

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6312 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: _____ PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 16 DAY OF JANUARY , 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, Case No. 2019-1660-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-4A (Single Family Residential District) & 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-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.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 6 DAY OF FEBRUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 8 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

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



T9S - R14E 14

23

COMMERCIAL

I-1

HUDSON

A-4A

MHO

MHO

NC-2

COAST

CBF-1

BEHRMAN

HC-2

FIEBELMAN

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/25/2019
Case No.: 2019-1660-ZC
Posted: 11/19/2019

Meeting Date: December 3, 2019
Determination: Approved

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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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.