

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6249 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. DEAN

ON THE 3 DAY OF OCTOBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF SHADY LANE, EAST OF CARROLL ROAD, SLIDELL WHICH PROPERTY COMPRISES A TOTAL OF 0.2349 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 9, DISTRICT 14). (2019-1534-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1534-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-3 (Suburban District) to an A-3 (Suburban 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-3 (Suburban 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-3 (Suburban District) to an A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF NOVEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 25 , 2019

Published Adoption: \_\_\_\_\_ , 2019

Delivered to Parish President: \_\_\_\_\_ , 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2019 at \_\_\_\_\_

## **EXHIBIT "A"**

### **2019-1534-ZC**

A certain parcel of land, lying and situated in Section 4, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a fence corner on the northerly right of way line of Shady Lane (formerly Old Covington Road) at the southwest corner of the property formerly owned by Augusta Crawford by COB 161, Folio 579 in Section 4, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run along said northerly right of way line of Shady Lane (formerly Old Covington Road) South 76 Degrees 30 Minutes 00 Seconds West a distance of 66.00 feet to an iron set; Thence leaving said northerly right of way line of Shady Lane (formerly Old Covington Road) run North 09 Degrees 13 Minutes 29 Seconds West a distance of 159.97 feet to an iron set on the easterly right of way line of Carroll Road; Thence run along said easterly right of way line of Carroll Road North 27 Degrees 04 Minutes 36 Seconds East a distance of 10.89 feet to an iron set; Thence leaving said easterly right of way line of Carroll Road run East a distance of 40.47 feet to an iron set; Thence run South 05 Degrees 14 Minutes 39 Seconds East a distance of 5.00 feet to an iron set; Thence run South 05 Degrees 14 Minutes 39 Seconds East a distance of 5.00 feet to an iron set; Thence run East a distance of 16.00 feet to an iron set; Thence run South 10 Degrees 44 Minutes 46 Seconds East a distance of 149.83 feet and back to the Point of Commencement.

Said parcel contains 0.2349 acres of land more or less, lying and situated in Section 4, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2019-1534-ZC

