ST. TAMMANY PARISH COUNCIL

ORDINANCE

	ORDINANCE
ORDINANCE CALENDAR NO: <u>6769</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPE	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE 2 DAY OF <u>SEPTEMBER</u> , 202	<u>1</u>
OF ST. TAMMANY PARPARCEL LOCATED EAS MANASSAS AVENUE; IF PARK SUBDIVISION A TOTAL OF .21 ACRES PRESENT A-4 (SINGLE AN A-4 (SINGLE-FAMIL	NDING THE OFFICIAL ZONING MAP ZISH, LA, TO RECLASSIFY A CERTAIN T SIDE OF MONITOR DRIVE, SOUTH OF BEING LOT 13, BLOCK 9, CENTENNIAL ND WHICH PROPERTY COMPRISES A OF LAND MORE OR LESS, FROM ITS FAMILY RESIDENTIAL DISTRICT) TO LY RESIDENTIAL DISTRICT) AND MHO USING OVERLAY) (WARD 9, DISTRICT
law, <u>Case No. 2021-2441-ZC</u> , has recommendate the zoning classification of the above re	f the Parish of St. Tammany after hearing in accordance with ended to the Council of the Parish of St. Tammany, Louisiana, ferenced area be changed from its present A-4 (Single-Family mily Residential District) and MHO (Manufactured Housing ndaries; and
WHEREAS, the St. Tammany Parish and	Council has held its public hearing in accordance with law;
	Council has found it necessary for the purpose of protecting elfare, to designate the above described property as A-4 HO (Manufactured Housing Overlay).
THE PARISH OF ST. TAMMANY HE	CAREBY ORDAINS that in regular session convened:
_	of the above described property is hereby changed from its trict) to an A-4 (Single-Family Residential District) and MHO
SECTION II: The official zoning map to incorporate the zoning reclassification special section in the section of the section section is the section of the s	of the Parish of St. Tammany shall be and is hereby amended becified in Section I hereof.
REPEAL: All ordinances or parts of O	rdinances in conflict herewith are hereby repealed.
• •	his Ordinance shall be held to be invalid, such invalidity shall in be given effect without the invalid provision and to this end declared to be severable.
EFFECTIVE DATE: This Ordinance sl	nall 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 $\frac{7}{2}$ DAY OF $\frac{0}{2}$ DAY OF $\frac{0}{2}$; AND BECOMES ORDINANCE COUNCIL SERIES NO
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN ATTEST:
ATTEST.
KATRINA L. BUCKLEY, COUNCIL CLERK
MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: <u>AUGUST 25</u> , <u>2021</u>
Published Adoption:, 2021
Delivered to Parish President:, 2021 at
Returned to Council Clerk:, 2021 at

EXHIBIT "A"

2021-2441-ZC

THAT CERTAIN 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 Section 35, Township 8 South, Range 13 East, near Slidell, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

Lot 13, Block 9, CENTENNIAL PARK SUBDIVISION.

Case No.: 2021-2441-ZC
PETITIONER: Cara Pearson

OWNER: Pearson Rentals, LLC - Cara Pearson

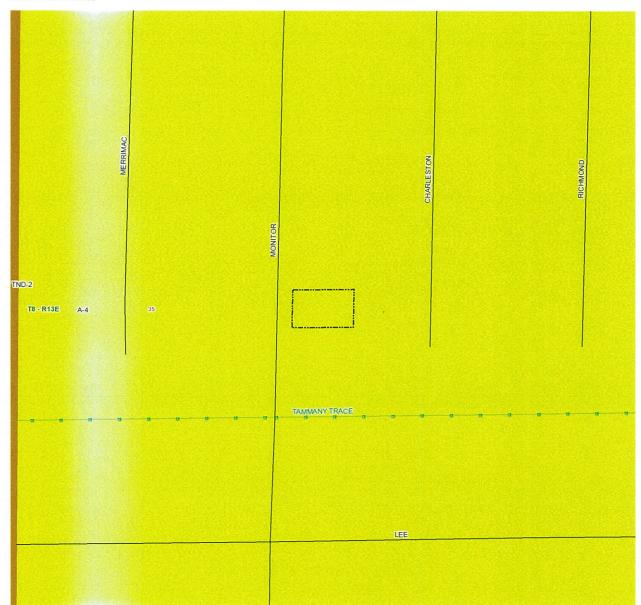
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District

and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9,

Centennial Park Subdivision, S35, T8S, R13E, Ward 9, District 11

SIZE: .21 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 27, 2021

Case No.: 2021-2441-ZC

Posted: July 14, 2021

Meeting Date: August 3, 2021

Determination: Approved

GENERAL INFORMATION

PETITIONER: Cara Pearson

OWNER: Pearson Rentals, LLC - Cara Pearson

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 east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9,

Centennial Park Subdivision, S35, T8S, R13E, Ward 9, District 11

SIZE: .21 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>	Surrounding Use	Surrounding Zone
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 east side of Monitor Drive, south of Manassas Avenue; being Lot 13, Block 9, Centennial Park 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 located within an existing residential area. There is no MHO Manufactured Housing Overlay in the immediate vicinity. The area is developed with stick-built homes and a manufactured home on the south side of the property. A change in zoning will bring the property into compliance with the existing zoning classification and allow the manufactured home to become eligible for an electrical connection.