

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6862

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TOLEDANO

ON THE 6 DAY OF JANUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF JOHN DRIVE, NORTH OF KEITH DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.29 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY) (WARD 8, DISTRICT 9) (2021-2606-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2606-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-2 (Suburban District) to an A-2 (Suburban 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-2 (Suburban 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-2 (Suburban District) to an A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF FEBRUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: DECEMBER 29 , 2021

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

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

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

## **EXHIBIT "A"**

### **2021-2606-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 29, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

Lot 46, Hickory Hills, Addition Number One, St. Tammany Parish, Louisiana, being more fully described as follows: Said Lot 46 fronts 200.0 feet on John Drive, with a depth along the sideline adjacent to Lot 48 of 303.9 feet and a depth along the sideline adjacent to Lot 36 of 262.1 feet and a width across the rear which is adjacent to Lot 56 of 204.3 feet.

**Case No:** 2021-2606-ZC

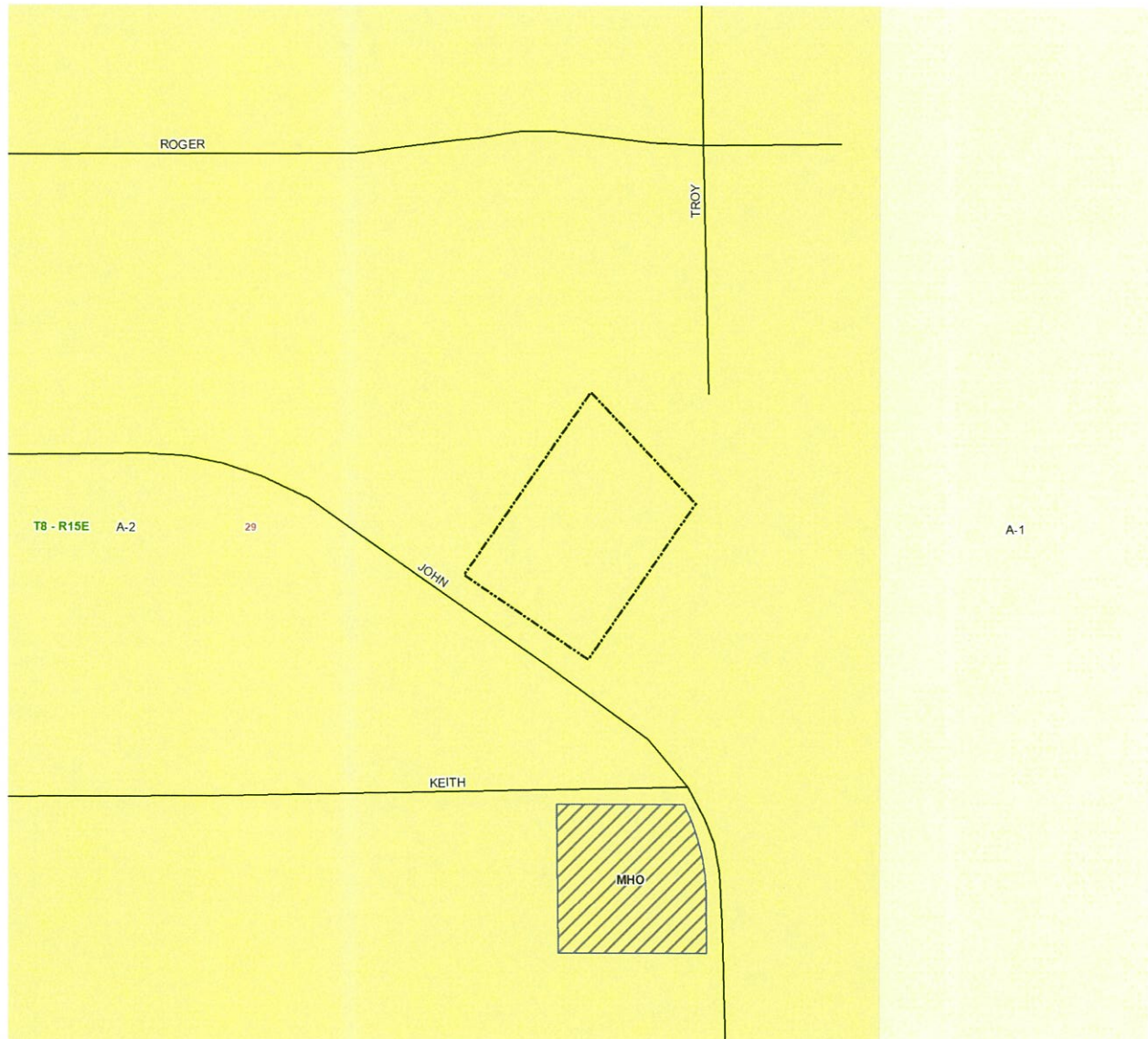
**PETITIONER:** David Morgan Schutte

**OWNER:** David Morgan Schutte

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

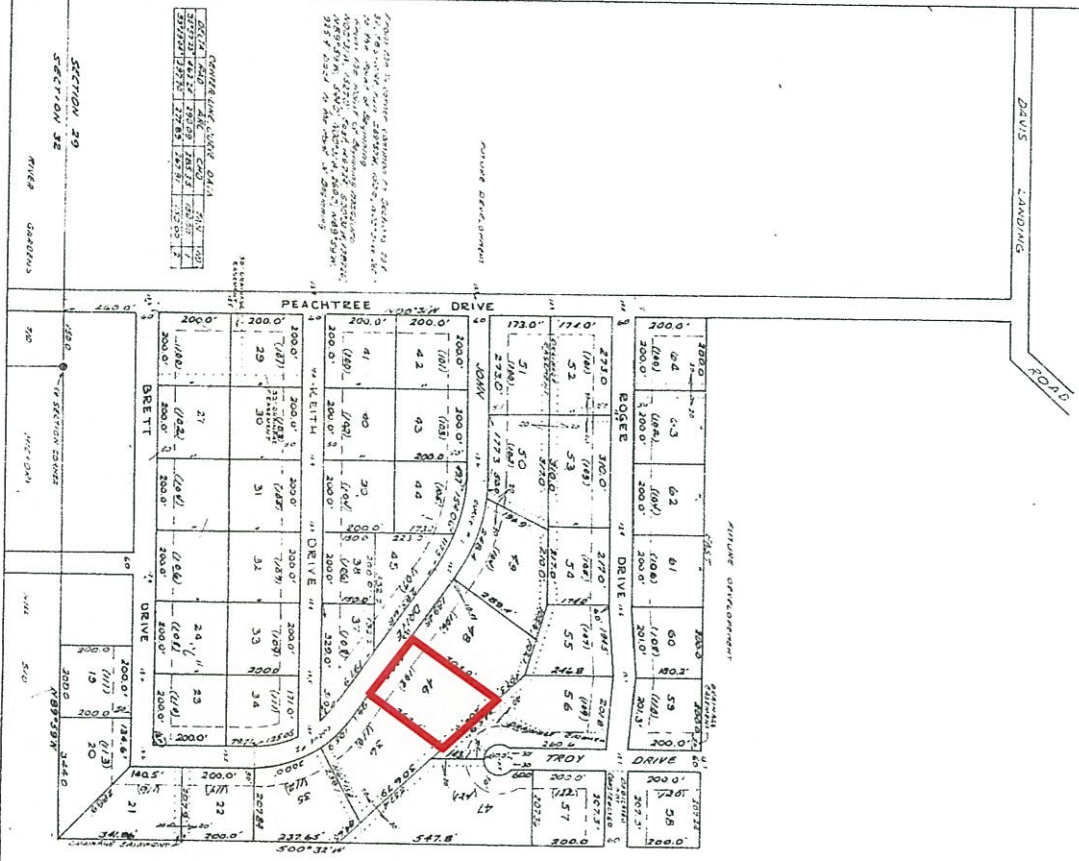
**LOCATION:** Parcel located on the north side of John Drive, north of Keith Drive, Slidell; S29, T8S, R15E; Ward 8, District 9

**SIZE:** 1.29 acres

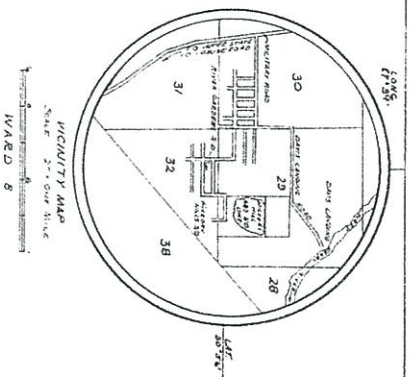


# HICKORY HILLS

ADDITION-ONE-SUBDIVISION  
SECTION 29, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA



SECTION	TOWNSHIP	RANGE	AREA
SECTION 29	TOWNSHIP 8 SOUTH	RANGE 15 EAST	360.00 AC.
SECTION 30	TOWNSHIP 8 SOUTH	RANGE 15 EAST	360.00 AC.
SECTION 31	TOWNSHIP 8 SOUTH	RANGE 15 EAST	360.00 AC.
SECTION 32	TOWNSHIP 8 SOUTH	RANGE 15 EAST	360.00 AC.



