

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6862 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

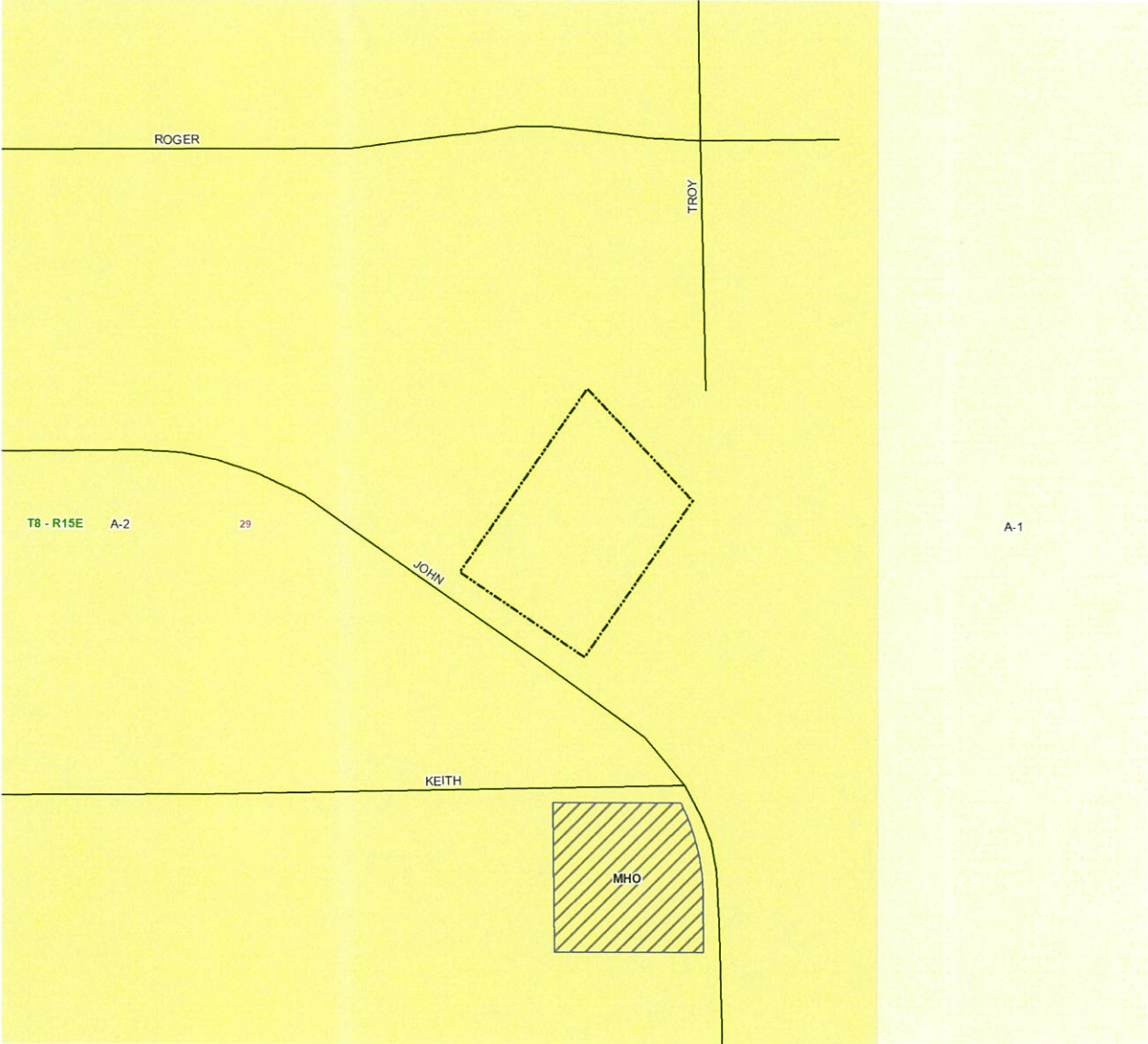
PETITIONER: David Morgan Schutte

OWNER: David Morgan Schutte

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

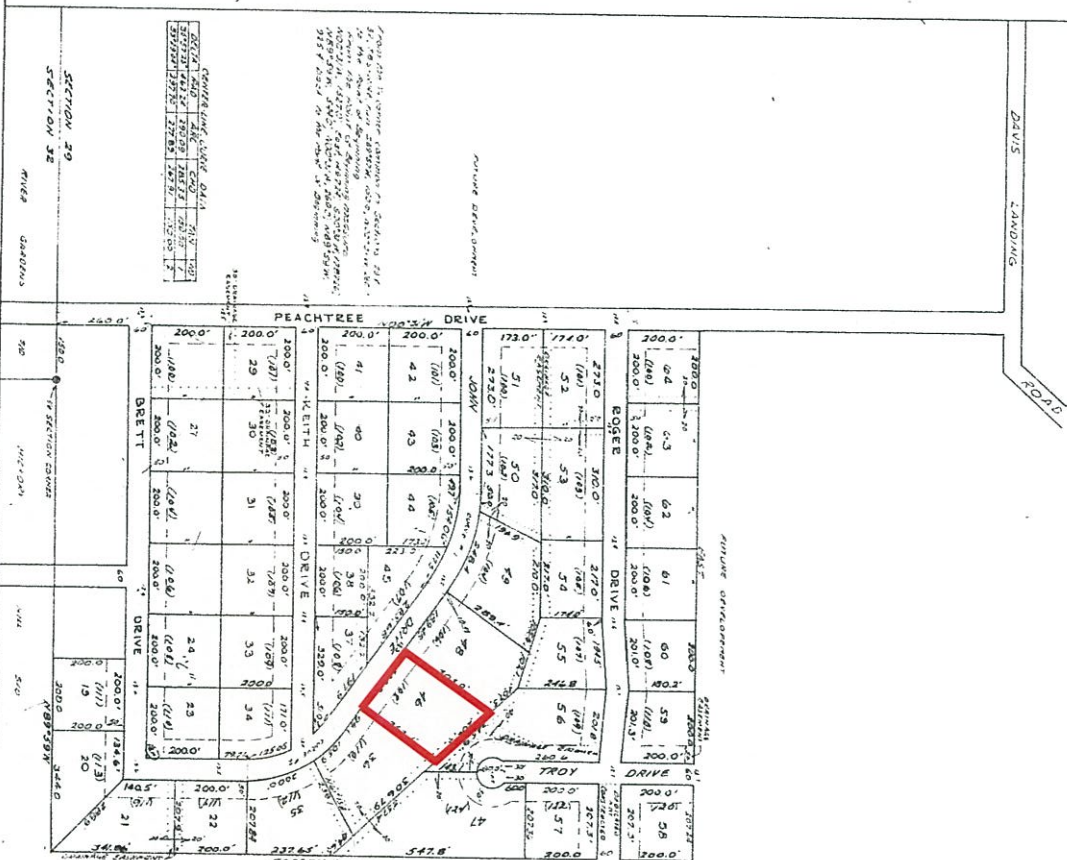
LOCATION: Parcel located on the north side of John Drive, north of Keith Drive, Slidell; S29, T8S, R15E; Ward 8, District 9

SIZE: 1.29 acres



HICKORY HILLS

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



OWNER-DEVELOPER

LACROIX DEVELOPMENT CORPORATION
ONE SHELL SQUARE
NEW ORLEANS, LOUISIANA
PRESIDENT OF THE BOARD
SECRETARY & TREASURER

FILED FOR RECORD

DATE: Jan 21, 1976

By: *William A. Lacroix*
CLERK OF COURT

FILE NUMBER
475-B

APPROVED BY

John A. Lacroix
PRESIDENT, POLICE JURY

Edna A. Lacroix
CHURCHMAN, NO. 100 COMMITTEE

William H. Lacroix
SECRETARY, PARISH PLANNING COM.

William H. Lacroix
PARISH ENGINEER

DEDICATION

HERE BY DEDICATE TO THE PARISH OF ST. TAMMANY
THE LOT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 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1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173,



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

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

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.