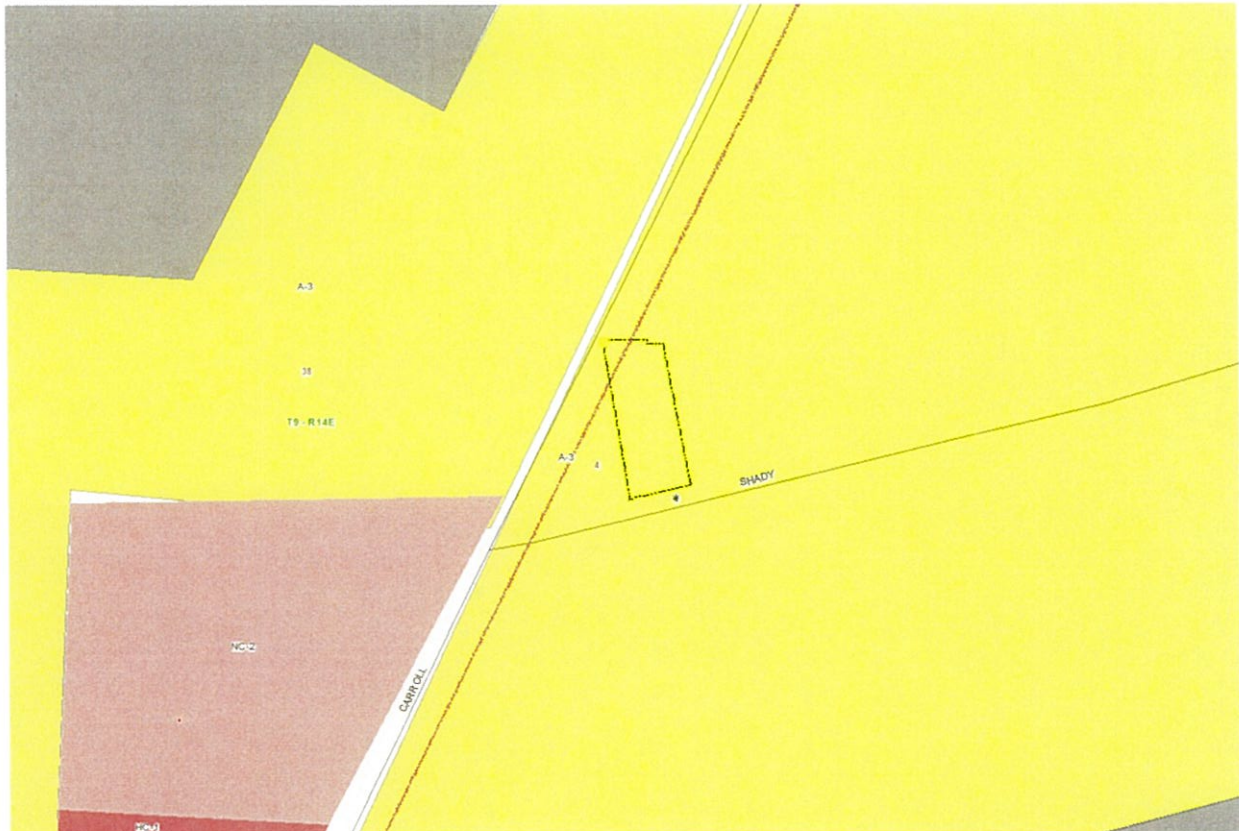
**PETITIONER:** Harold Burfict

**OWNER:** Harold Burfict

**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District with MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Shady Lane, east of Carroll Road, Slidell, S4, T9S, R14E, Ward 9, District 14

**SIZE:** .2349 acres



2019-1534-ZC



CARROLL ROAD

N. 27° 04' 36" E.  
10.89'

EAST 40.47'

S. 05° 14' 39" E.  
5.00'

EAST 16.00'

SET IRON

PROPERTY LINE ACCORDING TO:  
ROSA LEE DEFLANDERS  
SMOOTH AND MARGARET  
DEFLANDERS PARKER

0.2349 ACRES

N. 09° 13' 29" W. - 159.97'  
119.93'

S. 87° 19' 37" E.  
64.50'

S. 10° 44' 46" E. - 149.83'

4' x 6' W.F. SHED

MOBILE HOME

FENCE COR. & P.O.B.

S. 76° 30' W. - 66.00'

SHADY LANE

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE  
A LEGAL OPINION OF TITLE AND SHALL NOT BE  
RELIED UPON FOR THAT PURPOSE. THERE IS NO  
WARRANTY THAT IT CONFORMS TO THE LEGAL  
TITLE AND WAS MADE SOLELY ACCORDING TO THE  
INFORMATION PROVIDED THE SURVEYOR.

NOTE: REPORTED TO BE THE SOUTHWEST  
CORNER OF PROPERTY FORMERLY  
OWNED BY AUGUSTA CRAWFORD.  
C.O.B. 161 FOL. 579

MUNICIPAL ADDRESS: 36023 SHADY LANE

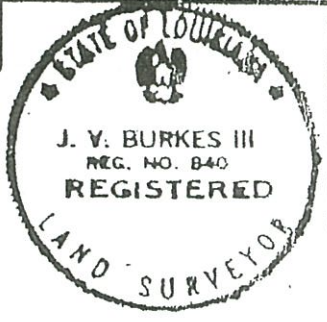
FLOOD HAZARD ZONE C

SURVEY NO: 931170  
DATE: OCT. 12, 1993

J. V. BURKES & ASSOC., INC.  
P. O. BOX 1568  
SLIDELL, LA. 70459

DWN. BY: WAB

SURVEY MAP OF: A PARCEL OF LAND  
LOCATED IN: SEC. 4 - T. 9 S. - R. 14 E.  
ST. TAMMANY PARISH, LA.



FOR: AMOS GRIFFIN, JR. &  
CLARA ANDERSON GRIFFIN

SURVEYED BY:  
J. V. BURKES III  
LA. REG. NO. 840  
SLIDELL, LA.

SCALE: 1" = 30'

2019-1534-ZC

NC-2

PREACHERS OAK

38

A-3

A-3

SHADY

NC-2

CARROLL

HC-1

LIBERTY

4

ST CHRISTOPHER

T9S - R14E

CARROLL

WEST

JAYCEE

KAYCEE

ST PAUL



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** 8/23/2019  
**Case No.:** 2019-1534-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Harold Burfict

**OWNER:** Harold Burfict

**REQUESTED CHANGE:** From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the north side of Shady Lane, east of Carroll Road, Slidell, S4, T9S, R14E, Ward 9, District 14

**SIZE:** .2349 acres

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### 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	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential and Undeveloped	NC-2 Indoor Retail and Service District and HC-1 Highway Commercial District

#### 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 from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of Shady Lane, east of Carroll Road, being 36023 Shady Lane, Slidell. The 2025 future land use designates the site to be developed with residential uses that vary in site design and density including manufactured homes. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.