

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5427

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. SMITH

ON THE 9 DAY OF JULY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF NUEVO STREET, EAST OF CASA CALVO, WEST OF ESCONDIDO STREET, BEING 37603 NUEVO STREET, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 0.37 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 9, DISTRICT 12). (ZC15-06-051)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-06-051, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF AUGUST , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JUNE 25 , 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

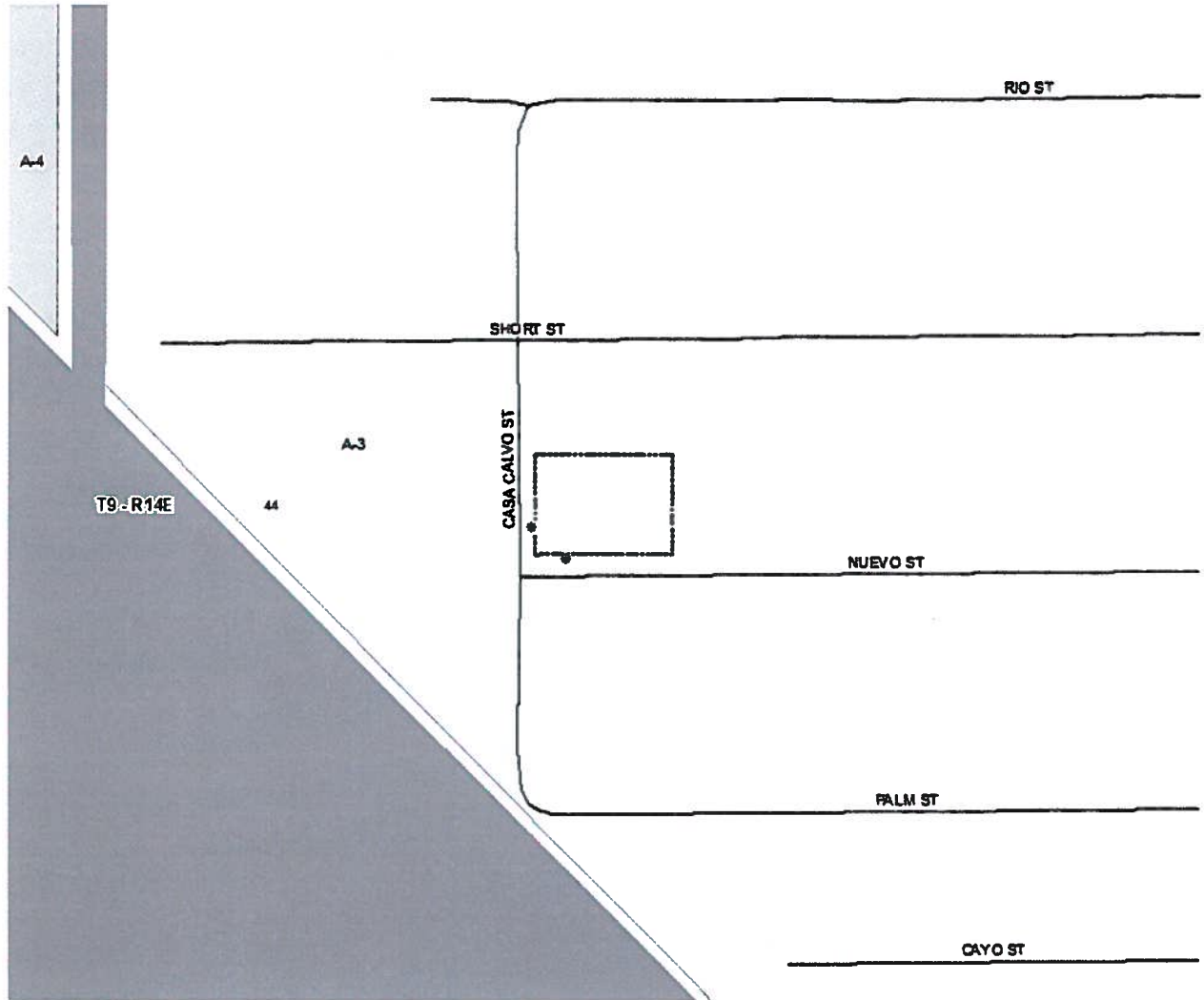
Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

**Exhibit "A"**

**ZC15-06-051**

**1999 T S Inst No 1202819 LOTS 15, 16, 17, 18, 19, 20, SQ . 7, Spanish Trail Highlands  
CB 938 74 Inst No 881334**

**CASE NO.:** ZC15-06-051  
**PETITIONER:** Norbert James Shiyou, Jr.  
**OWNER:** Theresa B. Shiyou  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell; S44, T9S, R14E; Ward 9, District 12  
**SIZE:** 0.37 acre



SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

REFERENCE MATERIAL:

PLAN OF SPANISH TRAIL HIGHLANDS BY H.G. FRITCHIE DATED MARCH 15, 1928.

