

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6769

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

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 EAST SIDE OF MONITOR DRIVE, SOUTH OF MANASSAS AVENUE; BEING LOT 13, BLOCK 9, CENTENNIAL PARK SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF .21 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 9, DISTRICT 11) (2021-2441-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2441-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) and 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) and MHO (Manufactured Housing Overlay).

THE PARISH OF ST. TAMMANY HEAREBY ORDAINS that in regular session convened:

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) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"**

**2021-2441-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

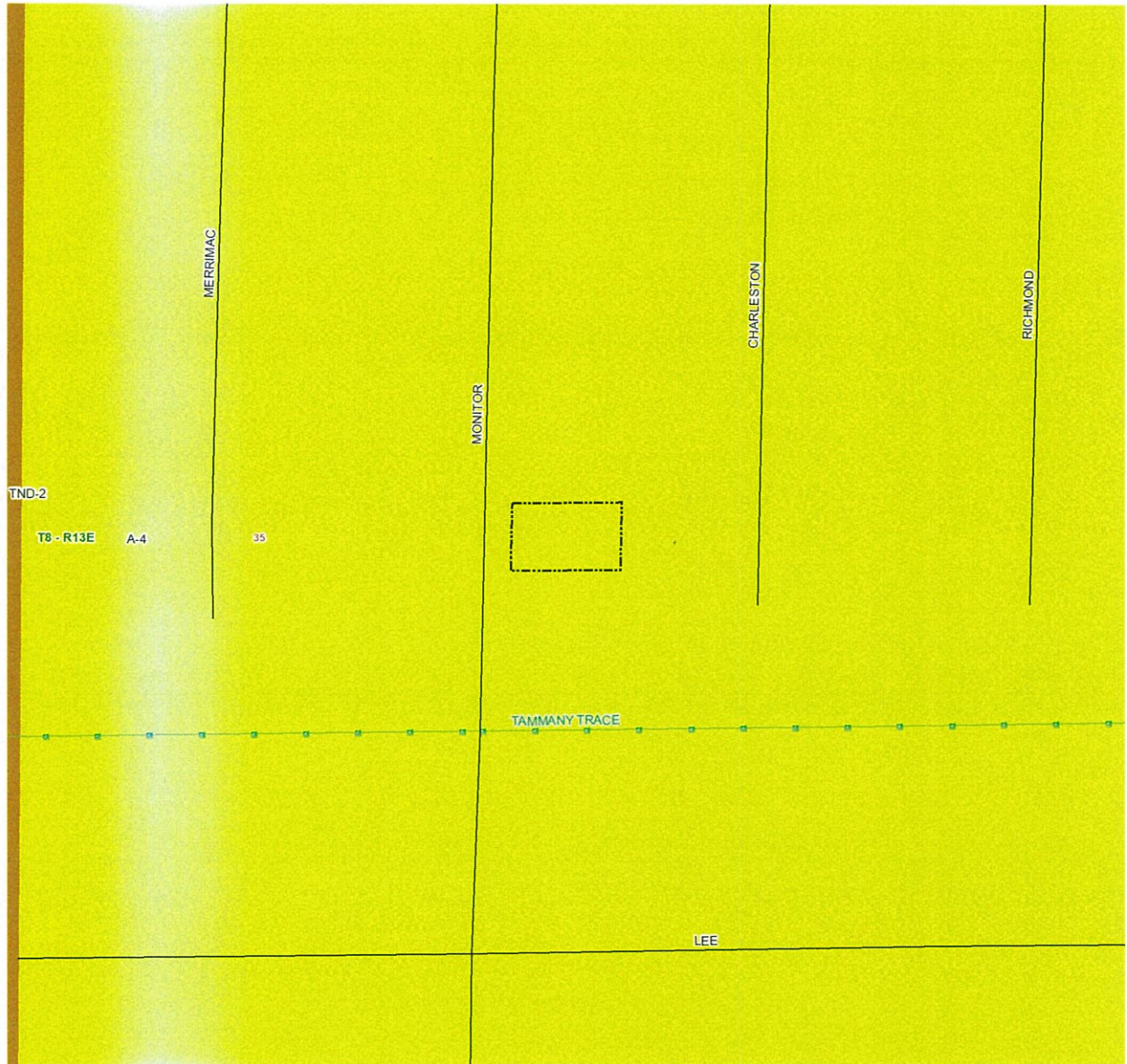
**PETITIONER:** Cara Pearson

**OWNER:** Pearson Rentals, LLC – Cara Pearson

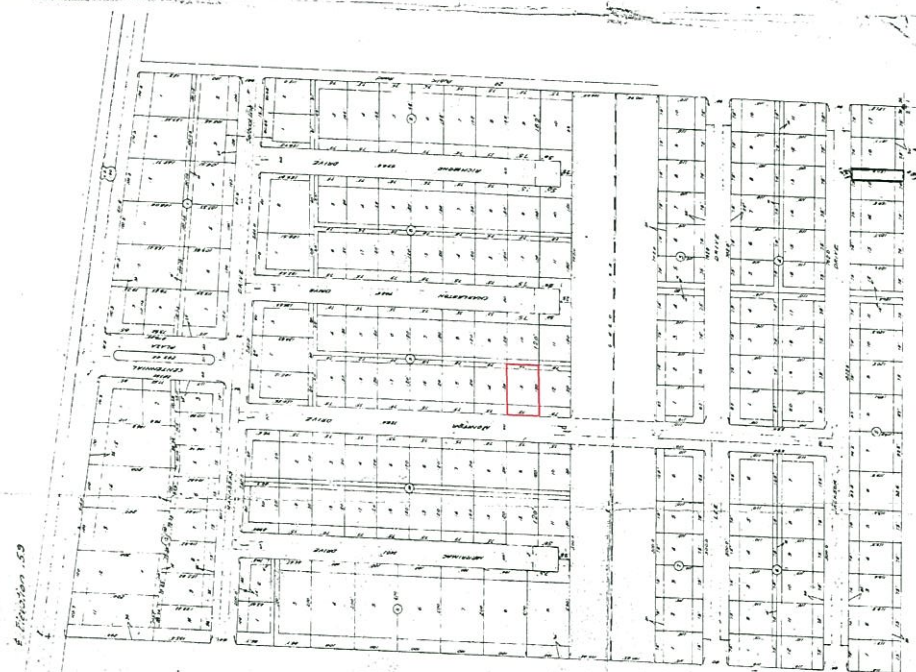
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

**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



2021-2441-ZC



DESCRIPTION

Block No. 15, Subdivision 53, Parish of St. Tammany, Louisiana, containing 15 lots, more or less, situated in the Parish of St. Tammany, Louisiana, and being a part of the same. The lots are more or less as shown on the plat hereunto annexed, and the same are being offered for sale to the highest bidder for cash at the public sale to be held at the Court House in the Parish of