**OWNER - DEVELOPER**  
LACOMBE DEVELOPMENT CORPORATION  
ONE SHELL SQUARE  
NEW ORLEANS, LOUISIANA  
PRESIDENT: J. J. LACOMBE  
SECRETARY: G. GORDON HANCOCK

**FILED FOR RECORD**  
JAN 21, 1976  
By *William A. J. [Signature]*  
CLERK OF COURT  
475-B

**APPROVED BY**  
W. Keith [Signature]  
PRESIDENT, POLICE JURY  
C. D. [Signature]  
CHURCHILL, MO. REG. COMMITTEE  
W. J. [Signature]  
SECRETARY, PARISH PLANNING COM.  
W. H. [Signature]  
PARISH ENGINEER

**DEDICATION**  
HERE BY DEDICATE TO THE PARISH OF ST. TAMMANY THE RIGHT OF WAY AND PUBLIC STREETS DEMONSTRATED ON THIS PLAN AS PUBLIC THROUGHWAYS.

W. H. [Signature]  
PARISH ENGINEER

**RESTRICTIVE COVENANTS TO RUN WITH EACH TITLE**

EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING AND NOT MORE THAN ONE MOBILE HOME.  
NO UNLAWFUL BUSINESS SHALL BE CONDUCTED ON ANY LOT.  
NO CONSTRUCTION OF ANY NATURE IS PERMITTED IN PARISH AND NEIGHBORHOODS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN OBSTACLE OR HINDERANCE TO THE PROGRESS OF THE PARISH OR NEIGHBORHOOD.  
THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN THIS AREA WHICH IS SUBJECT TO INUNDATION DUE TO PERIODIC FLOODING IS 4.00 FEET.  
NO DRIVEWAY SHALL BE INSTALLED UNTIL SIZE REQUIREMENT HAS BEEN MET BY THE APPROVAL OF THE PARISH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OR POLICE JURY.  
THESE COVENANTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS WHICH ARE RECORDED IN THE PUBLIC RECORDS OF THE PARISH OF ST. TAMMANY, LOUISIANA.  
W. H. [Signature]  
PARISH ENGINEER

**CERTIFICATE**  
THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE ACT OF THE LEGISLATURE OF THE STATE OF LOUISIANA, PASSED AT THE REGULAR SESSION OF THE PARISH OF ST. TAMMANY, LOUISIANA, IN 1951.

W. H. [Signature]  
PARISH ENGINEER

**ISLAND SURVEYING, INC.**  
430-C  
COVINGTON, LOUISIANA  
DATE JANUARY 25, 1976  
Hickory Hills Flood Hazard Map  
W. H. [Signature]  
REGISTERED LAND SURVEYOR

2021-2606-ZC

BRYAN

MHO

TROY

ROGER

DENTY CRAWFORD

T8 - R15E

A-2

29

A-1

JOHN

KEITH

MHO

BRETT

HICKORY

A-1



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** November 30, 2021  
**Case No.:** 2021-2606-ZC  
**Posted:** November 18, 2021

**Meeting Date:** December 7, 2021  
**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** David Morgan Schutte

**OWNER:** David Morgan Schutte

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of John Drive, north of Keith Drive, Slidell; S29, T8S, R15E; Ward 8, District 9

**SIZE:** 1.29 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-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban 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-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of John Drive, north of Keith Drive, Slidell. 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 Hickory Hills subdivision is zoned A-2 Suburban District which allows single-family residential dwellings as a permitted use. There are several sites within the subdivision which have been rezoned to A-2 Suburban District and MHO Manufactured Housing Overlay to accommodate manufactured homes as a permitted use. The subject site is currently developed with an unoccupied manufactured home. The neighborhood is comprised of a mixture of existing stick built and manufactured homes.

The reason for the request is to allow for the electrical connection of an existing manufactured home.