

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6772

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. DEAN

ON THE 29 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF CHERRY STREET, NORTH OF EMERALD STREET; BEING LOTS 7 AND 8, SQUARE 6, SLIDELL MANOR SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF .40 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) (WARD 9, DISTRICT 11) (2021-2447-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2447-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-4A (Single Family Residential District) 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).

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-4A (Single Family Residential District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 OCTOBER , 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: AUGUST 25 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

EXHIBIT "A"

2021-2447-ZC

THAT CERTIIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Slidell Manor Subdivision, which is a subdivision of a portion of Section 37, Township 8 South, Range 14 East, Greensburg District, Ninth Ward, St. Tammany Parish, Louisiana, which subdivision has been duly accepted and approved by the Parish of St. Tammany and which lot or parcel of land is more fully described as being LOT NUMBERS 7 AND 8, SQUARE 6 of said subdivision.

Case No.: 2021-2447-ZC

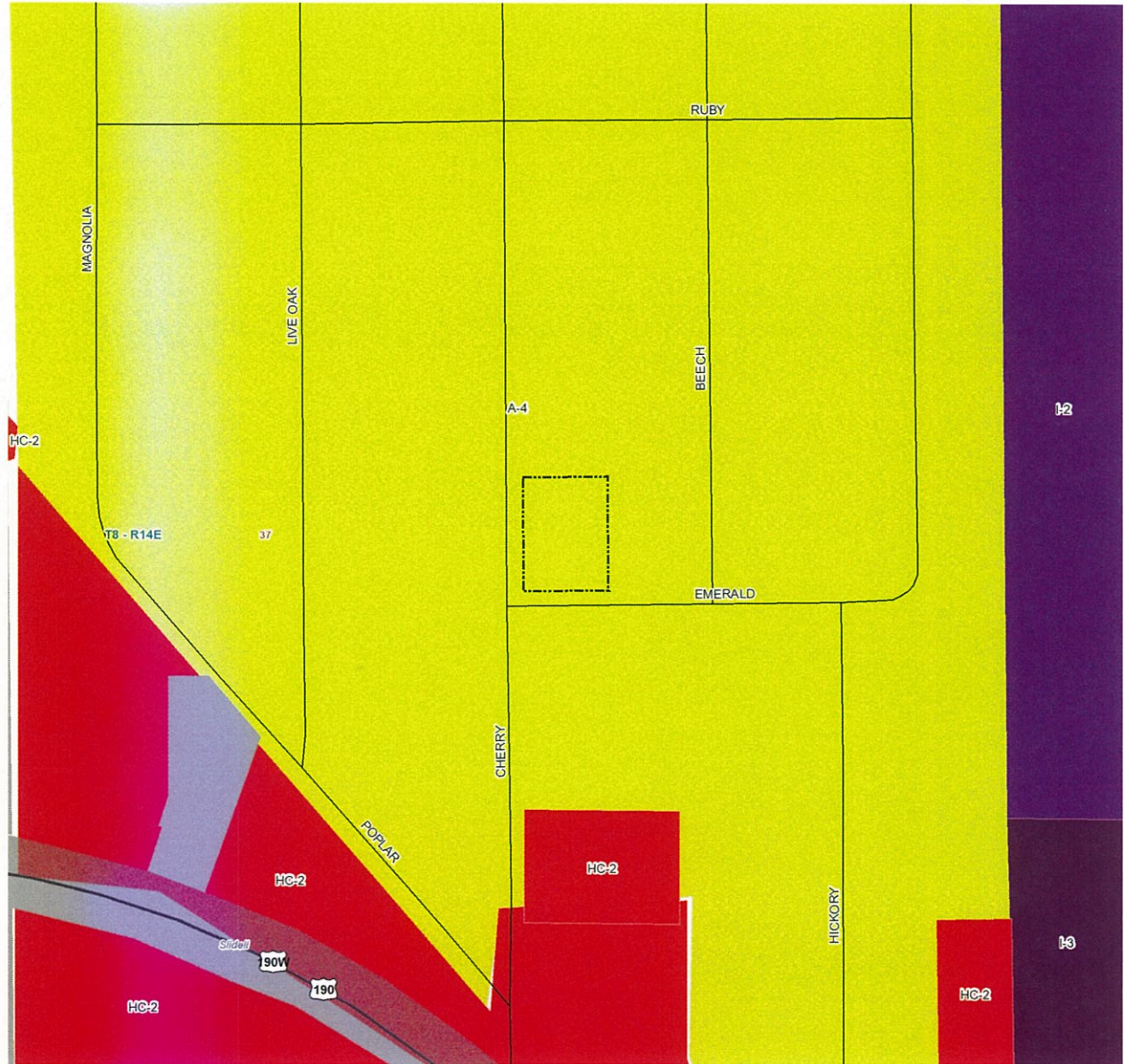
PETITIONER: Kellie Dorgan

OWNER: Kellie Dorgan

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4A Single-Family Residential District

