

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6274 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF VINCENT ROAD, NORTH OF MARTIN ROAD, EAST SIDE OF CREEK STREET, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .204 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). (2019-1587-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1587-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF DECEMBER , 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: OCTOBER 30 , 2019

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

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

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

**EXHIBIT "A"**

**2019-1587-ZC**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, appurtenances advantages and component parts thereunto belonging or in anyway appertaining, lying and being situated in St. Tammany Parish, Louisiana and being more fully described as follows, to-wit:

A CERTAIN LOT OF GROUND measuring 141 feet north and south by 63 feet east and west between parallel lines being situated in the Southwest Quarter of Section 9, Township 9 South, Range 14 East, in the Parish of St. Tammany, State of Louisiana.

**Case No.:** 2019-1587-ZC

**PETITIONER:** Freida Verlinda Ray Torregano

**OWNER:** Freida Verlinda Ray Torregano

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

**LOCATION:** Parcel located on the west side of Vincent Road, north of Martin Road, east side of Creek Street, being 58185 Vincent Rd., Slidell; S9, T9S, R14E; Ward 9, District 14

**SIZE:** .204

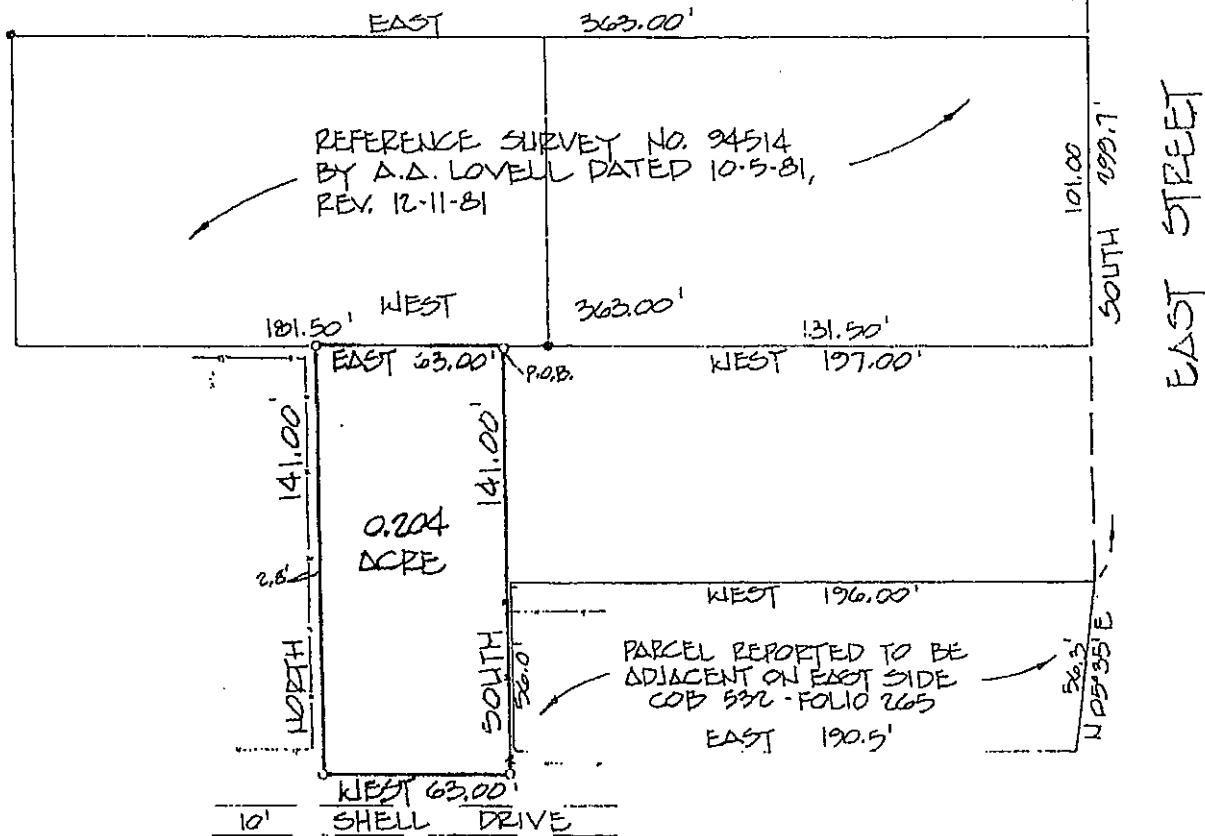


I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

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

NE COR. OF NW 1/4 OF SE 1/4 OF SEC. 9, T 9 S. R 14 E



- o INDICATES IRON SET
- INDICATES IRON FOUND

F.I.R.M. 225205 0410 P  
4-2-91  
 ZONE A-7 B.F.E. 3.0'

ADDRESS:

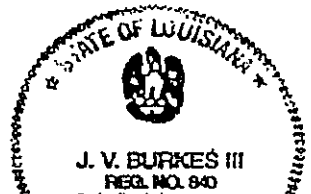
SURVEY NO. <u>951070</u>	J.V. BURKES & ASSOC., INC. 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 504 • 649 • 0075	DRAWN BY: <u>MD</u>
DATE: <u>SEPT. 25, 1995</u>		SCALE: <u>1" = 60'</u>

REVISED:

