

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6889

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. DEAN

ON THE 3 DAY OF FEBRUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF EVERGREEN LANE, NORTH OF FAIRVIEW DRIVE, AND EAST OF SUNSET DRIVE; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .29 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) (2021-2628-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2628-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 26, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2628-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 4, Township 9 South, Range 14 East, 9th Ward, St. Tammany Parish, Louisiana, in WOODLAND PARK SUBDIVISION, and described as follows, to-wit:

LOTS 17, 18,19, AND 20, SQUARE 7, WOODLAND PARK SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA. All as more fully shown on survey by J. V. Burkes, III, Surveyor, dated November 16, 1995, under No. 952105, annexed to Acts registered at Instrument No. 974511, and according to which, said lots measure together 105 feet front on Evergreen Drive, same width in the rear, and a depth of 120 feet between equal and parallel lines.

Case No.: 2021-2628-ZC

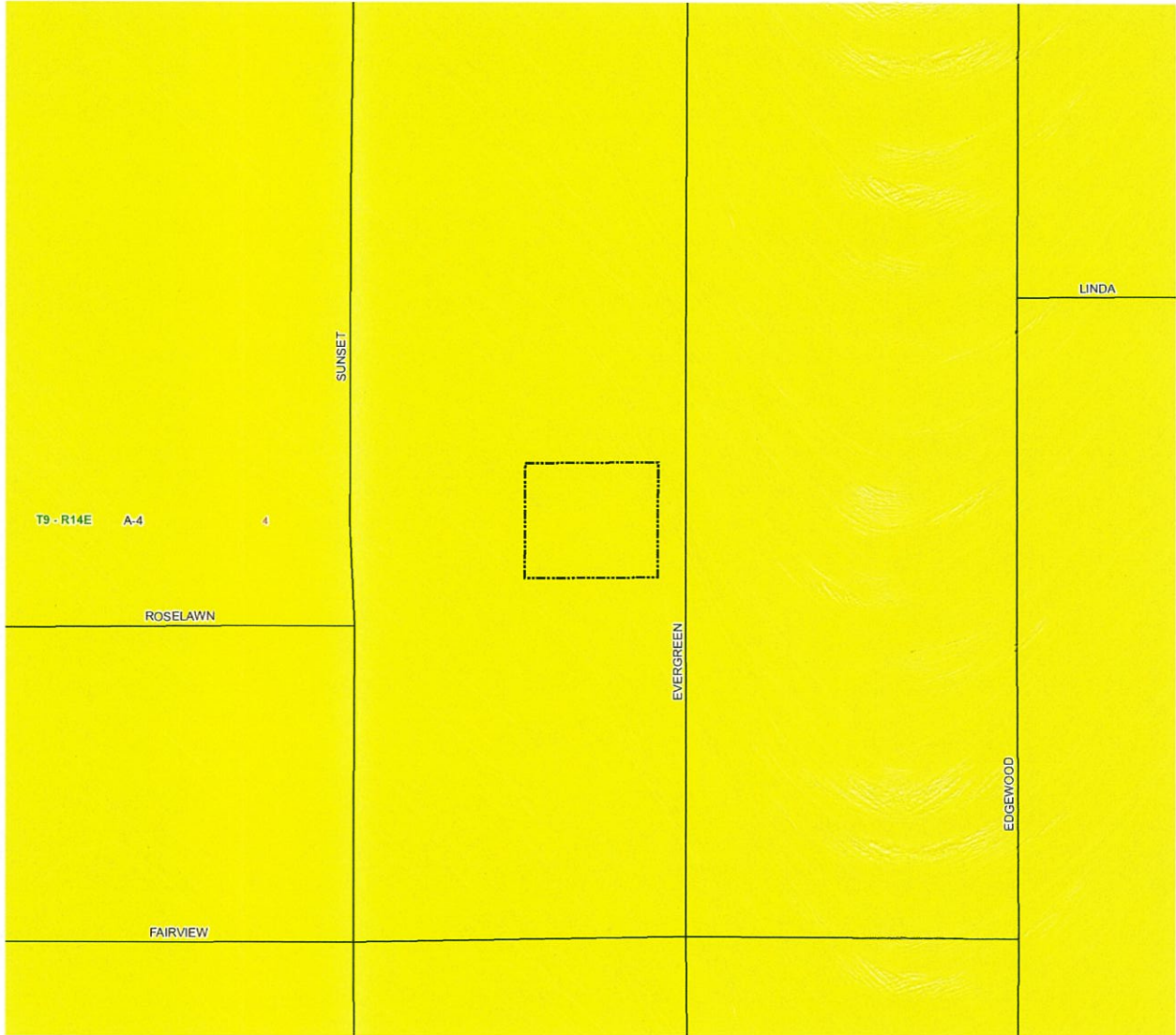
PETITIONER: Melvin and Mikki Alonso

OWNER: Melvin and Mikki Alonso

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 Evergreen Lane, north of Fairview Drive, and east of Sunset Drive; Slidell

