

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6629

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. FITZGERALD

ON THE 1 DAY OF APRIL , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF PREACHERS OAK LANE, SOUTH OF US HIGHWAY 190, BEING LOTS 44 AND 45, SQUARE 3, AVONDALE SUBDIVISION; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .138 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 9, DISTRICT 14).(2021-2215-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2215-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-3 (Suburban District) & HC-2 (Highway Commercial District) to an A-3 (Suburban District), 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 A-3 (Suburban District), 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 A-3 (Suburban District) & HC-2 (Highway Commercial District) to an A-3 (Suburban District), 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MAY , 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: MARCH 24 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2215-ZC

Two certain lots or parcels of ground, 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 the Parish of St. Tammany, State of Louisiana, in that part thereof known as Avondale Subdivision in Sq. No. 3, bounded by Avondale Avenue, Challen Street, a strip of land along the West property line of the Subdivision, Lot No. 14, Sq. No. 4, Edgewood Avenue and Talbot Street and designated by the Lot Nos. 44 and 45, and measuring according to Map of Avondale prepared from survey of I-I.G. Fritchie, dated September 14, 1927, by Gilbert and Kelly, Surveyors, as follows:

Lot Nos. 44 and 45 adjoin each other and measure each twenty-five (25') feet front on Edgewood Avenue, similar width in the rear by a depth of one hundred twenty (120') feet between equal and parallel lines. Lot No. 45 commences at a distance of fifty (50') feet from the corner of Edgewood Avenue and Talbot Street.

Case No.: 2021-2215-ZC

PETITIONER: Dwayne Parker

OWNER: Dwayne Parker

REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-3 Suburban District, HC-2 Highway Commercial District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Preachers Oak Lane, south of US Highway 190, being Lots 44 and 45, Square 3, Avondale Subdivision; Slidell