St. Tammany, Louisiana, on the 15th day of November, 2021, at 10:00 o'clock in the forenoon of that day. The terms of sale are cash, and the same to be paid in full at the time of sale. The Clerk of Court is authorized to execute the necessary instruments to carry out the terms of this order.

Map No. 15, Subdivision 53, Parish of St. Tammany, Louisiana, containing 15 lots, more or less, situated in the Parish of St. Tammany, Louisiana, and being a part of the same. The lots are more or less as shown on the plat hereunto annexed, and the same are being offered for sale to the highest bidder for cash at the public sale to be held at the Court House in the Parish of St. Tammany, Louisiana, on the 15th day of November, 2021, at 10:00 o'clock in the forenoon of that day. The terms of sale are cash, and the same to be paid in full at the time of sale. The Clerk of Court is authorized to execute the necessary instruments to carry out the terms of this order.

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Approved By: \_\_\_\_\_  
 Prepared and Filed in Parish of St. Tammany, Louisiana, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
 Notary Public for St. Tammany Parish, Louisiana  
 My Comm. Expires \_\_\_\_\_

"NE VARIETUR"

To identify it with an Act of \_\_\_\_\_ passed before me this day.

*[Handwritten Signature]*  
 Notary Public for St. Tammany Parish, Louisiana  
 My Comm. Expires \_\_\_\_\_

Each lot floor elevations for residence construction in this subdivision should be not less than 15.0 feet mean sea level.