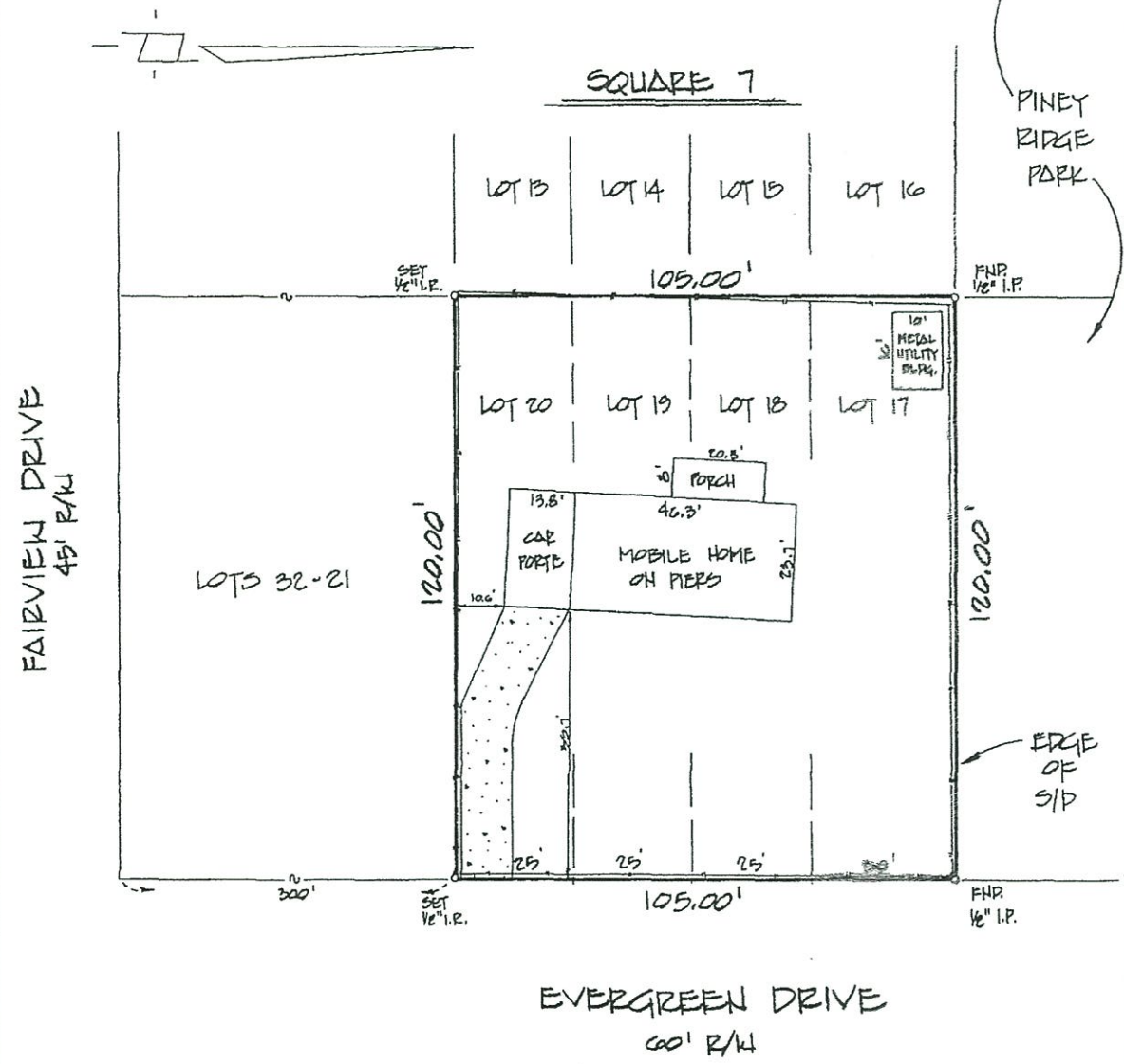
SIZE: .29 acres



2021-2628-ZC

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS _____ SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.



