

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6553

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MS. TANNER

ON THE 3 DAY OF DECEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED THE EAST SIDE OF BELAIR DRIVE, SOUTH OF US HIGHWAY 190; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .16 ACRES OF LAND MORE OR LESS, FROM ITS HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 8, DISTRICT 14). (2020-2065-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2065-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 HC-2 (Highway Commercial District) to an HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial District) to an HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 2021 ; 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: NOVEMBER 25 , 2020

Published Adoption: \_\_\_\_\_ , 2020

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

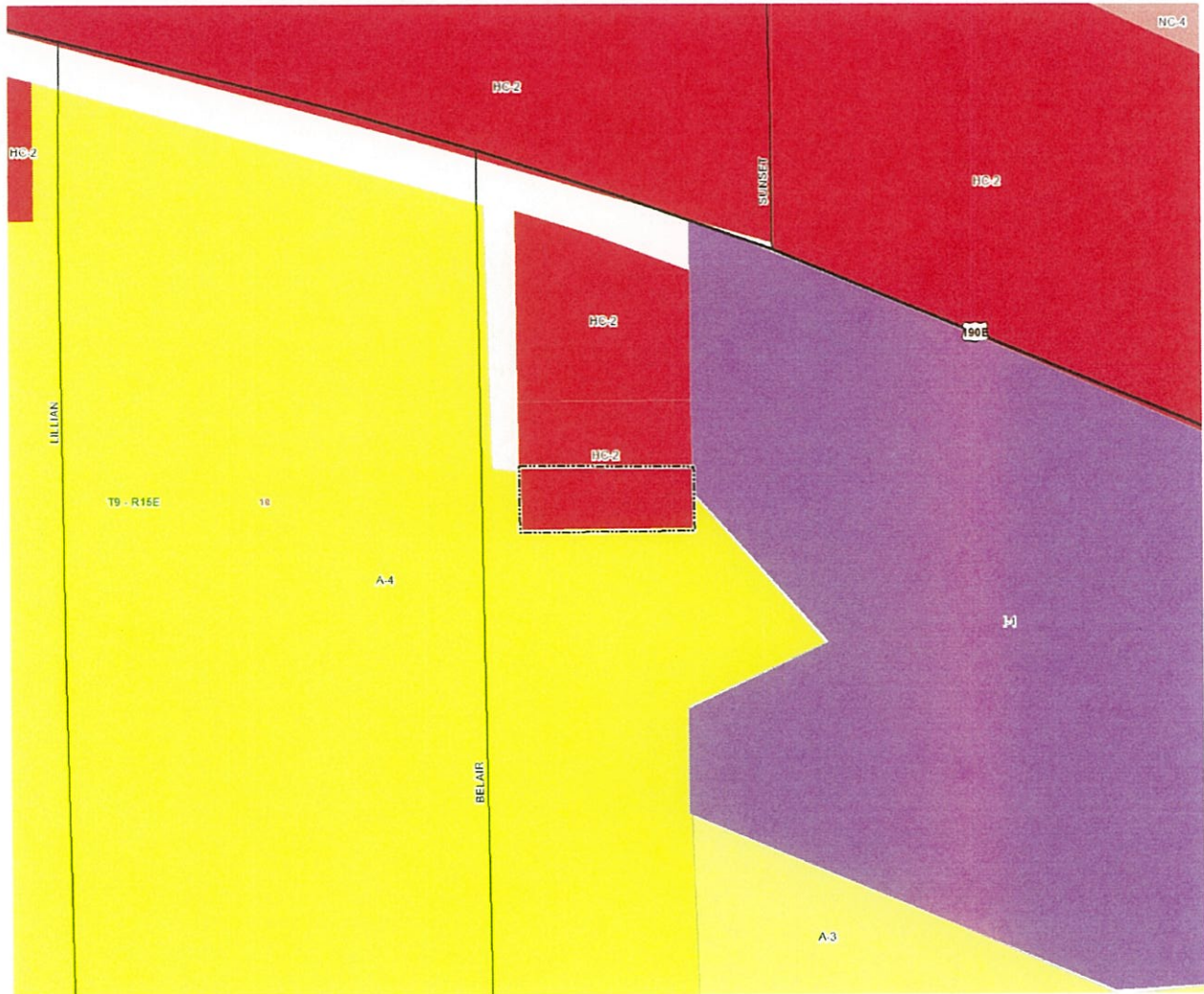
**PETITIONER:** Eva Delaune

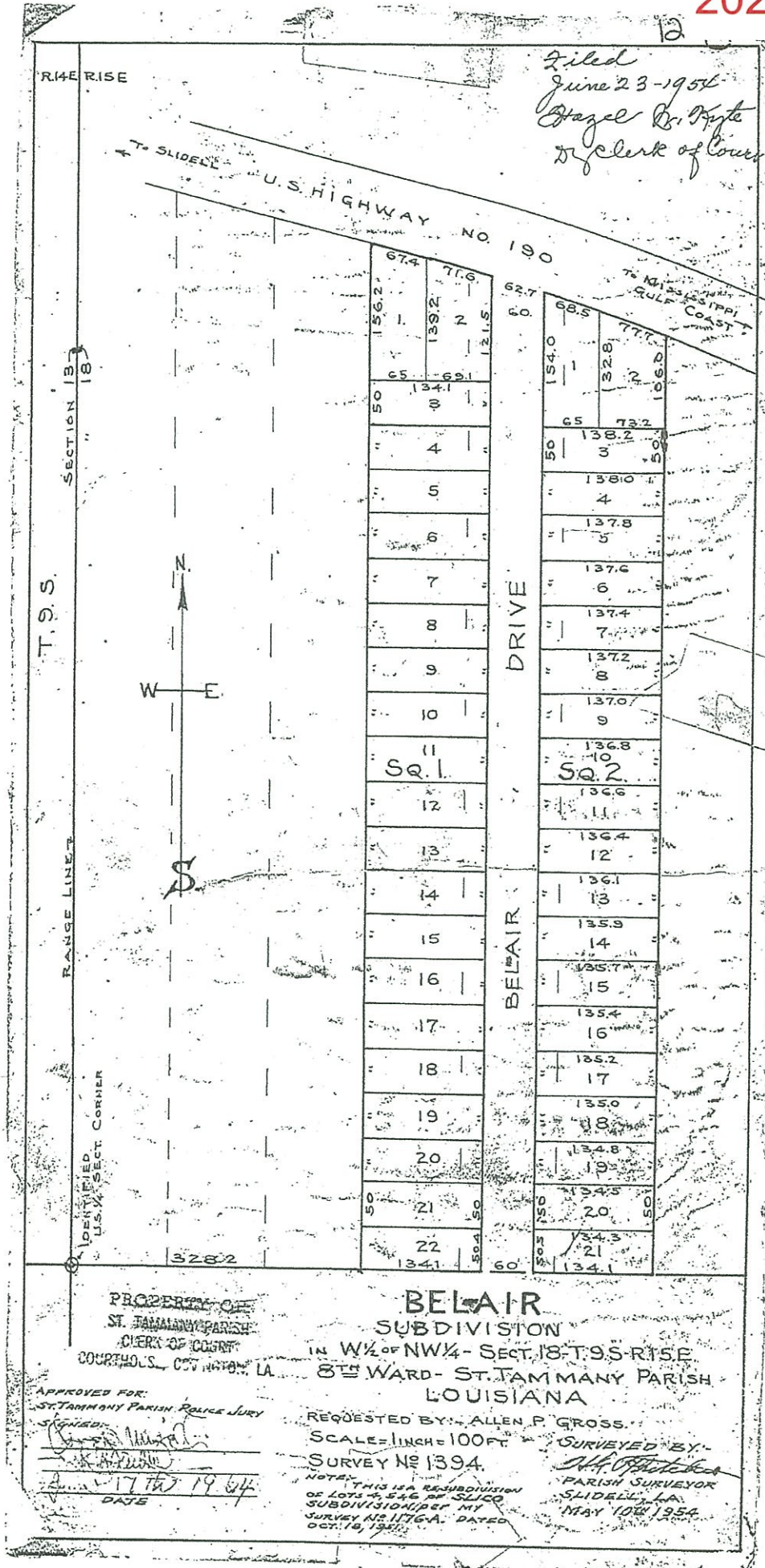
**OWNER:** Wanda Hale Wright

**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







A-4

A-4

NC-4

HC-2

SUNSET

HC-2

190E

HC-2

T9-R15E

HC-2

18

I-1

A-4

BELAIR

A-3

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 10/30/2020  
**Case No.:** 2020-2065-ZC  
**Posted:** 10/23/2020

**Meeting Date:** November 4, 2020  
**Determination:** Approved

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**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  
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**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.