

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5710

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF NOVEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HWY 435, EAST AND WEST OF HILLCREST BOULEVARD AND WHICH PROPERTY COMPRISES A TOTAL OF 670.78 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). (2016-370-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-370-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF DECEMBER, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 27, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-370-ZC

All that certain piece or parcel of ground, together with all the buildings and improvements thereon, and all the right-of-ways and servitudes, situated in Wards 10 & 6, Sections 27 & 26, Township 6 South, Range 12 East, St. Tammany Parish, La., and more fully described as follows:

Being all of Hillcrest Country Club Estates Addition No. 2; less and except Lots 1 through 32 Sq. 1 and Lots 11 and 12 Sq. 24. As per survey drawn by Robert Berlin, Oct. 26, 1950, file #280 in St. Tammany Parish Courthouse.

Containing 240.63 Acres more or less.

A portion of ground located in Section 22, 23, 26, and 27, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Section corner common to Sections 22, 23, 26, and 27, Township 6 South, Range 12 East, proceed North 33-44-43 West, a distance of 736.95 feet to the Point of Beginning.

Thence proceed South 02-49-36 East, a distance of 3374.51 feet to a point;

Thence proceed South 86-56-13 East, a distance of 427.61 feet to a point;

Thence proceed South 05-42-19 East, a distance of 2531.76 feet to a point;

Thence proceed North 89-25-3 East, a distance of 2729.13 feet to a point;

Thence proceed North 01-02-37 West, a distance of 5906.01 feet to a point;

Thence proceed South 89-39-52 West, a distance of 3466.58 feet to a point, said point being the Point of Beginning.

