

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6686

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 OAK AVENUE, NORTH OF SYCAMORE AVENUE; BEING LOTS 21 AND 22, SQUARE 5, BEVERLY HILLS SUBDIVISION; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .13 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 8, DISTRICT 14) (2021-2289-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2289-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2021-2289-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in BEVERLY HILLS SUBDIVISION, which said subdivision is in Section 13, Township 9 South, Range 14 East, 8th Ward, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

Being Lot Numbers 21 and 22 Sq. 5 of Beverly Hills Subdivision, St. Tammany Parish, Louisiana. The Improvements thereon bear the Municipal No. 57427 Oak Avenue, Slidell, LA 70461.

Case No.: 2021-2289-ZC

PETITIONER: Pedro Vergara

OWNER: Pedro Vergara

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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision; Slidell; S13, T9S, R14E; Ward 8, District 14

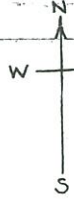
SIZE: .13 acres



PROPERTY OF:
ST. TAMMANY PARISH
CLERK OF COURT
COURTHOUSE, COVINGTON, LA

BEVERLY HILLS SUBDIVISION
BEING THE E $\frac{1}{2}$ -W $\frac{1}{2}$ -NW $\frac{1}{4}$, SECT. 13, T9S R14E
ENLARGED AND SUBDIVIDED FROM PLAN BY H.G. FRITCHIE, JUNE 19, 1926,
SCALE: 1 INCH = 100 FT.

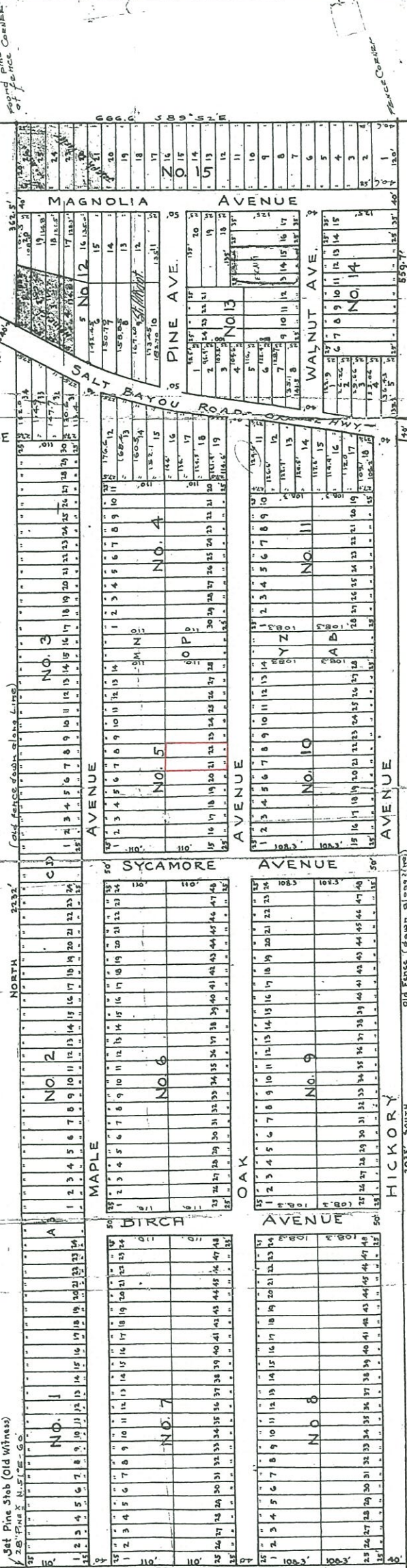
2021-2289-ZC
Subject Property



Set Pine Stab (Old Witness)
25' Pine X N 5' E - 6'

(Old fence down along line)

Stop
Fence Corner
Fence Corner



CERTIFIED CORRECT IN ACCORDANCE WITH SURVEY
MADE BY ME THIS 15TH DAY OF OCTOBER, 1926.
J. H. FRITCHIE, JR.
SURVEYOR
REGISTERED IN ACCORDANCE WITH LOUISIANA LAW

MAP 1954 Map File # 1954

FILE 6-6-2

MHO

WILLOW

MAPLE

OAK

BROOKTER

13 A-4

T9 - R14E

SYCAMORE

MHO

MHO

A-5

A-5

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2289-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Pedro Vergara

OWNER: Pedro Vergara

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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision; Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: .13 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 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	Undeveloped	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 Oak Avenue, north of Sycamore Avenue; being Lots 21 and 22, Square 5, Beverly Hills Subdivision, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is flanked on all sides by property that is zoned A-4 Single-Family Residential District. There are several sites within the subdivision which have received the MHO Manufactured Housing Overlay in the past and the area is developed with both stick-built and manufactured homes.

Note that the site has been vacated from the current Council District 14 moratorium (C-6365) and the reason for the request is to allow for a manufactured home.