

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5036

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 11 DAY OF JULY , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF US HIGHWAY 190 EAST, EAST OF RED MILL DRIVE, BEING LOT 21, O. FACIANE SUBDIVISION & 42249 HIGHWAY 190 EAST, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 40,000 SQ.FT OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING DISTRICT), (WARD 8, DISTRICT 13). (ZC13-06-042)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-06-042, 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-1 (Suburban District) to an A-1 (Suburban District) & MHO (Manufactured Housing District) 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-1 (Suburban District) & MHO (Manufactured Housing District).

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-1 (Suburban District) to an A-1 (Suburban District) & MHO (Manufactured Housing District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: JUNE 27, 2013

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

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

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

**EXHIBIT "A"**

ZC13-06-042

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as O. Faciane Subdivision, and more fully described as follows:**

**LOT TWENTY-ONE (21), O. FACIANE SUBDIVISION, which is a part of Section Twenty-Eight, Township Nine South, Range Fifteen East, Greensburg District, St. Tammany Parish, Louisiana. LOT TWENTY-ONE (21) measures one hundred feet on State Highway No. 1073, by a depth of four hundred feet between equal and parallel lines.**

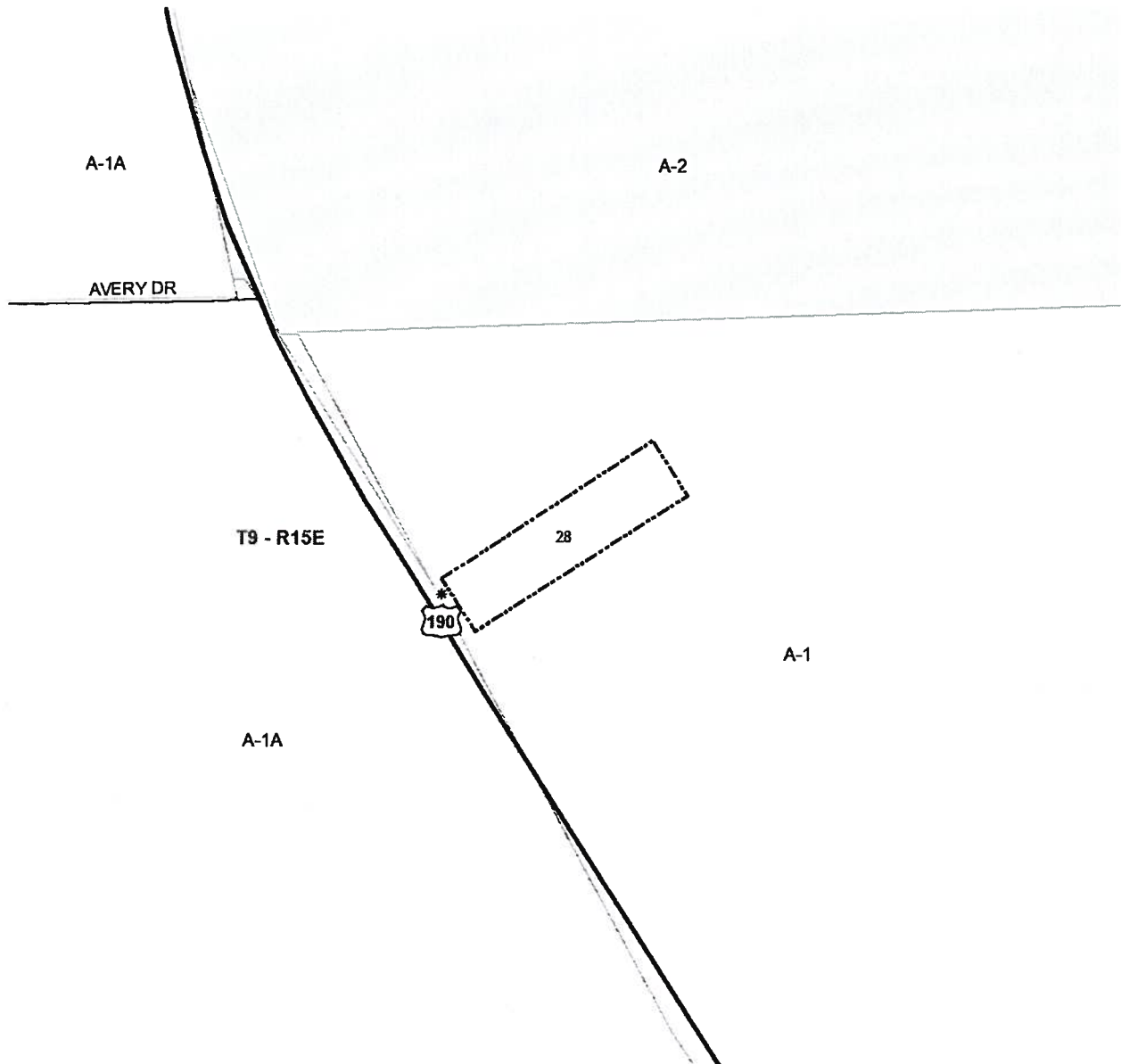
**LESS AND EXCEPT**

**ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, lying and being situated in Lot 21 O. Faciane Subdivision in Section 28, Township 9 South, Range 15 East St. Tammany Parish, Louisiana more fully described as follows:**