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

Subject Property

MAP #57B

MERRIMAC

MONITOR

CHARLESTON

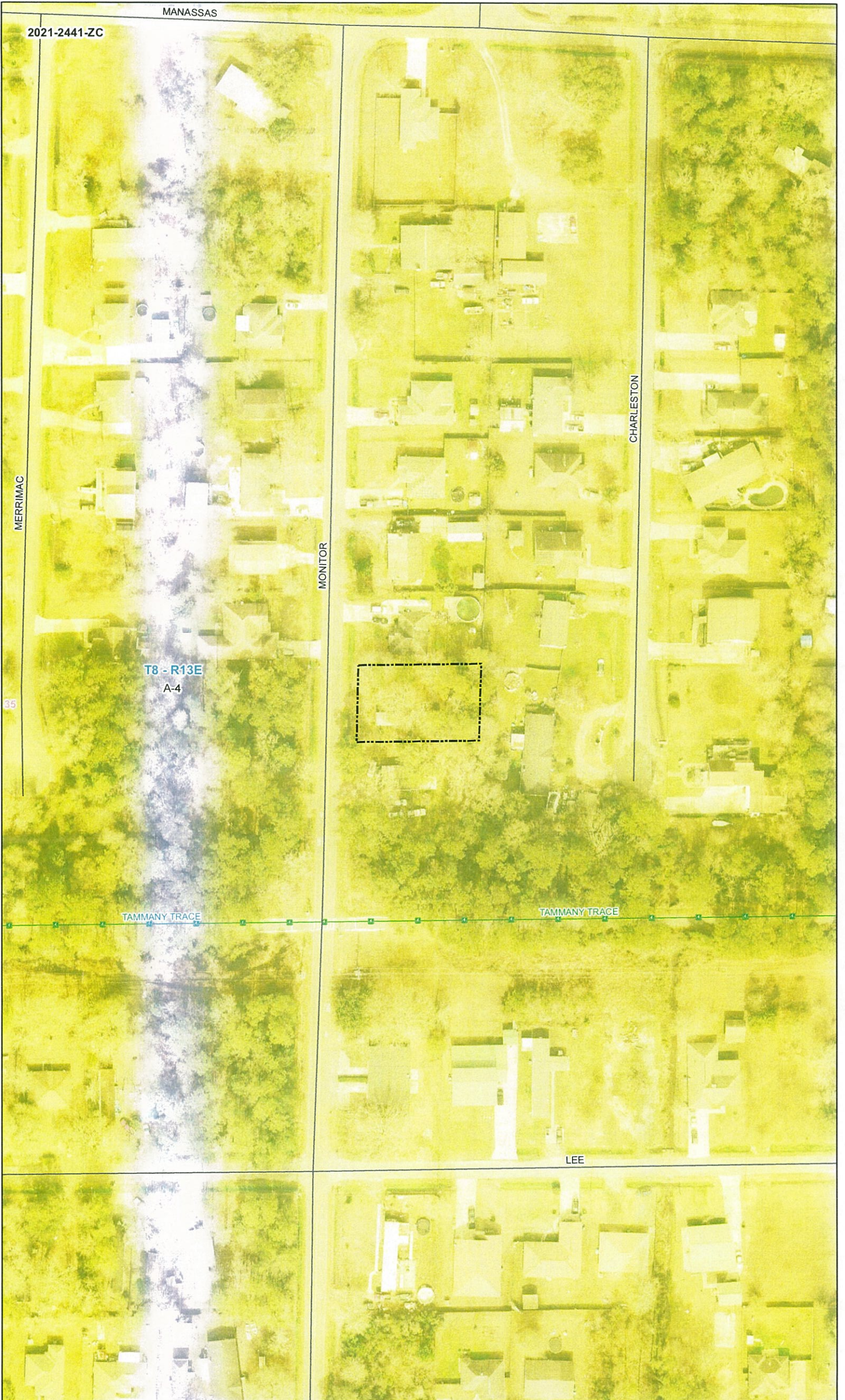
T8 - R13E  
A-4

35

TAMMANY TRACE

TAMMANY TRACE

LEE



## 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

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#### 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

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#### 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	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.