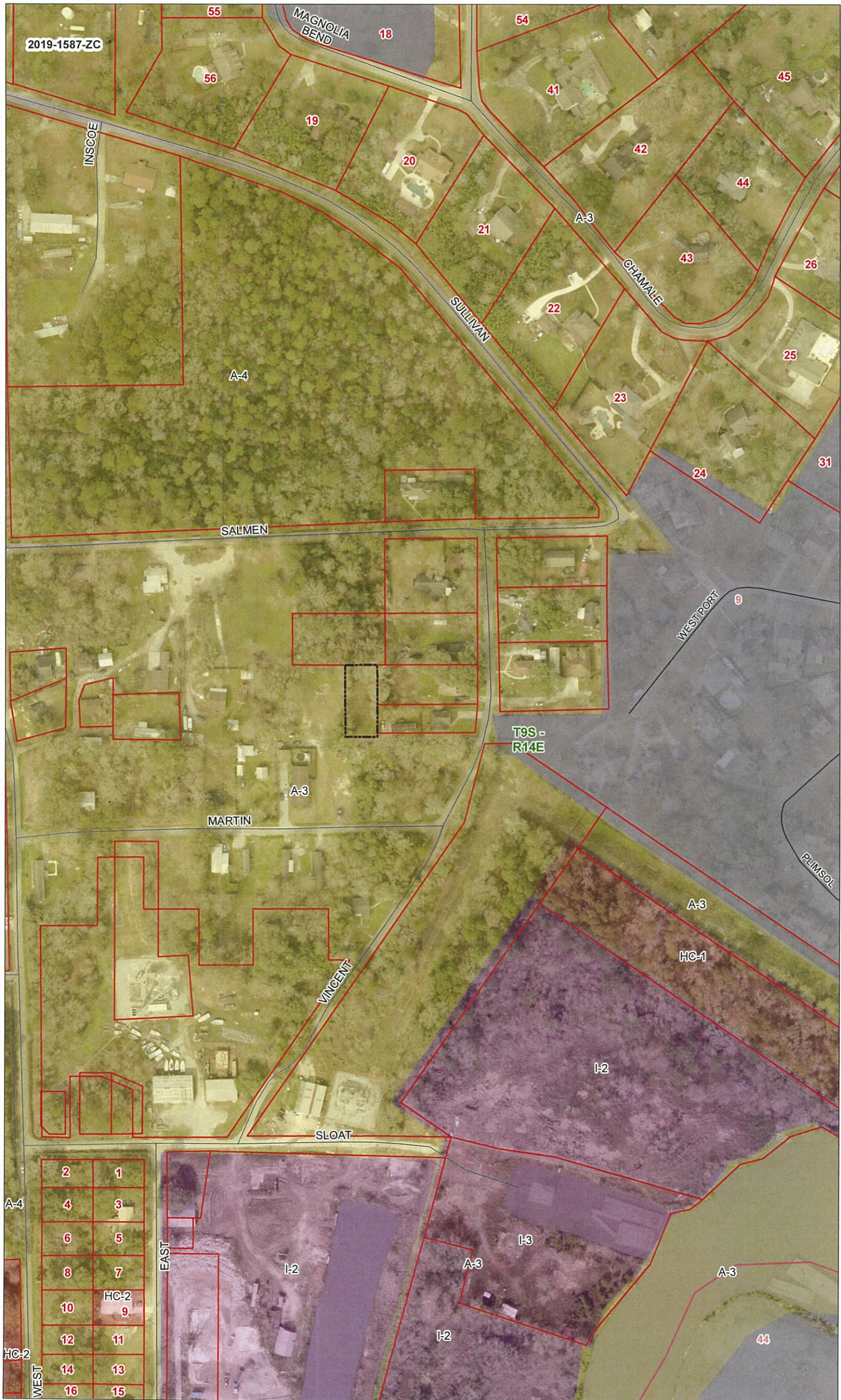
SURVEY MAP OF: A 0.204 ACRE PARCEL OF LAND

LOCATED IN: SECTION 9, T 9 S, R 14 E

ST. TAMMANY PARISH LOUISIANA



2019-1587-ZC



2019-1587-ZC

INSCOE

MAGNOLIA BEND

SULLIVAN

CHAMALE

SALMEN

WEST PORT

MARTIN

VINCENT

SLOAT

PLIMSOL

EAST

WEST

2	1
4	3
6	5
8	7
10	9
12	11
14	13
16	15

T9S-R14E

9

31

25

26

45

41

42

44

43

A-3

21

22

23

24

19

20

18

56

55

A-3

A-4

A-3

A-3

HC-1

I-2

I-3

A-3

A-3

I-2

I-2

44

A-4

HC-2

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 9/27/2019  
**Case No.:** 2019-1587-ZC  
**Posted:** 9/23/2019

**Meeting Date:** 10/9/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Freida Verlinda Ray Torregano

**OWNER:** Freida Verlinda Ray Torregano

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

**LOCATION:** Parcel located on the west side of Vincent Road, north of Martin Road, east side of Creek Street, Slidell; S9, T9S, R14E; Ward 9, District 14

**SIZE:** .204

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Private

**Road Surface:** Gravel

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban 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. This site is located on the west side of Vincent Road, north of Martin Road, east side of Creek Street being 58185 Vincent Rd., Slidell. The 2025 future land use plan calls for this 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.

**STAFF RECOMMENDATION:**

Staff recommends that the request for the A-3 Suburban District and MHO Manufactured Housing Overlay designation be approved.