ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6553</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE 3 DAY OF DECEMBER , $\underline{2020}$	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED THE EAST S OF US HIGHWAY 190; SLID COMPRISES A TOTAL OF .16 LESS, FROM ITS HC-2 (HIGHWAY COM	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN SIDE OF BELAIR DRIVE, SOUTH ELL AND WHICH PROPERTY ACRES OF LAND MORE OR WAY COMMERCIAL DISTRICT) MERCIAL DISTRICT) MERCIAL DISTRICT OVERLAY) (WARD 8, DISTRICT
with law, <u>Case No. 2020-2065-ZC</u> , has recommed Louisiana, that the zoning classification of the above	Parish of St. Tammany after hearing in accordance nded to the Council of the Parish of St. Tammany re referenced area be changed from its present HC-2 away Commercial District) & MHO (Manufactured andaries; and
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
	as found it necessary for the purpose of protecting the ate the above described property as HC-2 (Highway ing Overlay).
THE PARISH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:
	bove described property is hereby changed from its an HC-2 (Highway Commercial District) & MHO
SECTION II: The official zoning map of the Patto incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended n Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
• •	nance shall be held to be invalid, such invalidity shall on effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUFFOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF <u>JANUARY</u> , <u>2021</u> ; AND BECOMES ORDINANCE COUNCIL SERIES NO
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN
ATTEST:
KATRINA L. BUCKLEY, COUNCIL CLERK
MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: <u>NOVEMBER 25</u> , <u>2020</u>
Published Adoption:, <u>2020</u>
Delivered to Parish President:, 2020 at
Returned to Council Clerk:, 2020 at

2020-2065-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, and advantages thereunto belonging or in anywise appertaining lying and being situated in the West half of the Northwest Quarter of Section 18, Township 9 South, Range 15 East, St. Tammany Parish, State of Louisiana, being more fully described as follows, to wit:

Lot 4, Square 2, BEL-AIR SUBDIVISION, which subdivision is a resubdivision of Lots 4, 5, and 6 of Slico Subdivision. Lot 4 measures 50 feet front on Bel-Air Drive, by a depth of 138 feet on the sideline adjacent to Lot 3 and a depth of 137.8 feet on the sideline adjacent to Lot 5.

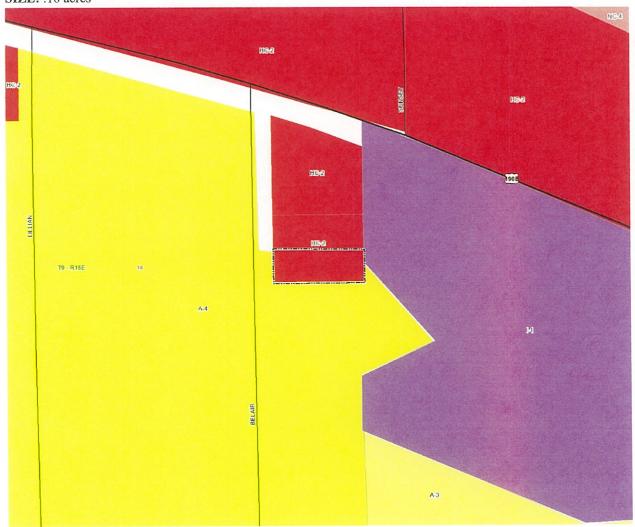
Case No.: 2020-2065-ZC
PETITIONER: Eva Delaune
OWNER: Wanda Hale Wright

REQUESTED CHANGE: HC-2 Highway Commercial to HC-2 Highway Commercial and MHO Manufactured

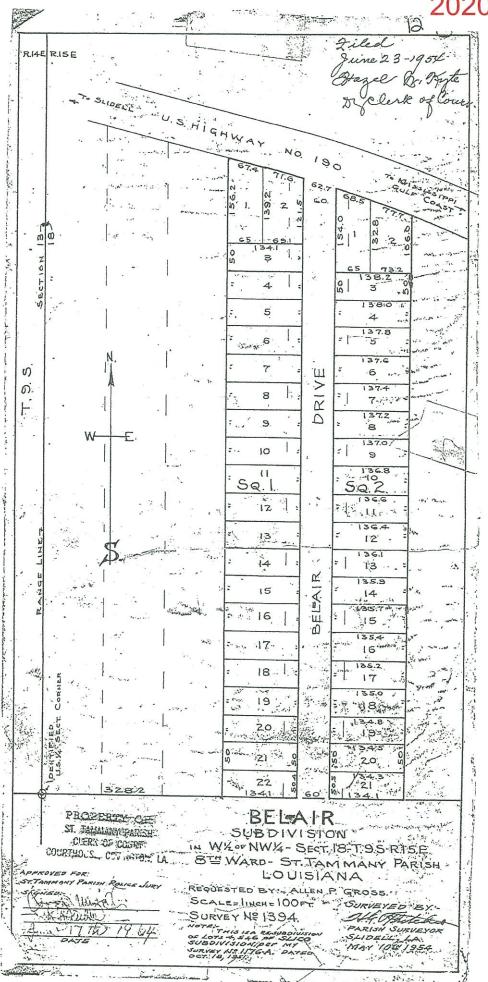
Housing Overlay

LOCATION: Parcel located on the east side of Belair Drive, south of US Highway 190 E; Slidell S18, T9S, R15E;

Ward 8, District 14 **SIZE:** .16 acres



2020-2065-ZC





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/30/2020Meeting Date: November 4, 2020Case No.: 2020-2065-ZCDetermination: Approved

Posted: 10/23/2020

GENERAL INFORMATION

PETITIONER: Eva Delaune
OWNER: Wanda Hale Wright

REQUESTED CHANGE: HC-2 Highway Commercial to HC-2 Highway Commercial and MHO Manufactured

Housing Overlay

LOCATION: Parcel located on the east side of Belair Drive, south of US Highway 190 E; Slidell S18, T9S, R15E;

Ward 8, District 14 SIZE: .16 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 1 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u> <u>Surrounding Use</u> <u>Surrounding Zone</u>

North Vacant and Commercial HC-2 Highway Commercial District
South Residential A-4 Single-Family Residential District

East Electrical Grid I-1 Industrial

West Residential A-4 Single-Family Residential District

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2 Highway Commercial District and MHO Manufactured Housing Overlay. The site is located on the east side of Belair Drive, south of US Highway 190 E, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned property was the subject of a previous rezoning request from A-4 Single-Family Residential District to HC-2 Highway Commercial District (ZC11-12-100). The site is currently developed with a manufactured home that is considered a non-conforming use. The applicant is requesting a MHO Manufactured Housing Overlay to bring the existing use into compliance with the correct zoning designation. Staff is not opposed to the request as it complies with the site's comprehensive plan designation.