

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4969

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 7 DAY OF MARCH , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF EAGLE STREET, SOUTH OF BOBBY JONES BLVD., BEING LOT 4, SQUARE 47, HILLCREST COUNTRY CLUB SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL 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). (ZC13-02-010)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-02-010, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF APRIL , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: FEBRUARY 28 , 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

**Exhibit "A"**

**ZC13-02-010**

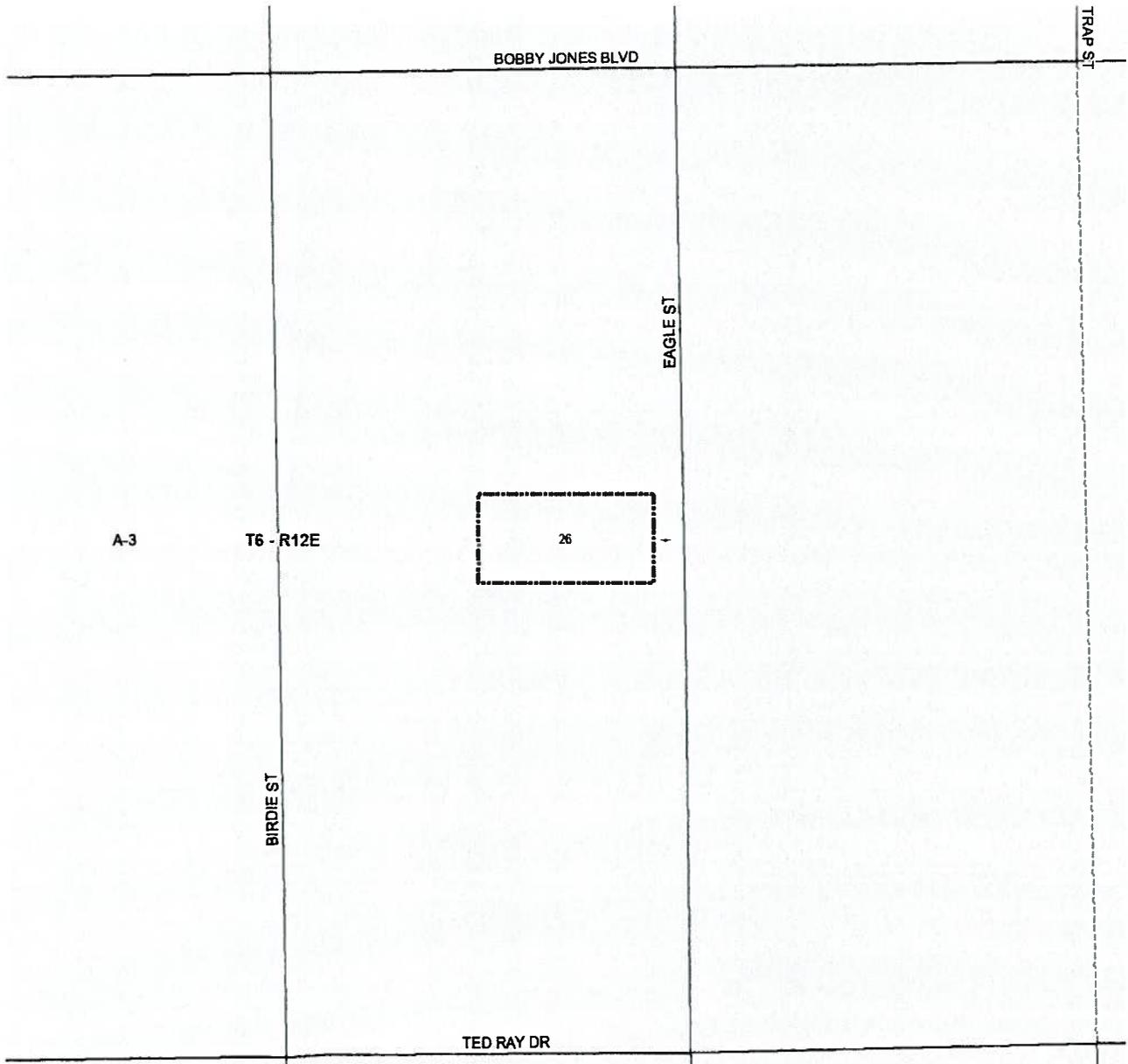
LOT NO. 4, SQUARE 47, Hillcrest Country Club Subdivision in Addition No. 1 and being all in accordance with a map and survey of Robert A. Berland, dated the 16th of August 1960, which is recorded as plat # 145A in the office of the Clerk of Court of St. Tammany Parish, Louisiana.

