

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6933

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 7 DAY OF APRIL , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF NINA DRIVE, SOUTH OF SHEREE STREET; BEING LOT 16, SQUARE 5, OAKLAWN EAST SUBDIVISION, SECTION 2, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .31 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 7, DISTRICT 7) (2021-2687-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2687-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 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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_ .

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MARCH 30 , 2022

Published Adoption: \_\_\_\_\_ , 2022

Delivered to Parish President: \_\_\_\_\_ , 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2687-ZC**

**Lot sixteen (16), square five (5), Oaklawn East Subdivision Section Two (2), St. Tammany Parish Louisiana, said Lot No. 16 measures 102.3 feet front on Nina Drive with a width in the rear of 100 feet and a depth on the sideline of Lot 17 122.2 feet and a depth on the sideline of Lot 15 of 150 feet.**

**Said square 5 is bounded by Annette Lynn, Nina Drive, Tracey Street and Sheree Lane.**

**Case No.:** 2021-2687-ZC

**PETITIONER:** Kristina Speakman

**OWNER:** Kristina Speakman

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

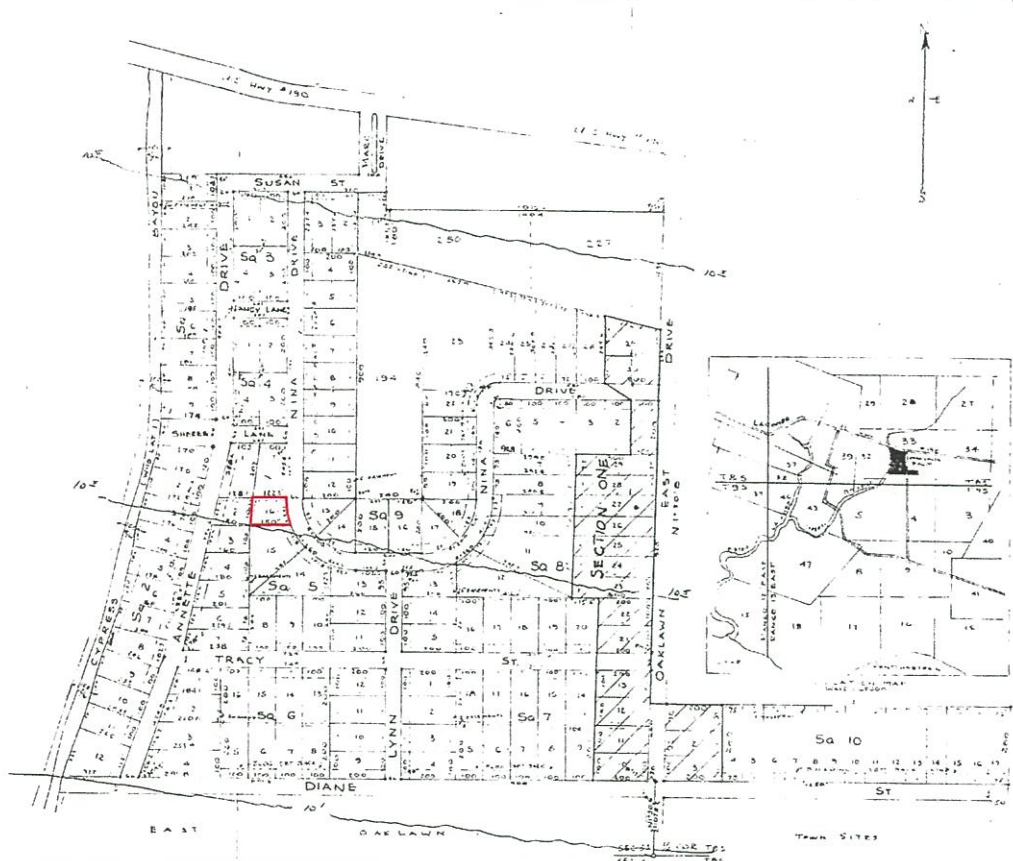
**LOCATION:** Parcel located on the west side of Nina Drive, south of Sheree Street; being Lot 16, Square 5, Oaklawn East Subdivision, Section 2, Lacombe; S33, T8S, R13E; Ward 7, District 7

**SIZE:** .31 acres



2021-2687-ZC

Subject Property



FEET	
ACRES	
TOTAL	
PERCENT	
TOTAL	
TOTAL	
TOTAL	
TOTAL	
TOTAL	
TOTAL	
TOTAL	
TOTAL	

APPROVED BY  
*Markus S. Stein, Esq.*  
PRESIDENT OF TAMPAH PLAT CO., INC.  
*George A. Brown*  
CHIEF ENGINEER  
*Robert H. Smith*  
CIVIL ENGINEER  
DEC 13, 1960  
A.L.

ALL LOTS FLOOR PLANE "410"  
MAR 1, 1964 P.M. 395-B  
165 C 102

**OAKLAWN EAST**  
SECTION TWO  
IN SECTION 33 TOWNSHIP 28 SOUTH RANGE 17E  
72 W 2d ST TAMPAH COUNTY FLORIDA  
AND RANGE A RESUBDIVISION OF PLATS 187-21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
IN EAST OAKLAWN SUBDIVISION

FOR: OAKLAWN DEVELOPMENT, INC.  
OFFICE OF H.C. SMITH & SONS, INC.  
SEPT 1960 SCALE 1"=250'



2021-2687-ZC

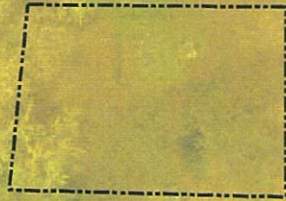
ANNETTE

NINA

SHEREE

T8 - R13E

A-4 33





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** February 23, 2022  
**Case No.:** 2021-2687-ZC  
**Posted:** February 15, 2022

**Meeting Date:** March 2, 2022  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Kristina Speakman

**OWNER:** Kristina Speakman

**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 west side of Nina Drive, south of Sheree Street; being Lot 16, Square 5, Oaklawn East Subdivision, Section 2, Lacombe; S33, T8S, R13E; Ward 7, District 7

**SIZE:** .31 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	Residential	A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

**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-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Nina Drive, south of Sheree Street; being Lot 16, Square 5, Oaklawn East Subdivision, Section 2, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

A majority of the Oaklawn East subdivision is zoned A-4 Single-Family Residential District which allows single-family residential dwellings as a permitted use. A significant number of lots within the subdivision have been rezoned to A-4 and MHO to accommodate the development of manufactured homes. The neighborhood is comprised of stick-built homes and mobile homes and the subject site is currently undeveloped.

A change in zoning will allow for the placement of a new manufactured home.