SIZE: .138 acres

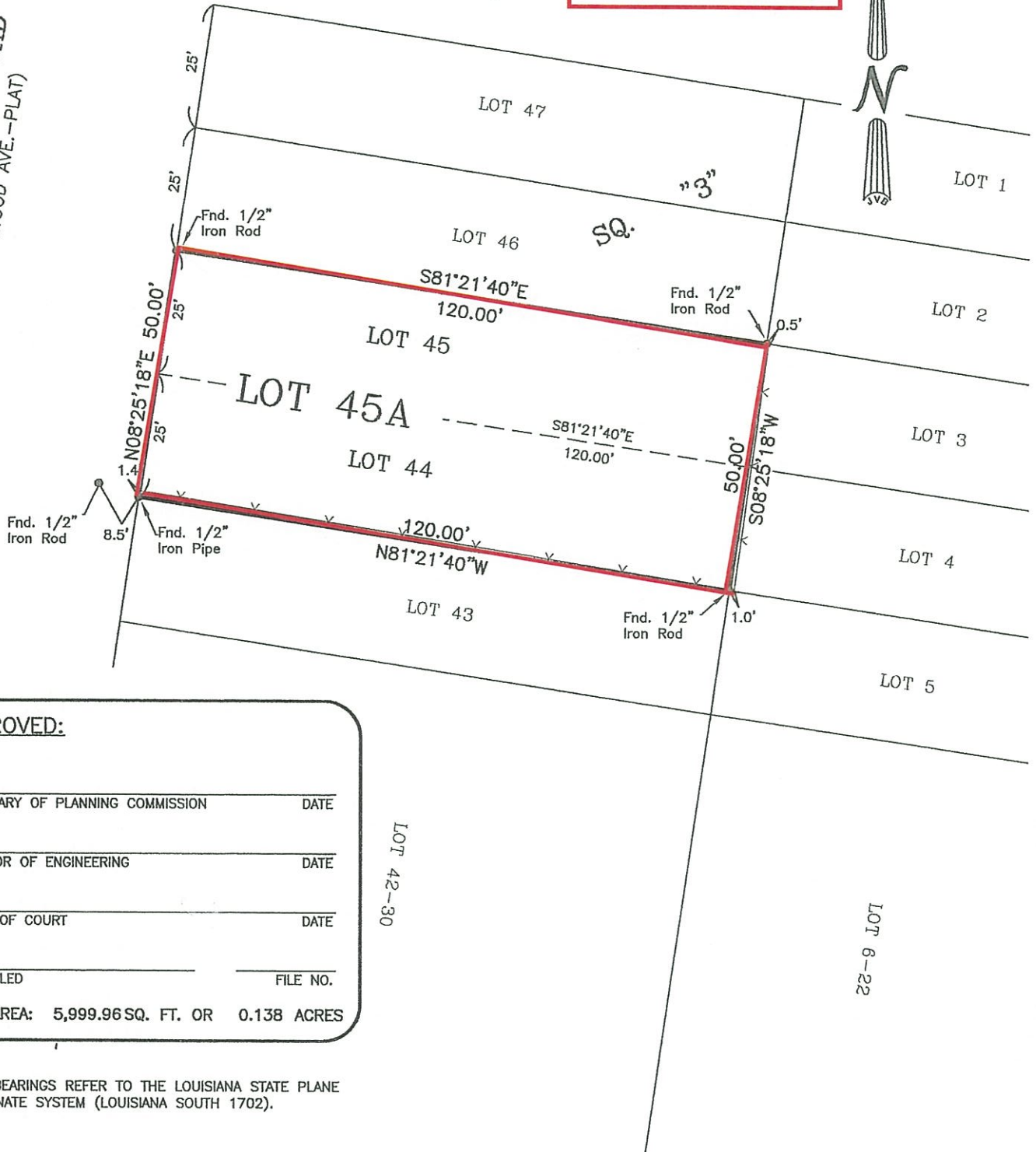


2021-2215-ZC

TALBOT STREET
(NOT CONSTRUCTED)

Subject Property

N. PREACHERS OAK ROAD
(AKA EDGEWOOD AVE.-PLAT)



APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

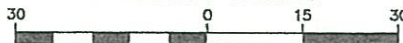
TOTAL AREA: 5,999.96 SQ. FT. OR 0.138 ACRES

NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: N. PREACHERS OAK ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT 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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE 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. No. 225205 0420 E
F.I.R.M. Date 04/21/1999
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.

20190196

DATE:

04/24/2019

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY:

VLL

CHECKED BY:

RMK

SCALE:

1" = 30'

A RESUBDIVISION MAP OF
LOTS 44 & 45 INTO LOT 45A,
AVONDALE SUBDIVISION, SQ. 3 IN
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: LILMAN, LLC

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.





ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

| | |
|---|--|
| Date: February 22, 2021 Case No.: 2021-2215-ZC Posted: February 19, 2021 | Meeting Date: March 2, 2021 Determination: Approved |
|---|--|

GENERAL INFORMATION

PETITIONER: Dwayne Parker
OWNER: Dwayne Parker
REQUESTED CHANGE: From A-3 Suburban District and HC-2 Highway Commercial District to A-3 Suburban District, HC-2 Highway Commercial District and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the east side of Preachers Oak Lane, south of US Highway 190, being Lots 44 and 45, Square 3, Avondale Subdivision; Slidell
SIZE: .138 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 | Undeveloped | HC-2 Highway Commercial District |
| South | Residential | A-3 Suburban District |
| East | Residential | HC-2 Highway Commercial District and A-3 Suburban District |
| West | Residential | HC-2 Highway Commercial District and A-3 Suburban District |

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-3 Suburban District and HC-2 Highway Commercial District to A-3 Suburban District, HC-2 Highway Commercial District, and MHO Manufactured Home Overlay. The site is located on the east side of Preachers Oak Lane, south of US Highway 190, being Lots 44 and 45, Square 3, Avondale 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 located in a neighborhood that is developed with a majority of manufactured homes. The nearby intersection of Preachers Oak Lane and North Preachers Oak Lane was rezoned to accommodate manufactured homes in 2015 (ZC15-05-048).