ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6312</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR:	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE 16 DAY OF JANUARY, 2020	
OF ST. TAMMANY PARISH, I PARCEL LOCATED ON THE E NORTH OF COAST BOULEY SECTION A, SQUARE 11, O 56712 HUDSON STREET, SLI COMPRISES A TOTAL OF .1 LESS, FROM ITS PRESENT A-4 DISTRICT) TO AN A-4A (S	G THE OFFICIAL ZONING MAP LA, TO RECLASSIFY A CERTAIN EAST SIDE OF HUDSON STREET, WARD, BEING LOTS 6 AND 7, CENTRAL PARK SUBDIVISION, IDELL AND WHICH PROPERTY LI ACRES OF LAND MORE OR LA (SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL ACTURED HOUSING OVERLAY), 1660-ZC)
law, <u>Case No. 2019-1660-ZC</u> , has recommended to that the zoning classification of the above reference	arish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany, Louisiana, and area be changed from its present A-4 (Single Family Residential District) & MHO (Manufactured Housing et and
WHEREAS, the St. Tammany Parish Counci	l has held its public hearing in accordance with law;
=	I has found it necessary for the purpose of protecting esignate the above described property as A-4A (Single ed Housing Overlay).
THE PARISH OF ST. TAMMANY HEREBY	ORDAINS, in regular session convened that:
_	above described property is hereby changed from its an A-4A (Single Family Residential District) & MHO
SECTION II: The official zoning map of the P to incorporate the zoning reclassification specified	Parish of St. Tammany shall be and is hereby amended in Section I hereof.
repealed.SEVERABILITY: If any provision of invalidity shall not affect other provisions herein v	Ordinances in conflict herewith are hereby this Ordinance shall be held to be invalid, such which can be given effect without the invalid provision the hereby declared to be severable. EFFECTIVE DATE: days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUFFOLLOWING:	JBMITTED TO A VOTE AND RESULTED IN THE
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 JARY, 2020; AND BECOMES ORDINANCE
MICH ATTEST:	HAEL R. LORINO, JR. , COUNCIL CHAIRMAN
THERESA L. FORD, COUNCIL CLERK	
	MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: JANUARY 8 , 2020	
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

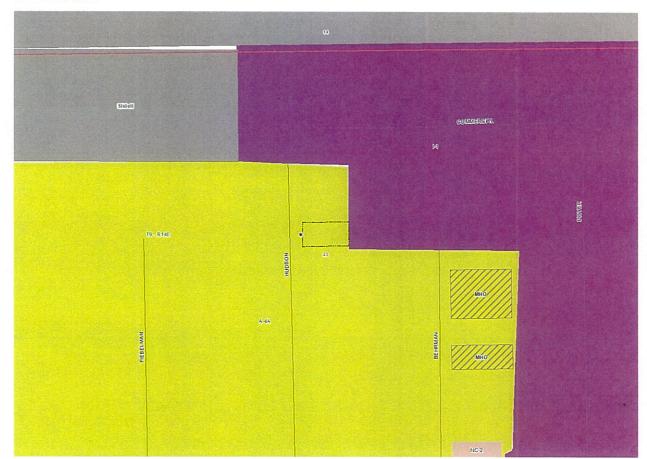
REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single Family Residential District

