

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6529 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BOSWORTH STREET, NORTH OF COAST BOULEVARD, BEING 56698 BOSWORTH STREET, SLIDELLAND WHICH PROPERTY COMPRISES A TOTAL OF .36 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 8, DISTRICT 12). (2020-2016-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2016-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-4A (Single-Family Residential District) to an A-4A (Single-Family Residential 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-4A (Single-Family Residential District) & MHO (Manufactured Housing Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS:

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF DECEMBER , 2020 ; 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: OCTOBER 21 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-2016-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in "CENTRAL PARK SECTION 'A' of NEW SLIDELL", in Sections 23 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, as shown on a survey of "Central Park Section 'A' of New Slidell" by H.G. Fritchie, Surveyor dated January 1st-10th, 1929, filed for record in map file no. 291 of the records of St. Tammany Parish Clerk of Court.

Case No.: 2020-2016 -ZC

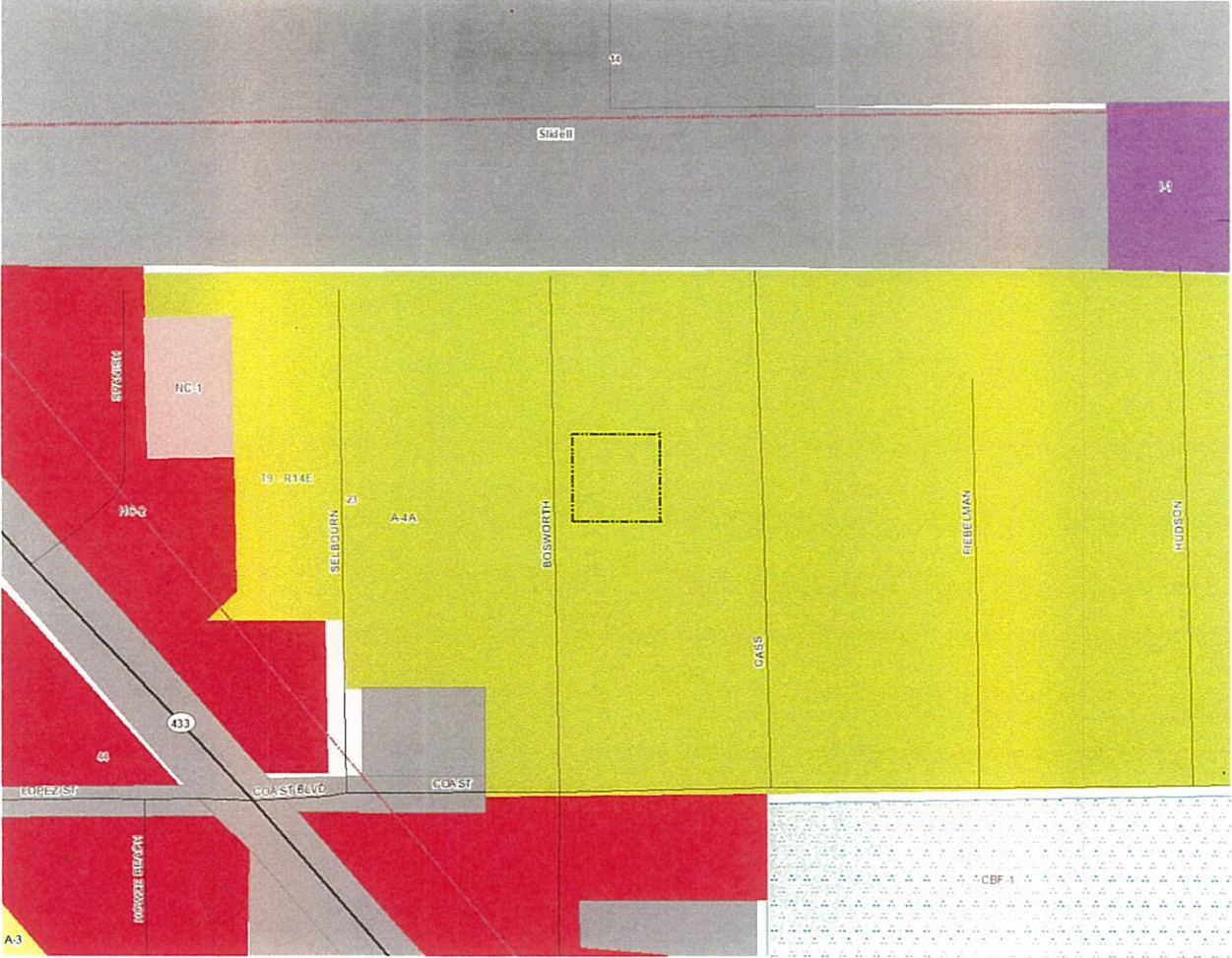
PETITIONER: Alan Zeiser

OWNER: Alan Zeiser

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & MHO Manufactured Housing Overlay