**CASE NO.:** ZC13-02-010

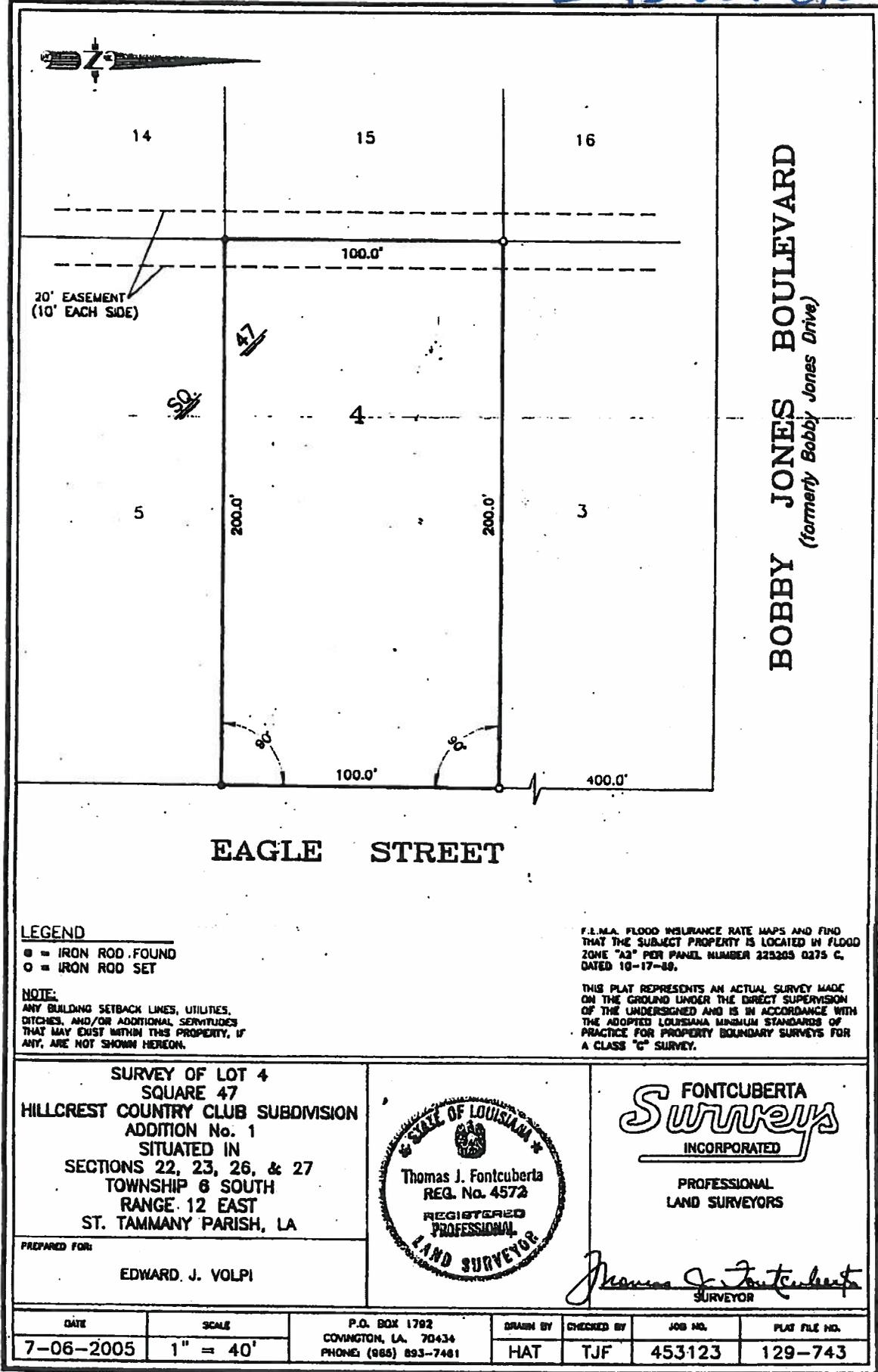
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)

**LOCATION:** Parcel located on the west side of Eagle Street, south of Bobby Jones Blvd., being lot 4, Square 47, Hillcrest Country Club Subdivision; S26,T6S,R12E; Ward 6, District 6

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



ZC13-02-010



**BOBBY JONES BOULEVARD**  
(formerly Bobby Jones Drive)

**EAGLE STREET**

**LEGEND**

- = IRON ROD FOUND
- = IRON ROD SET

**NOTE:**  
ANY BUILDING SETBACK LINES, UTILITIES, DITCHES, AND/OR ADDITIONAL SERVICEDS THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

F.I.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A2" PER PANEL NUMBER 225265 0275 C, DATED 10-17-88.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

**SURVEY OF LOT 4  
SQUARE 47  
HILLCREST COUNTRY CLUB SUBDIVISION  
ADDITION No. 1  
SITUATED IN  
SECTIONS 22, 23, 26, & 27  
TOWNSHIP 6 SOUTH  
RANGE 12 EAST  
ST. TAMMANY PARISH, LA**



**Fontcuberta**  
INCORPORATED  
PROFESSIONAL  
LAND SURVEYORS

PREPARED FOR:  
**EDWARD J. VOLPI**

*Thomas J. Fontcuberta*  
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (866) 893-7481	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
7-06-2005	1" = 40'		HAT	TJF	453123	129-743

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** January 28, 2013  
**Case No.:** ZC13-02-010  
**Posted:** 01/17/13

**Meeting Date:** February 5, 2013  
**Determination:** Approved

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the west side of Eagle Street, south of Bobby Jones Blvd., being lot 4, Square 47, Hillcrest Country Club Subdivision; S26,T6S,R12E; Ward 6, District 6  
**SIZE:** 20,000 sq.ft.

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish                      **Road Surface:** 2 Lane, Gravel                      **Condition:** OK

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Undeveloped	A-3 Suburban District
South	Residential	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). The site is located on the west side of Eagle Street, south of Bobby Jones Blvd., being lot 4, Square 47, Hillcrest Country Club Subdivision. The 2025 Future Land Use Plan calls for conservation in this area. The zoning change is being requested to allow for the placement of a manufactured home on a lot, which is part of an existing subdivision. The subdivision is primarily composed of mobile homes. Staff has no objection to the request.

#### STAFF RECOMMENDATION:

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