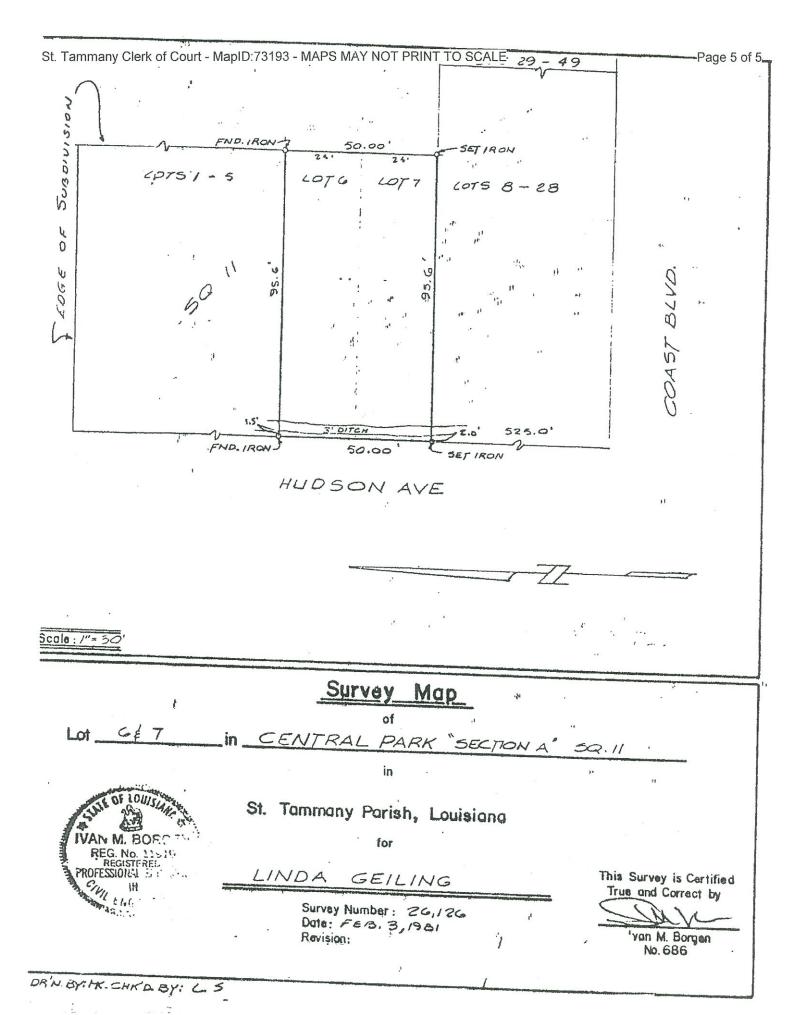
and MHO Manufactured Housing Overlay

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

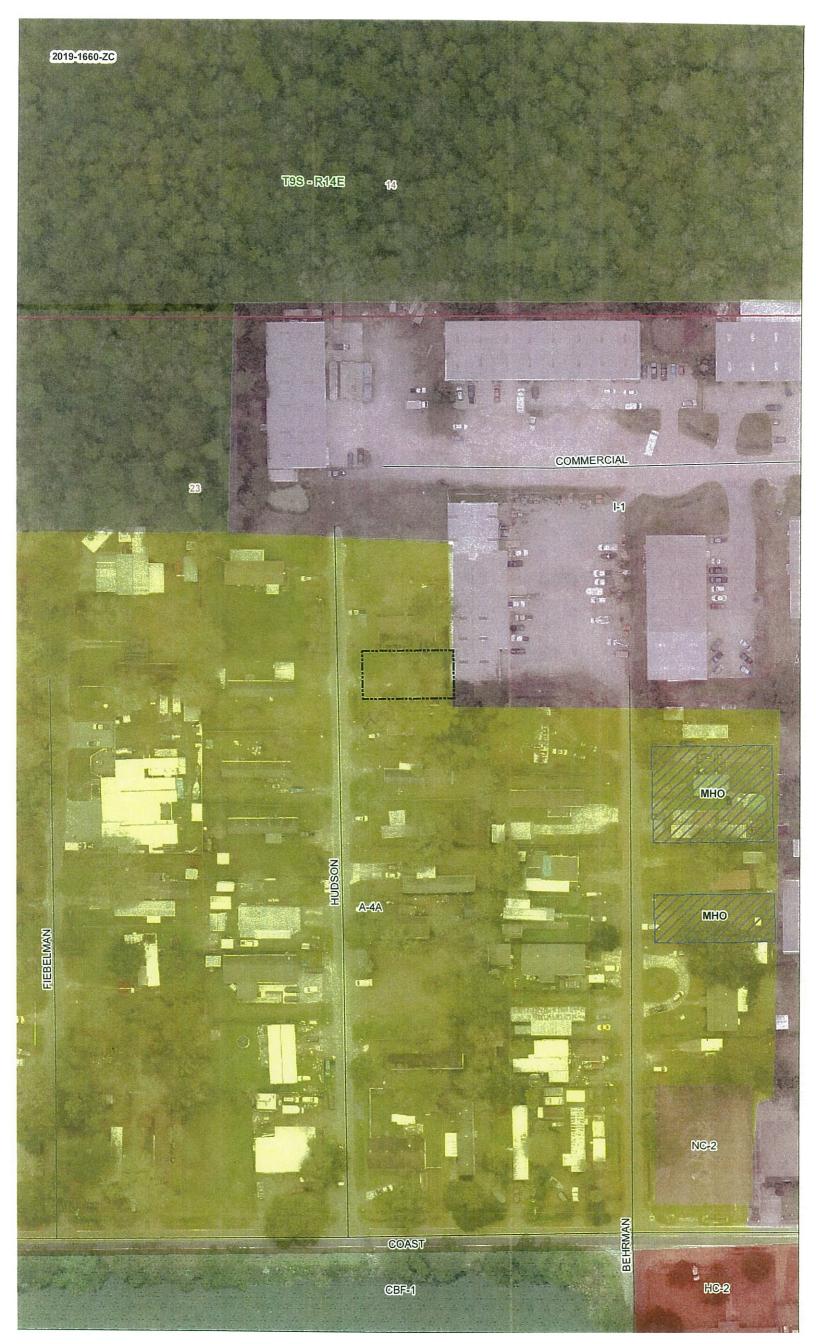
A, Square 11, Central Park Subdivision, 56712 Hudson Street, Slidell, S23, T9S, R14E, Ward 8, District 12

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.