**From the Northwest corner of said Lot 21, set upon U.S. Highway #190 go in an easterly direction parallel to Eddies Road along the northern boundary of said Lot 21 a distance of 60 feet to the point of beginning.**

**Thence go in a southerly direction parallel to U.S. Highway 190 a distance of 2 feet, thence go in an easterly direction parallel to Eddies Road a distance of 70 feet; thence go in a northerly direction parallel to U.S. Highway 190 a distance of 2 feet to the boundary line between Lots 20 and 21; thence go in a westerly direction along said boundary line between said lots a distance of 70 feet to the point of departure.**

**CASE NO.:** ZC13-06-042  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing District)  
**LOCATION:** Parcel located on the north side of US Highway 190 East, east of Red Mill Drive, being lot 21, O. Faciane Subdivision & 42249 Highway 190 East, Slidell; S28,T9S,R15E; Ward 8, District 13  
**SIZE:** 40,000 sq.ft



1180N ZC13-06-042

PLAT OF SURVEY  
OF  
LOT 21  
O. FACIANE S/D  
IN  
SEC 28-T9S-R1E  
ST. TAMMANY PARISH  
LOUISIANA

FOR: JAMES LYTTLE

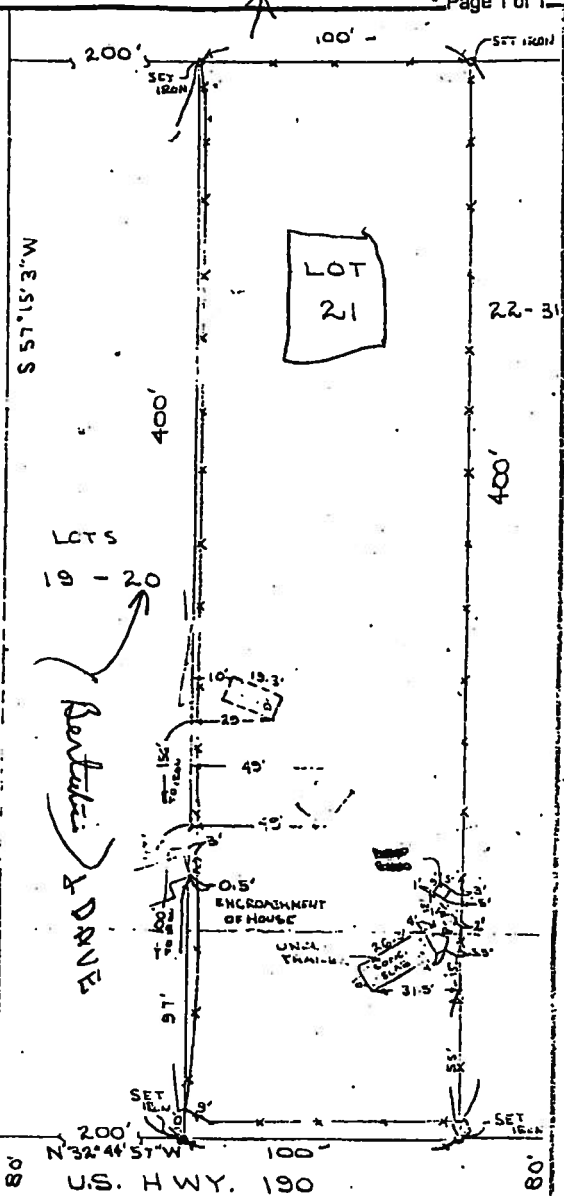


REFERENCE SURVEY BY:  
GANDOLFO, JR.  
JULY 7, 1954

WEST

EDDIE'S ROAD BANK

EAST



SCALE: 1" = 50'  
DATE: JULY 25, 1969  
SURVEY NO. 6358

SURVEYED BY  
J. V. BURKES, CE.  
LA. REG. NO. 6897  
SLIDELL, LA.

SOUTH

COB #921- folio 208

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: May 27, 2013

Case No.: ZC13-06-042

Posted: 05/16/13

Meeting Date: June 4, 2013

Determination: Approved

### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing District)

**LOCATION:** Parcel located on the north side of US Highway 190 East, east of Red Mill Drive, being lot 21, O. Faciane Subdivision & 42249 Highway 190 East, Slidell; S28,T9S,R15E; Ward 8, District 13

**SIZE:** 40,000 sq.ft

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State

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	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (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-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing District). The site is located on the north side of US Highway 190 East, east of Red Mill Drive, being lot 21, O. Faciane Subdivision & 42249 Highway 190 East, Slidell. The 2025 future land use plan designates the area as conservation for the preservation of the natural landscape. The lots along Hwy 190 are for the most part developed with residential uses. Staff has no objection to the request.

#### STAFF RECOMMENDATION:

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