ST. TAMMANY PARISH COUNCIL

ORDINANCE		
ORDINANCE CALENDAR NO: <u>6312</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY: MR. STEFANCIK	SECONDED BY: MS. O'BRIEN	
ON THE $\underline{16}$ DAY OF $\underline{\text{JANUARY}}$, $\underline{2020}$		
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HUDSON STREET, NORTH OF COAST BOULEVARD, BEING LOTS 6 AND 7, SECTION A, SQUARE 11, CENTRAL PARK SUBDIVISION, 56712 HUDSON STREET, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .11 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 12) (2019-1660-ZC)		
WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2019-1660-ZC</u> , 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-4A (Single Family Residential District) & MHO (Manufactured Housing Overlay) see Exhibit "A" for complete boundaries; and		
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
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-4A (Single Family Residential District) & 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-4A (Single Family Residential District) & 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.		
repealed.SEVERABILITY: If any provision of tinvalidity shall not affect other provisions herein where the state of the provision of the state of the	Ordinances in conflict herewith are hereby this Ordinance shall be held to be invalid, such nich can be given effect without the invalid provision hereby declared to be severable. EFFECTIVE DATE: 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 A PARISH COUNCIL ON THE 6 DAY OF FEBRU COUNCIL SERIES NO	ADOPTED AT A REGULAR MEETING OF THE MARY, 2020; AND BECOMES ORDINANCE
MICH ATTEST:	HAEL R. LORINO, JR. , COUNCIL CHAIRMAN
THERESA L. FORD, COUNCIL CLERK	
	MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: <u>JANUARY 8</u> , <u>2020</u>	
Published Adoption:, <u>2020</u>	
Delivered to Parish President:, 2020 at	
Returned to Council Clerk:	

EXHIBIT "A"

2019-1660-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes or in anywise appertaining, situated in St Tammany Parish, Louisiana, and more fully described as follows, to-wit:

LOTS 6 and 7, Section "A", SQUARE 11, CENTRAL PARK SUBDIVISION, St. Tammany Parish, Louisiana, all in accordance with a survey by Ivan M. Borgen, Survey No, 26,126 dated February 3, 1981.

Case No.: 2019-1660-ZC
PETITIONER: Steven Eagle
OWNER: Steven Eagle

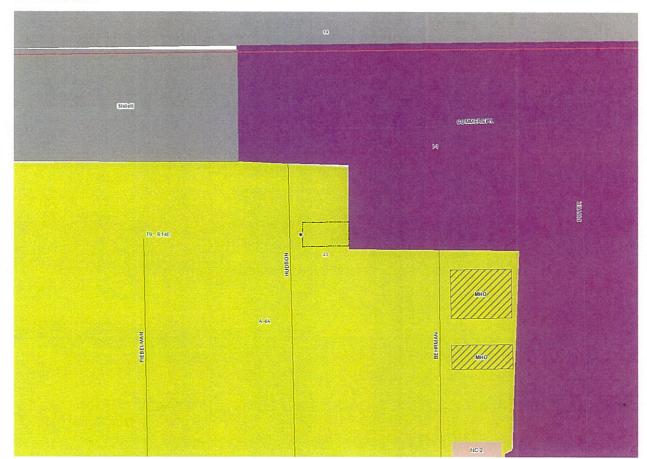
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single Family Residential District

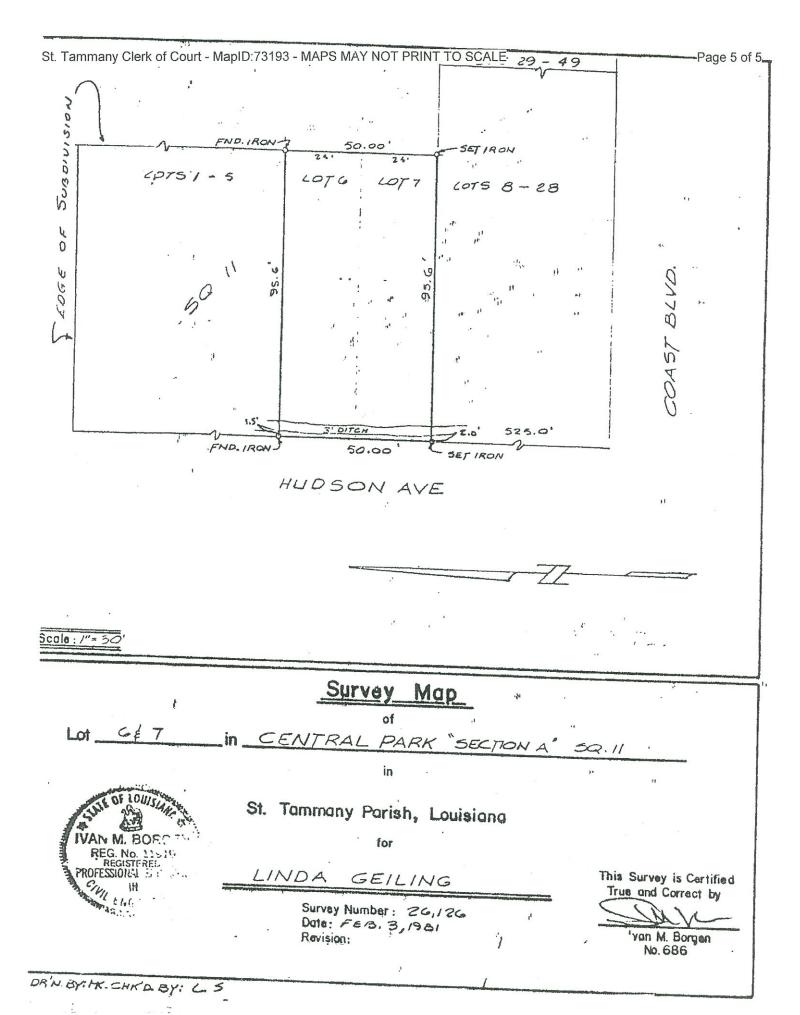
and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Hudson Street, north of Coast Boulevard, being Lots 6 and 7, Section

