

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6691

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF JUNE , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF MALTER LANE, NORTH OF SALMEN STREET; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .2500 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 9, DISTRICT14) (2021-2311-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2311-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-4 (Single Family Residential District) to an A-4 (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-4 (Single Family Residential 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-4 (Single Family Residential District) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY , 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: MAY 26 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2311-ZC

A certain lot of land situated in Sec. 9, T. 9 S., R 14 E., St. Tammany Parish, Louisiana, to-wit: From the southeast corner of the lot of land sold by vendor to Mrs. Pearl Green, wife of/and Sherman Alexander by act dated May 15, 1967, recorded C B, 459, folio 55 go North 104.0 feet along the east line of said Alexander property; thence go South 89 deg. 45 mm. East 104.0 feet to the west edge of an unnamed public road; thence go South 104.0 feet along the west edge of said unnamed public road; thence go North 89 deg. 45 min.45 mm. West 104.0 feet to the beginning.

Case No.: 2021-2311-ZC

PETITIONER: Charles Bridges

OWNER: Charles Bridges

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

LOCATION: Parcel located on the west side of Malter Lane, north of Salmen Street; Slidell; S9, T9S, R14E; Ward 9, District 14

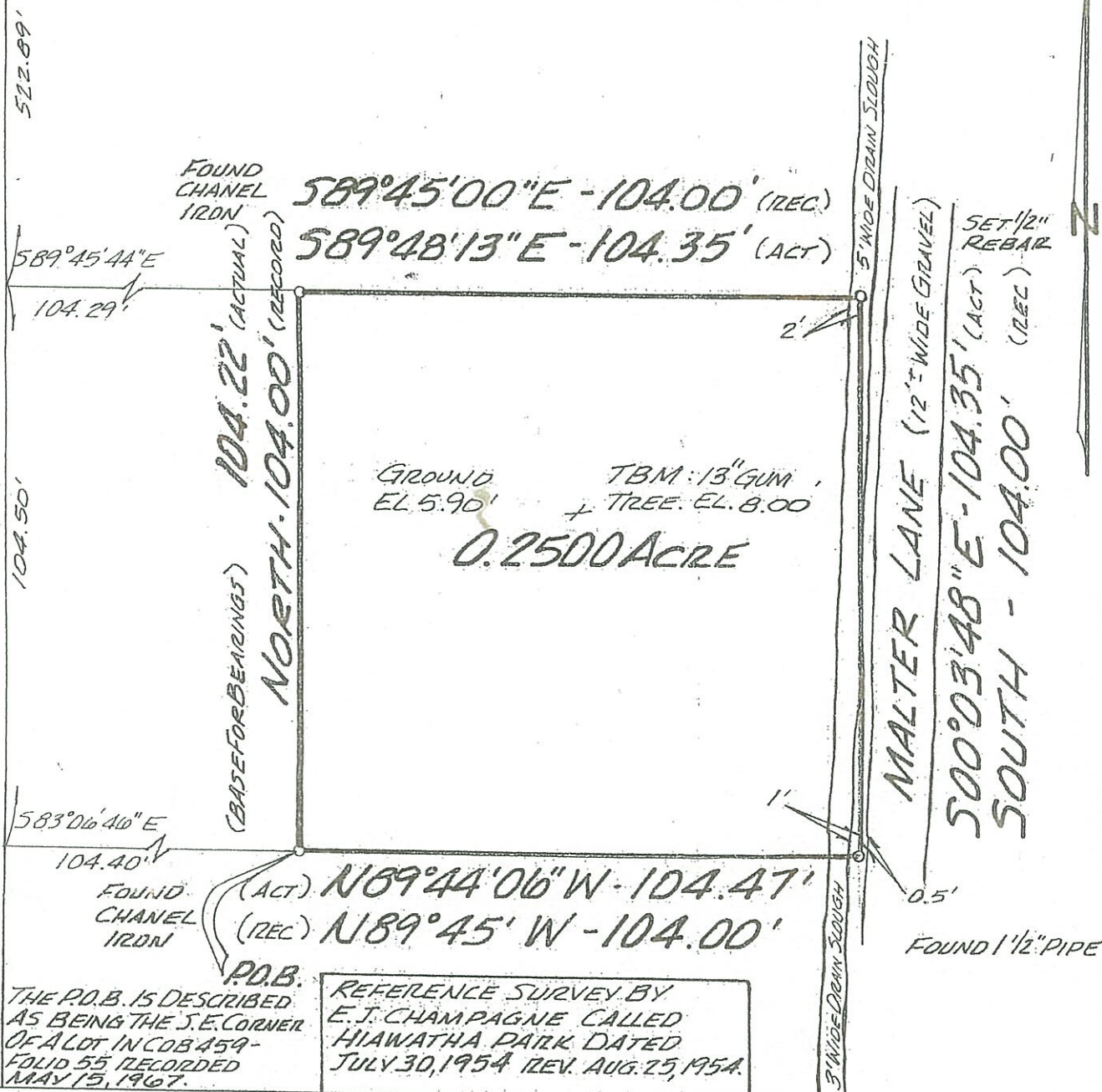
SIZE: .2500 acres



OCEOLA STREET

2021-2311-ZC

APACHE STREET



ADDRESS:

THE P.D.B. IS DESCRIBED AS BEING THE S.E. CORNER OF A LOT IN COB 459- FOLIO 55 RECORDED MAY 19, 1967.

REFERENCE SURVEY BY E.J. CHAMPAGNE CALLED HIAWATHA PARK DATED JULY 30, 1954 REV. AUG. 25, 1954.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. 225 205 0420E
A-21-99
ZONE A-7 B.F.E. 9.0'
*Verify prior to Construction with Local Governing Body

SURVEY NO. 1001019
DATE: 5-9-2000

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504-649-0075 FAX 504-649-0154

DRAWN BY: KP
SCALE: 1"=30'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND

LOCATED IN: SEC. 9 T-9-S R-14-E

ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CHARLES BRIDGES



SURVEYED BY: J.V. Burkes III
J. V. BURKES III
LA. REG. NO. 840

2021-2311-ZC

PF-1

A-4

0

APACHE

T9 - R14E

MALTER

COCHISE



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2311-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Charles Bridges

OWNER: Charles Bridges

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

LOCATION: Parcel located on the west side of Malter Lane, north of Salmen Street; Slidell; S9, T9S, R14E; Ward 9, District 14

SIZE: .2500 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	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	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 A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Malter Lane, north of Salmen 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 subject site is currently developed with a manufactured home and is surrounded by a mixture of stick-built homes and mobile homes. There is no property along Malter Lane which is currently zoned with the Manufactured Home Overlay (MHO).