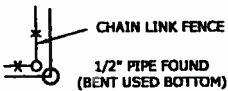
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE BEARING

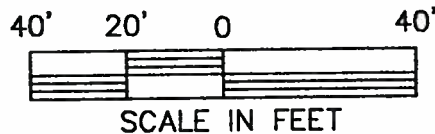
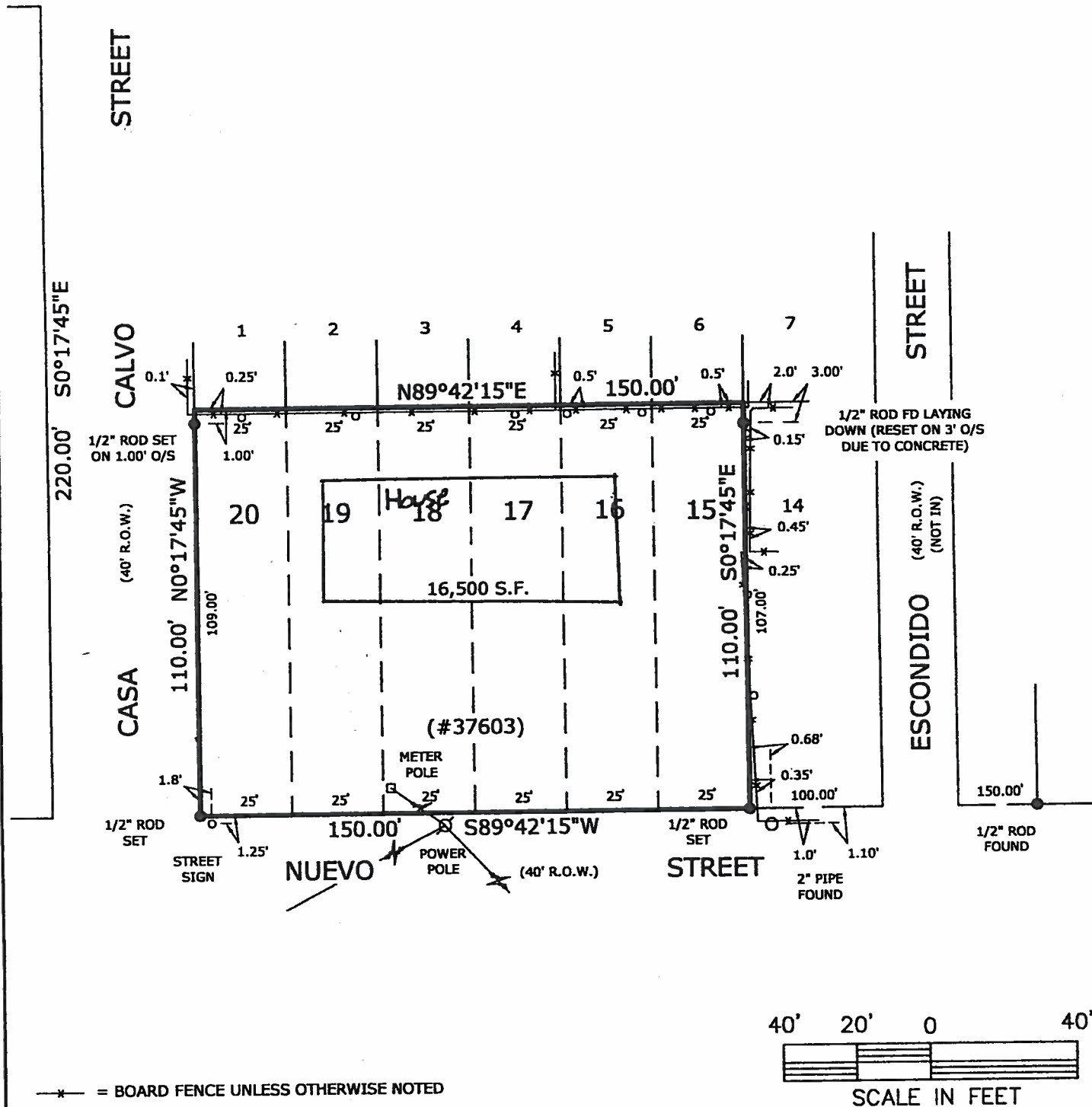
THIS SURVEY IS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD1927, GRID VALUES, USING A COMBINED SCALE FACTOR OF 0.999938998 AND A CONVERGENCE ANGLE OF 00° 46' 49.40"



2015-06-051



SHORT (40' R.O.W.) STREET



—x— = BOARD FENCE UNLESS OTHERWISE NOTED



SURVEYOR'S CERTIFICATE  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY



SURVEY OF LOTS 15 - 20  
SQUARE 7  
SPANISH TRAIL HIGHLANDS  
ST. TAMMANY PARISH, LA

I, Lester H. Martin Jr. Professional Surveyor do hereby certify that I have surveyed, computed and plotted the property shown hereon located in Square 7, Spanish Trail Highlands, St. Tammany Parish, LA. Surveyed at the request of Mr. & Mrs. Shlyou.

Witness my signature on this, the 7th day of April, 2015.

Lester H. Martin Jr.  
License #4758

LESTER H. MARTIN, JR.  
REG. NO. 4758

REGISTERED  
PROFESSIONAL S.

LAND SURVEYOR

DATE: 04/07/2015

SCALE: 1"=40'

DWG. BY: LMJ

LESTER MARTIN JR.

& Associates LLC

822 Kostmayer Avenue  
Slidell, Louisiana 70458

Mobile: (985) 285-9099 Fax: 1 (208) 279-0935  
E-mail: LMSurveyor@aol.com

ZC15-06-051



0 400 Feet



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** May 22, 2015  
**Case No.:** ZC15-06-051  
**Posted:** 05/13/15

**Meeting Date:** June 2, 2015  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Norbert James Shiyou, Jr.  
**OWNER:** Theresa B. Shiyou  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell; S44, T9S, R14E; Ward 9, District 12  
**SIZE:** 0.37 acre

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish **Road Surface:** 2 lane asphalt **Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residence	A-3 (Suburban District)
South	Single Family Residence	A-3 (Suburban District)
East	Single Family Residence	A-3 (Suburban District)
West	Single Family Residence	A-3 (Suburban District)

#### EXISTING LAND USE:

**Existing development?** No **Multi occupancy development?** Yes

#### 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). The site is located on the north side of Nuevo Street, east of Casa Calvo, west of Escondido Street, being 37603 Nuevo Street, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

#### STAFF RECOMMENDATION:

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