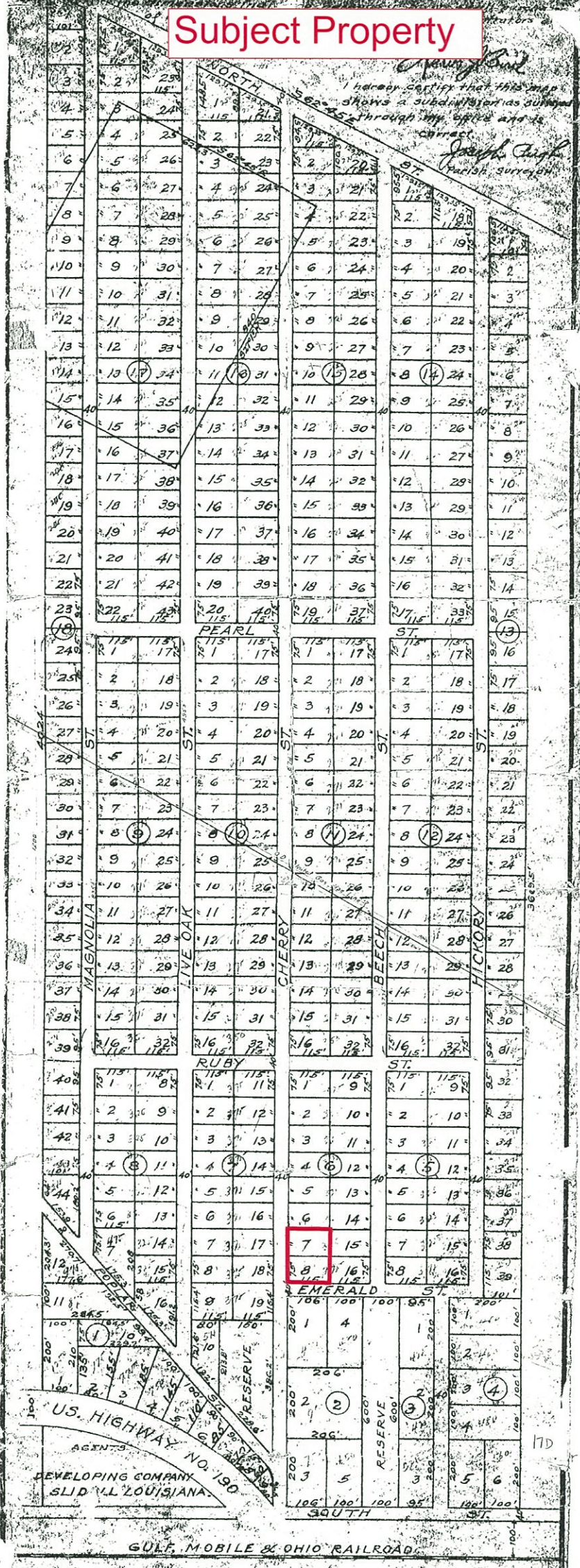
LOCATION: Parcel located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision, S37, T8S, R14E, Ward 9, District 11

SIZE: .40 acres



2021-2447-ZC

Subject Property



US. HIGHWAY NO. 190
 AGENTS
 DEVELOPING COMPANY
 SLIDELL, LOUISIANA

SLIDELL MANOR
 A SUBDIVISION OF A PORTION OF SECTION
 30 TOWNSHIP 8 SOUTH RANGE EAST
 GREENSBURG DISTRICT, LOUISIANA
 SCALE 1" = 200'
 JANUARY 1924

2021-2447-ZC

RUBY

LIVE OAK

CHERRY

BEECH

A-4

37
T8 - R14E

EMERALD

MAGNOLIA

POPLAR

HC-2

HICKORY

190

HC-2

190W

HC-2



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2447-ZC
Posted: July 16, 2021

Meeting Date: August 3, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kellie Dorgan

OWNER: Kellie Dorgan

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision, S37, T8S, R14E, Ward 9, District 11

SIZE: .40 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Cherry Street - **Type:** Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

Emerald Street - **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
South	Undeveloped	A-4 Single-Family Residential
East	Residential	A-4 Single-Family Residential
West	Residential	A-4 Single-Family Residential

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-4A Single-Family Residential District. The site is located on the northeast corner of Cherry Street, north of Emerald Street; being Lots 7 and 8, Square 6, Slidell Manor Subdivision. 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 developed with an existing single-family residential dwelling on Lot 8 and an existing detached garage on Lot 7. The reason for the request is to accommodate a proposed minor subdivision to combine Lots 7 and 8 and to convert the existing detached garage into a residential dwelling.

The current A-4 Single-Family Residential Zoning District classification allows four residential dwellings per acre, which requires 10,890 sq. ft. of property per allowable dwelling unit. The requested A-4A Single-Family Residential Zoning District classification allows six residential dwellings per acre, which requires 7,260 sq. ft. of property per allowable dwelling unit. The subject property consists of 17,424 sq. ft. and therefore would require a zoning district classification with a higher allowable density such as the requested A-4A Zoning District to accommodate the conversion of the detached garage into a single-family residence. A change in zoning will allow a higher residential density than typically exists in within the Slidell Manor Subdivision

	Zoning	Max Density	Total Allowable Density on Subject Site
Existing	A-4 Single-Family Residential District	Four units per acre 4:1	1 Residential Dwelling
Proposed	A-4A Single-Family Residential District	Six units per acre 6:1	2 Residential Dwellings