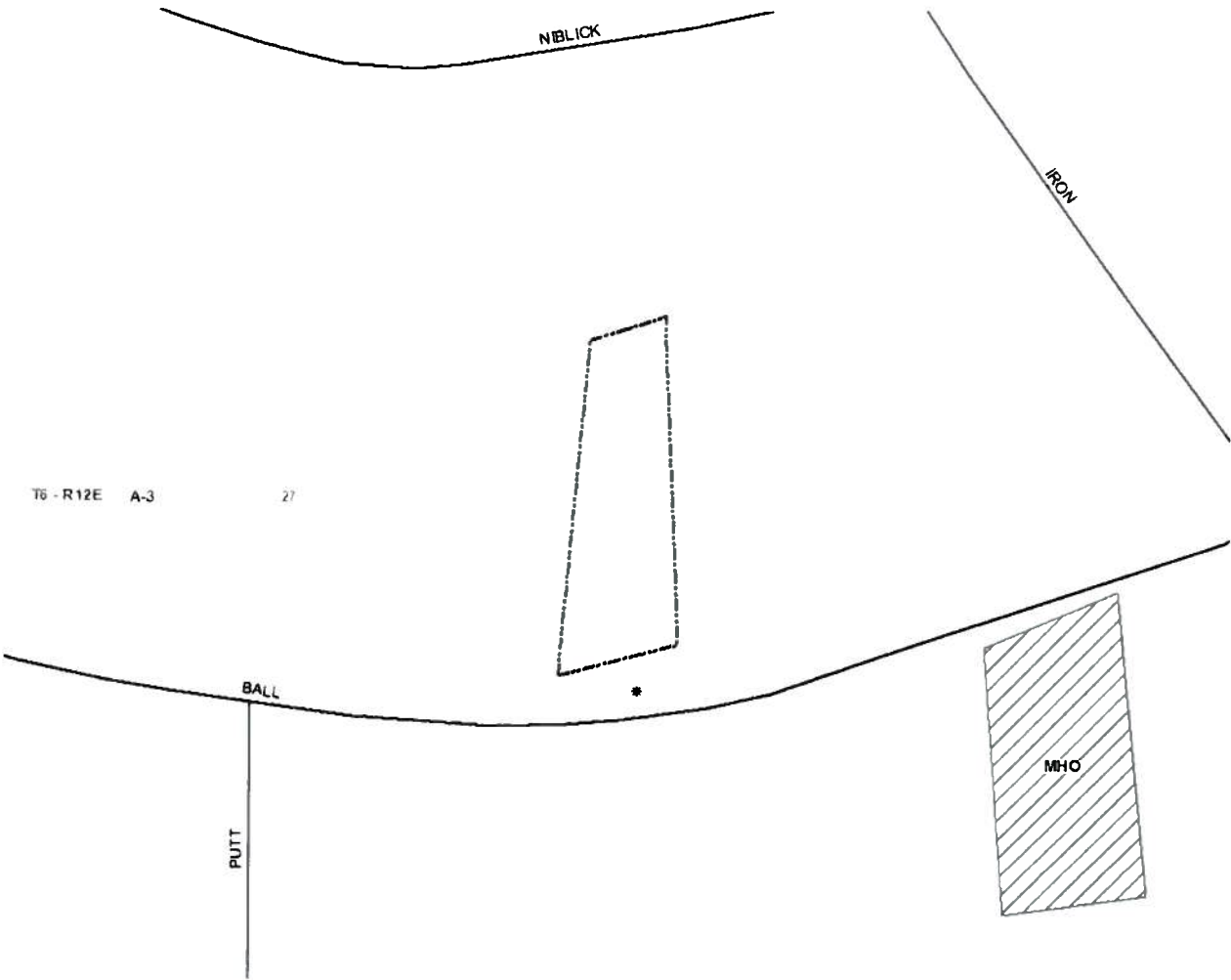
**PETITIONER:** Judith L. Primes

**OWNER:** Calvin A. Klein

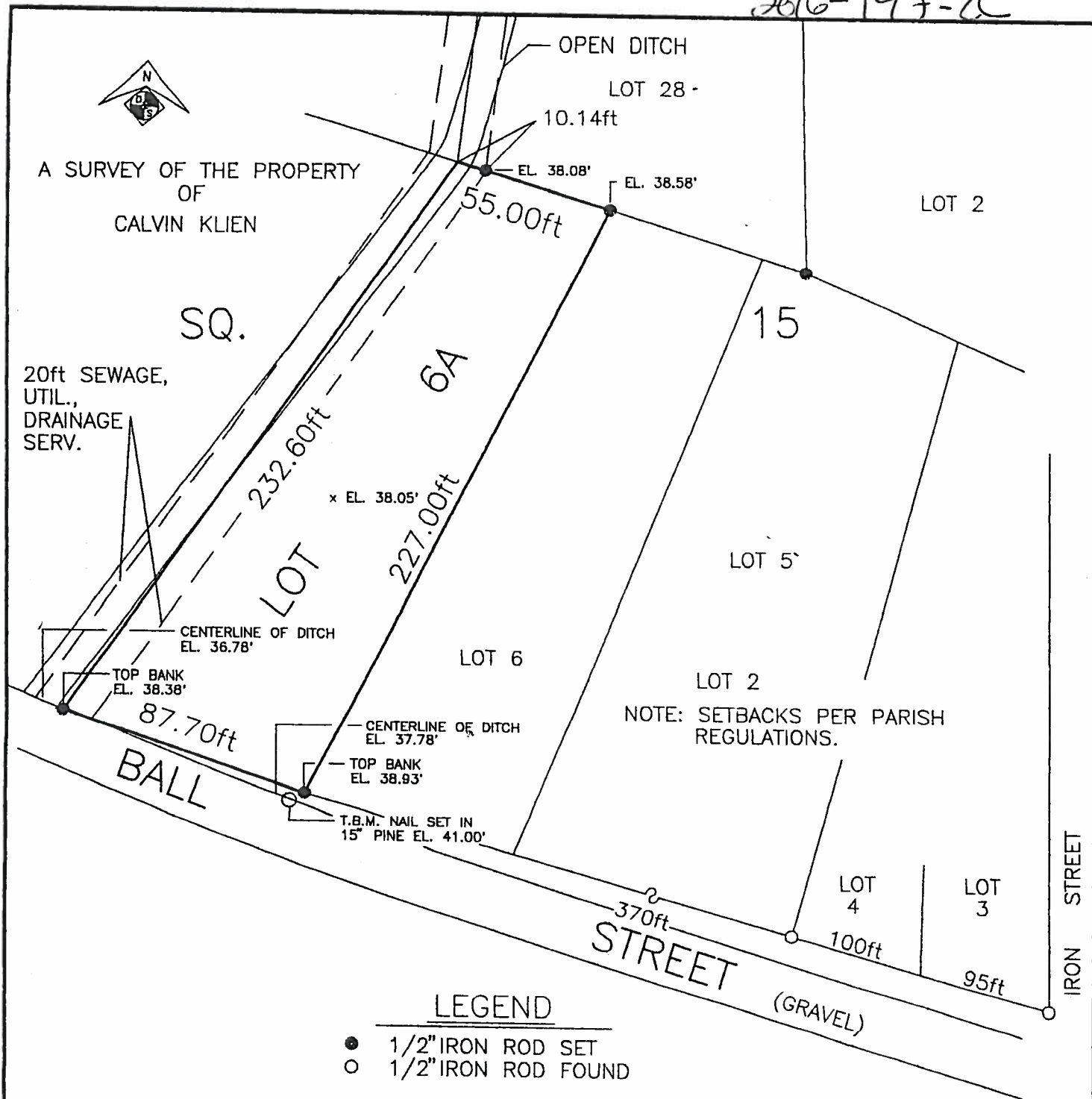
**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2.; S27, T6S, R12E; Ward 10, District 6

**SIZE:** 0.5 acres



2016-197-7C

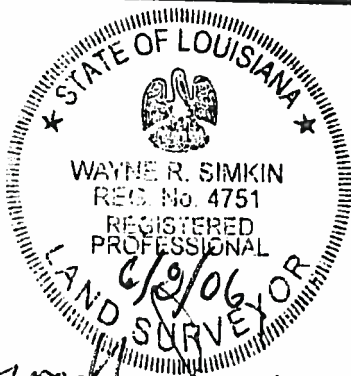


Reference 1) PLAT OF HILLCREST COUNTRY CLUB ESTATES ADD. #2  
ON FILE IN THE OFFICIAL RECORDS OF THE CLERT OF  
COURT FOR ST. TAMMANY PARISH. SAID PLAT WAS USED  
AS THE BASIS OF DIRECTIONS SHOWN.

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 41ft M.S.L.

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 6A, SQUARE 15,  
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. 06-49	DRAWN WRS	DATE 6/8/2006	SHEET NO. 1 OF 1
	CHECKED WRS	SCALE 1"=50'	

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



2016-197-ZC

MASHIE

IRON

NIBLUK

T6-R12E A-3

BALL

MHO

PUTT

BUNKER





ADMINISTRATIVE COMMENT

**ZONING STAFF REPORT**

**Date:** 4/25/2016  
**Case No.:** 2016-197-ZC  
**Posted:** 04/15/2016

**Meeting Date:** 5/3/2016  
**Determination:** Approved

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**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 north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. No. 2.; S27, T6S, R12E; Ward 10, District 6  
**SIZE:** 0.5 acres

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**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	Single Family Residential	A-3 Suburban District
South	Manufactured Home & Undeveloped	A-3 Suburban District
East	Single Family Residential	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 north side of Ball Street, west of Iron Street, being lot 6A, Square 15, Hillcrest Country Club Estates Add. 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.