F.I.R.M. 225205 0420 D
4-2-21
ZONE A-2 B.F.E. 12.0'

ADDRESS:

SURVEY N° 952105	J.V. BURKES & ASSOC., INC. 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 504 • 649 • 0075	DRAWN BY: MP
DATE: NOV. 16, 1995		SCALE: 1" = 30'

REVISED:

SURVEY MAP OF: LOTS 17, 18, 19 & 20; SQUARE 7

LOCATED IN: WOODLAND PARK S/D
ST. TAMMANY PARISH LOUISIANA

CERTIFIED TO: ANN FINK SPENCE AND
PARISH NATIONAL BANK

SURVEYED BY:
J.V. Burkes III
J.V. BURKES III

2021-2628-ZC

BARBARA

A-4
4
T9 - R14E

ROSELAWN

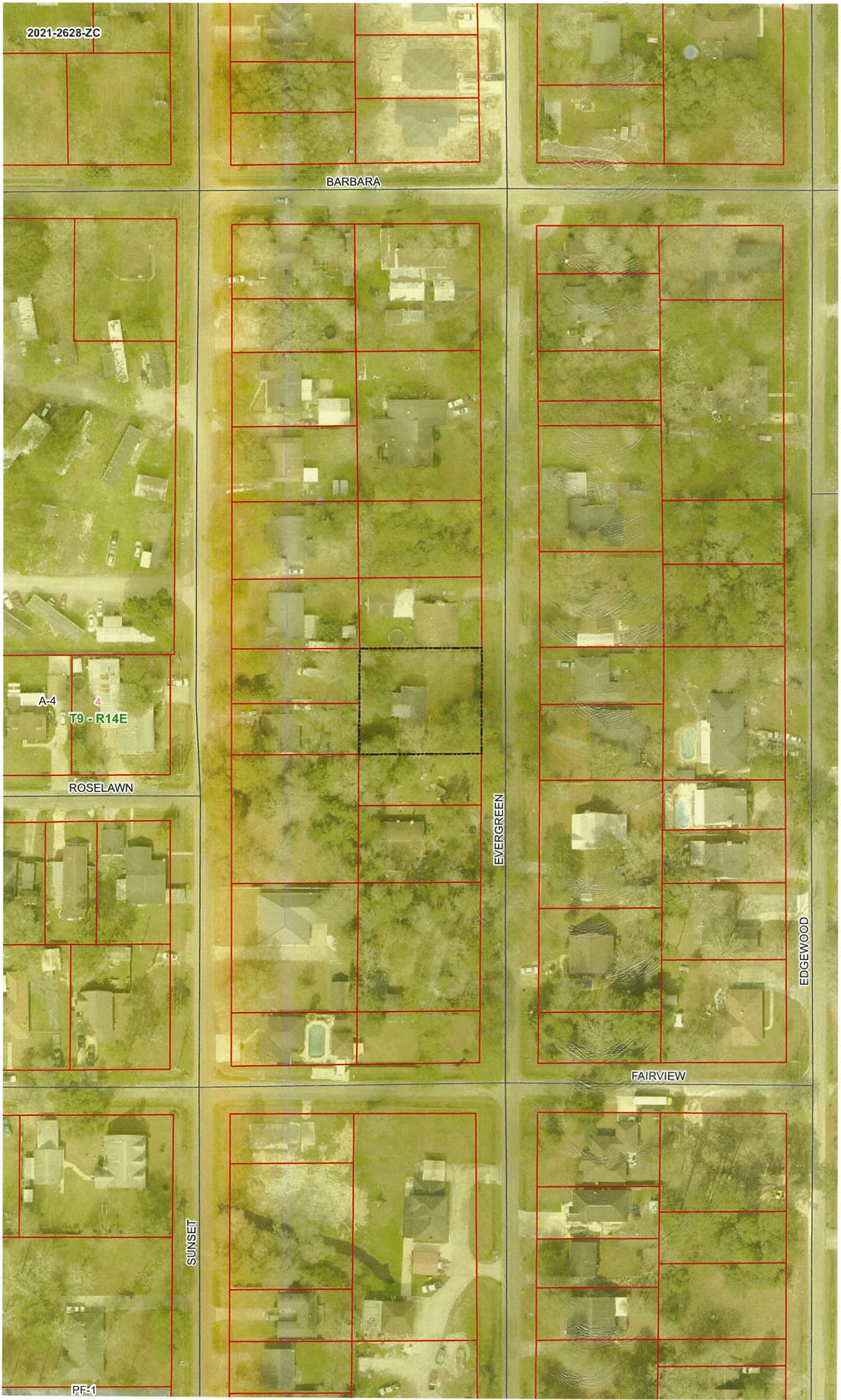
EVERGREEN

EDGEWOOD

FAIRVIEW

SUNSET

PF-1



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 28, 2021
Case No.: 2021-2628-ZC
Posted: December 14, 2021

Meeting Date: January 4, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Melvin and Mikki Alonso

OWNER: Melvin and Mikki Alonso

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 Evergreen Lane, north of Fairview Drive, and east of Sunset Drive; Slidell

SIZE: .29 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>	<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

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 west side of Evergreen Lane, north of Fairview Drive, and east of Sunset 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 Woodland Park subdivision is zoned A-4 Single-Family Residential District which allows single-family residential dwellings as a permitted use. The subject site is currently developed with an unoccupied manufactured home. The neighborhood is comprised of a majority of stick-built homes.

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