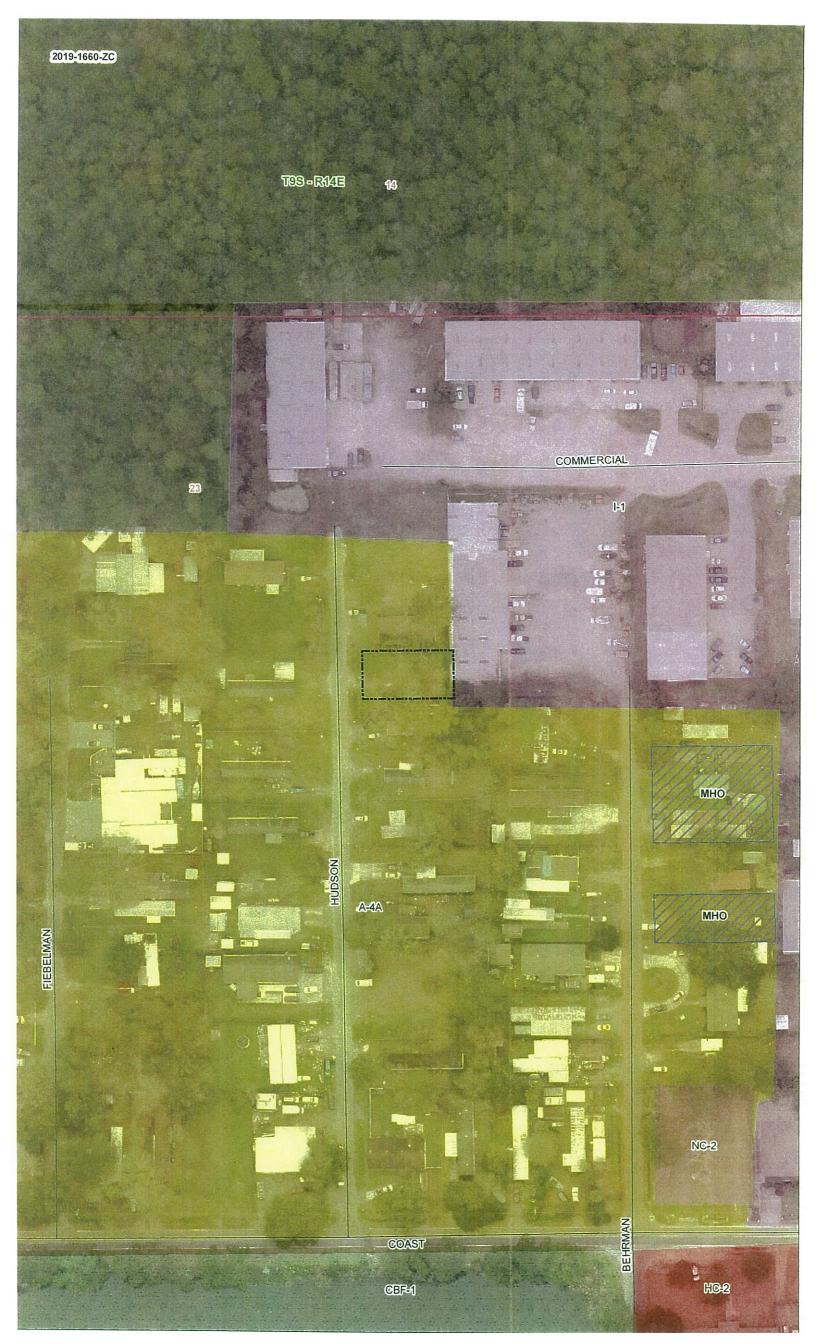
A, Square 11, Central Park Subdivision, 56712 Hudson Street, Slidell, S23, T9S, R14E, Ward 8, District 12

SIZE: .11 acres





2019-1660-ZC



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/25/2019 Case No.: 2019-1660-ZC Meeting Date: December 3, 2019 **Determination:** Approved

Posted: 11/19/2019

GENERAL INFORMATION

PETITIONER: Steven Eagle **OWNER:** Steven Eagle

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single Family Residential

District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Hudson Street, north of Coast Boulevard, being Lots 6 and 7, Section A, Square 11, Central Park Subdivision, 56712 Hudson Street, Slidell, S23, T9S, R14E, Ward 8, District 12

SIZE: .11 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Surrounding Use Surrounding Zone

North Residential and Industrial A-4A Single-Family Residential and I-1 Industrial

South Residential A-4A Single-Family Residential

East Residential A-4A Single-Family Residential and MHO Manufactured

Housing Overlay

West Residential A-4A Single-Family Residential

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-4A Single-Family Residential District to A-4A Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the east side of Hudson Street, north of Coast Boulevard, being Lots 6 and 7, Section A, Square 11, Central Park Subdivision, otherwise known as 56712 Hudson Street, Slidell. The 2025 future land use plan designates the site to be developed with residential units that vary in site design and density, including manufactured homes.

Staff does not have any objection to the request considering that it adheres to the petitioned property's future land use designation and conforms to the existing conditions in the surrounding neighborhood.