

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6772

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 2 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

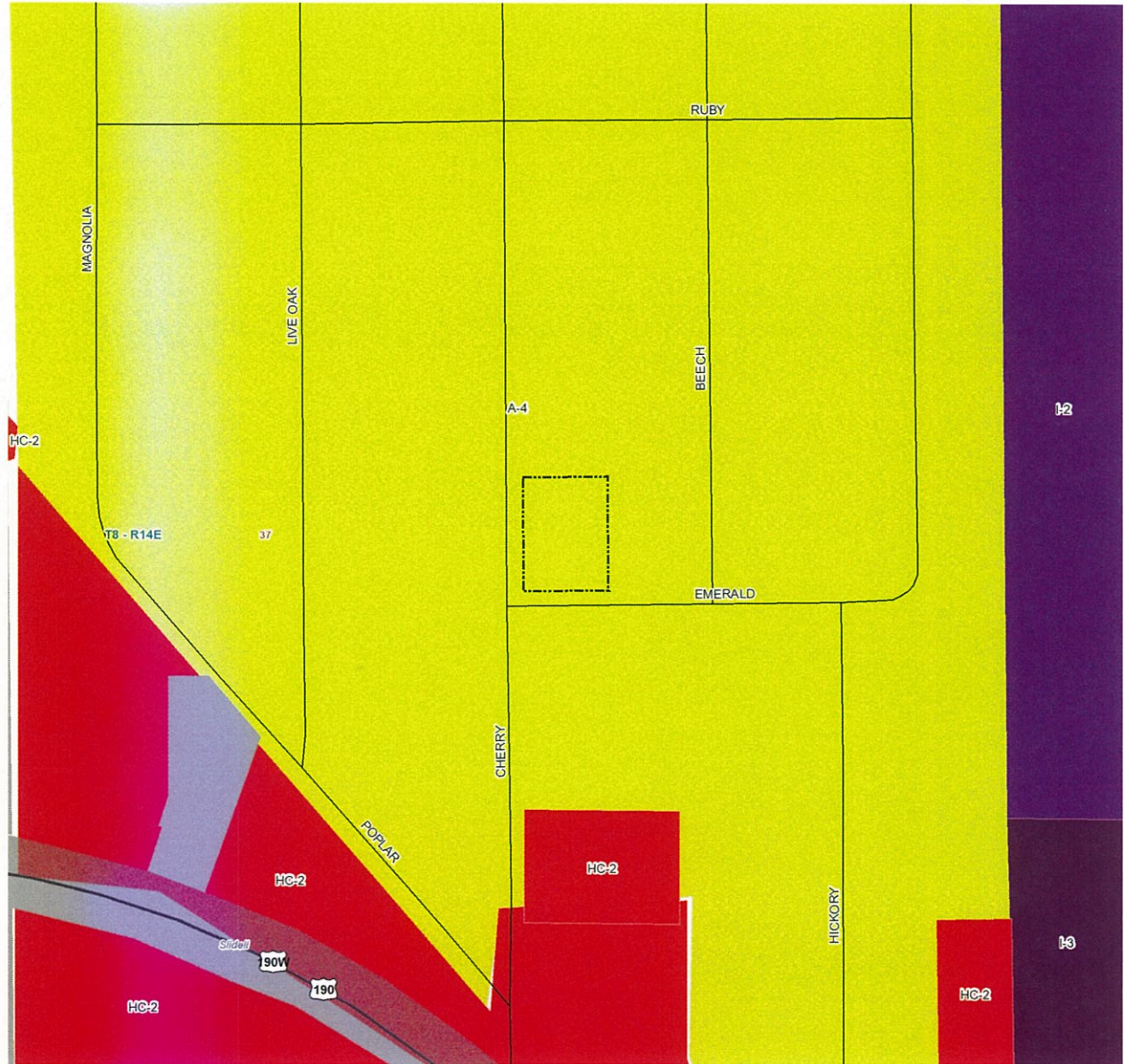
**PETITIONER:** Kellie Dorgan

**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

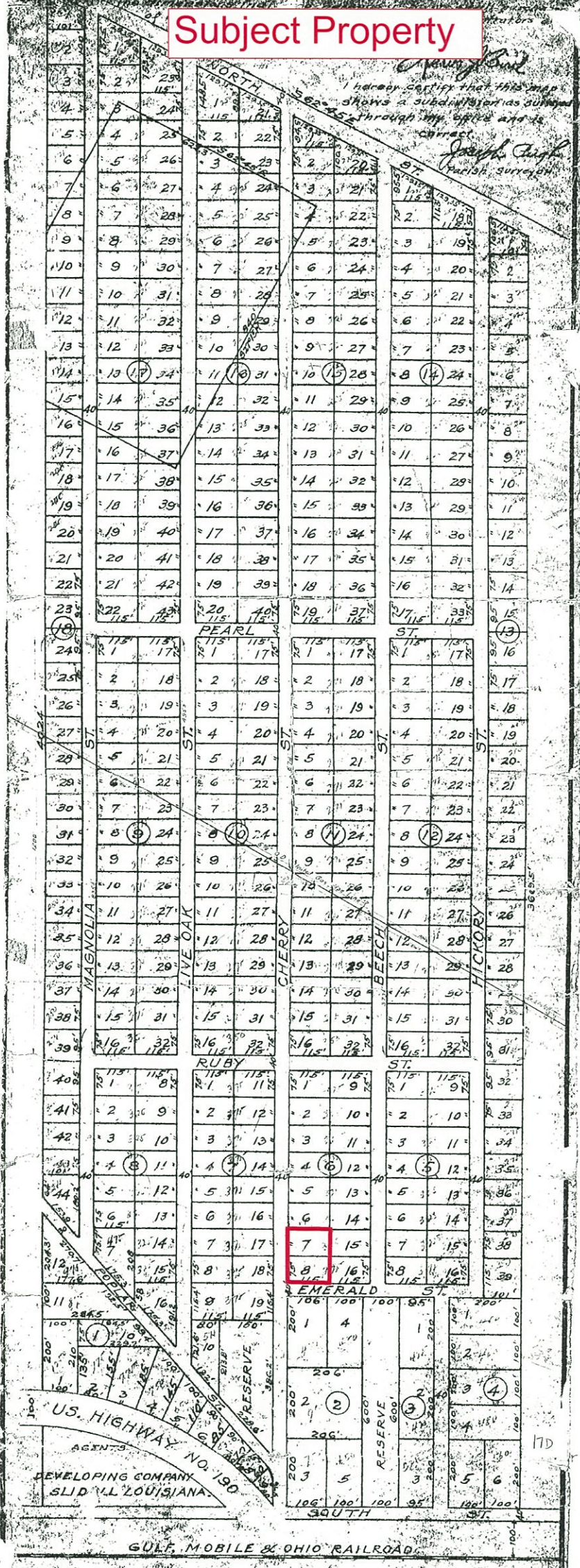
**SIZE:** .40 acres





2021-2447-ZC

Subject Property



US. HIGHWAY NO. 190  
 AGENTS  
 DEVELOPING COMPANY  
 SLID. N.L. LOUISIANA

GULF, MOBILE & OHIO RAILROAD

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

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#### GENERAL INFORMATION

**PETITIONER:** Kellie Dorgan

**OWNER:** Kellie Dorgan

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#### 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

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