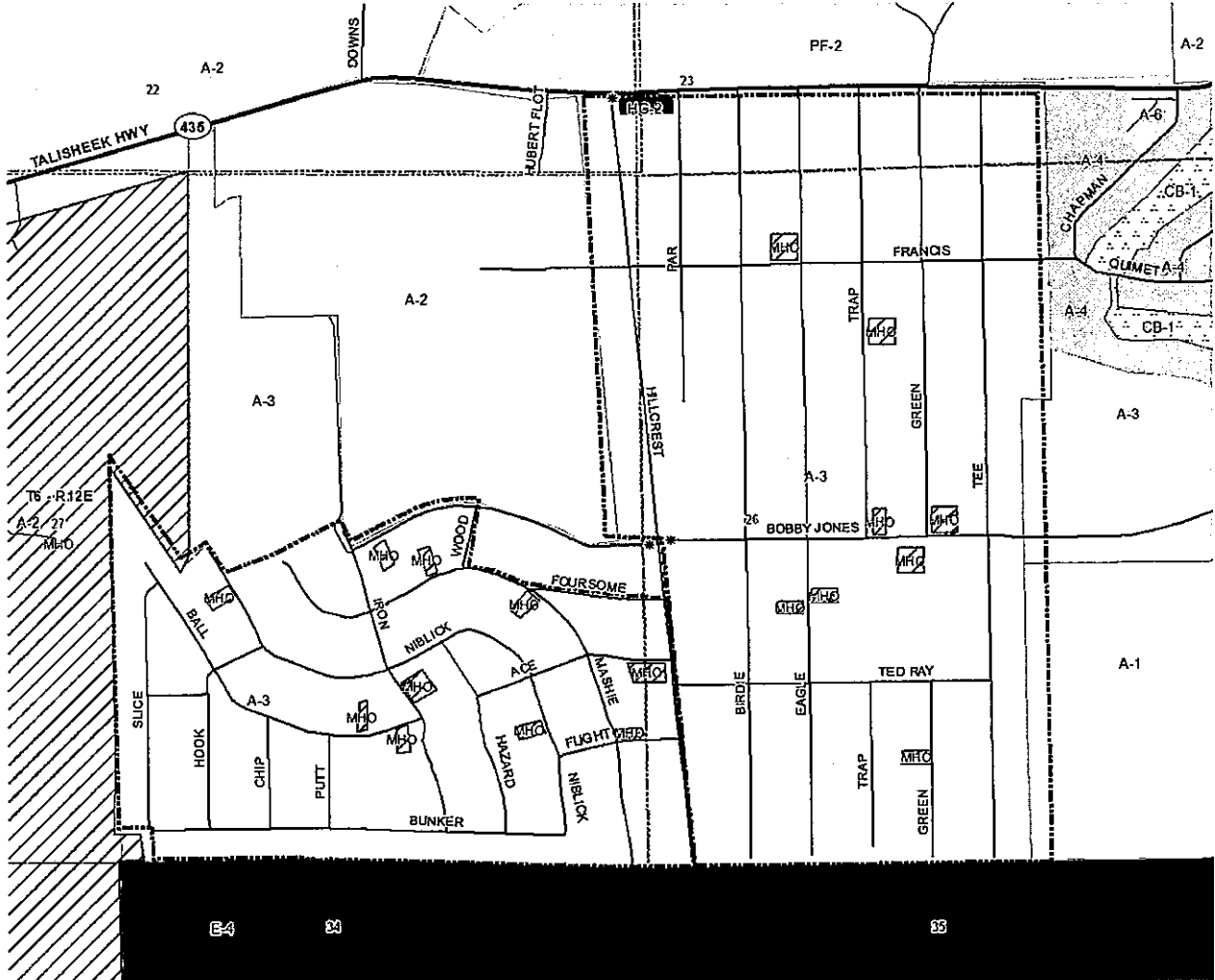
Case No.: 2016-370-ZC

PETITIONER: Council Motion

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

LOCATION: Parcel located on the south side of LA Highway 435, east & west of Hillcrest Blvd; S22, 23, 26 & 27, T6S, R11E & 12E; Ward 6 & 10, District 6

SIZE: 670.78 acres



2016-370-ZC

ROBYN

DOWN

SHUBERT

GINA DENNEY

A-2

22

PF-2

23

TALISHEEK HWY

435
HC-2

A-4

A-6

CB-1

CHAPMAN

FAIRWAY

QUIMET

BURKE

2016-370-ZC

HILLCREST

A-3

BIRDIE

FRANCIS

GREEN

TRAP

TEE

BOBBY JONES

26

27

T6-R12E

BALL

WOOD

IRON

MASHIE

FOURSOME

CADDIE

MIBLICK

ACE

TED RAY

SLICE

HOOK

CHIP

PUTT

2016-370-ZC

HAZARD

MIBLICK

FLIGHT

TRAP

GREEN

BUNKER

E-4

34

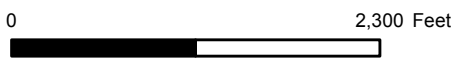
35

A-1

T7-R12E

3

2



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 9/26/2016
Case No.: 2016-370-ZC
Posted: 09/22/16

Meeting Date: 10/4/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Council Motion

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

LOCATION: Parcel located on the south side of LA Highway 435, east & west of Hillcrest Blvd; S22, 23, 26 & 27, T6S, R11E & 12E; Ward 6 & 10, District 6

SIZE: 670.78 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Access from State Highway & Interior Parish Road **Road Surface:** 2 lane asphalt and 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-2 Suburban District & PF-2 Public Facilities District
South	Undeveloped	E-4 Estate
East	Residential & Undeveloped	A-4 Single Family Residential District & A-1 & A-3
West	Undeveloped	Suburban Districts
	Undeveloped	A-2 Suburban District & MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: Yes

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.

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 land resources so that they remain 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to A-3 Suburban District & MHO Manufactured Housing Overlay over the Hillcrest Country Club Estates Subdivision & a portion of Hillcrest Country Club Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes and with conservation uses. Staff has no objection to the request, considering that there has been a significant increase in the number of rezoning request to MHO Manufactured Housing Overlay, on individual lots, since the comprehensive rezoning. Moreover, the area is mostly developed with manufactured houses.

STAFF RECOMMENDATION:

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