LOCATION: East side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell

SIZE: .36 acres



CENTRAL PARK SEC. "A" OF NEW SLIDELL

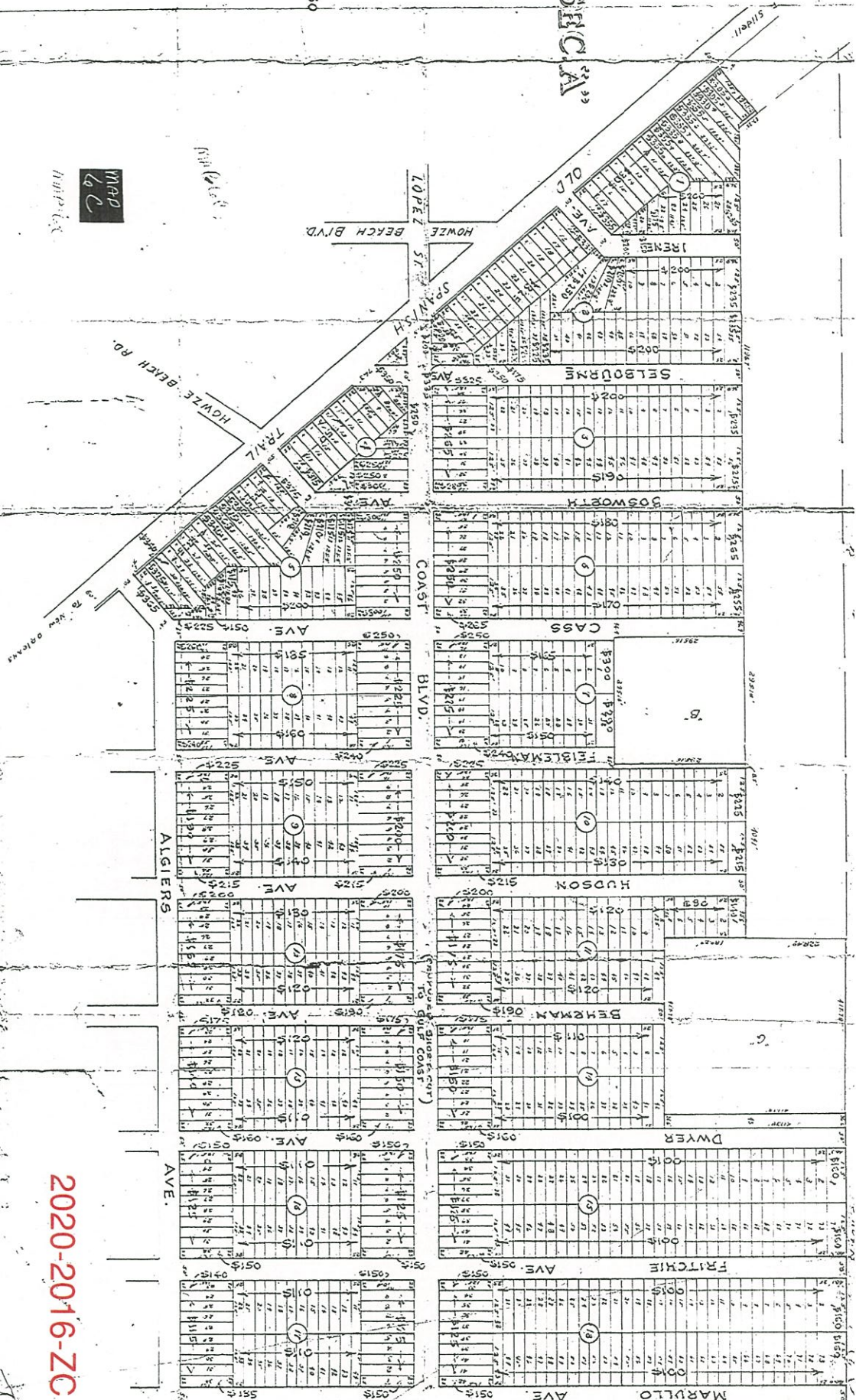
Standard General Realty Co., Inc.

912 GRAVIER ST.



MAIN - 5/50

New Orleans, La.



2020-2016-ZC



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2016 -ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Alan Zeiser

OWNER: Alan Zeiser

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell

SIZE: .36 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|------------------------|--|
| North | Residential | A-4A Single-Family Residential |
| South | Residential | A-4A Single-Family Residential |
| East | Residential | A-4A Single-Family Residential and MHO Manufactured Housing Overlay |
| West | Residential | A-4A Single-Family Residential |

EXISTING LAND USE:

Existing development: No

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 A-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east side of Bosworth Street, north of Coast Boulevard, being 56698 Bosworth Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the zoning designation is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. Staff is not opposed to the request as the MHO Manufactured Housing Overlay is in compliance with the site’s comprehensive plan designation.