

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5439 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD SECONDED BY: MR. CANULETTE

ON THE 6 DAY OF AUGUST , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MARILYN DRIVE, EAST OF OLD SPANISH TRAIL, BEING 106 MARILYN DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 12,000 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 13). (ZC15-07-057)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-07-057, 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 HC-2 (Highway Commercial District) to an HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial District) to an HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JULY 30, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

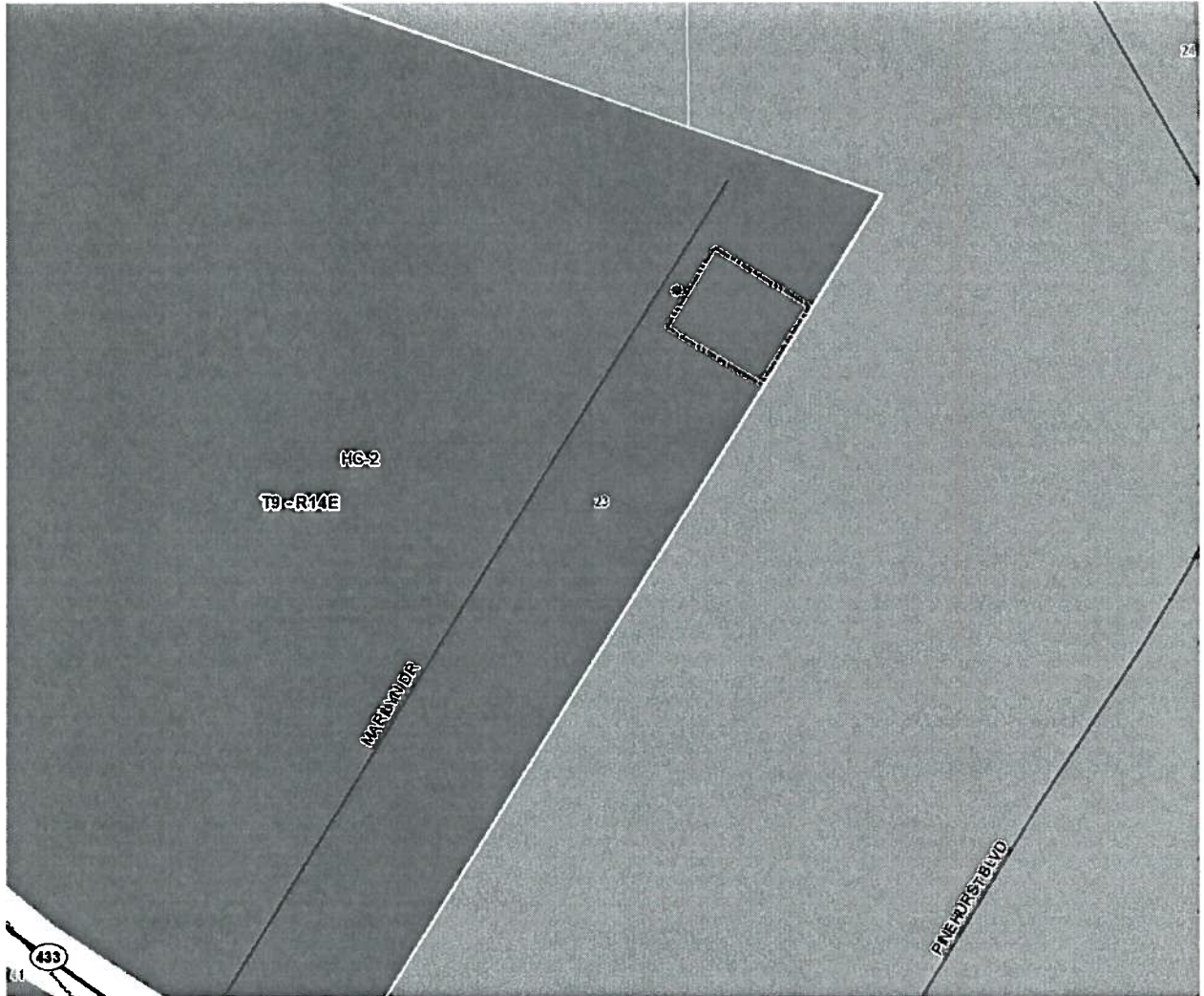
**Exhibit "A"**

**ZC15-07-057**

A certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St Tammany, State of Louisiana, in the east half of the Southeast quarter of fractional Section 23, T 9 S, R 14 E, .8th Ward, in that section thereof known as Crestmont Vista Subdivision, according to a plan of subdivision by H.G. Fritchie, Parish Surveyor, dated April 1, 1954, being more fully described as follows, to-wit:

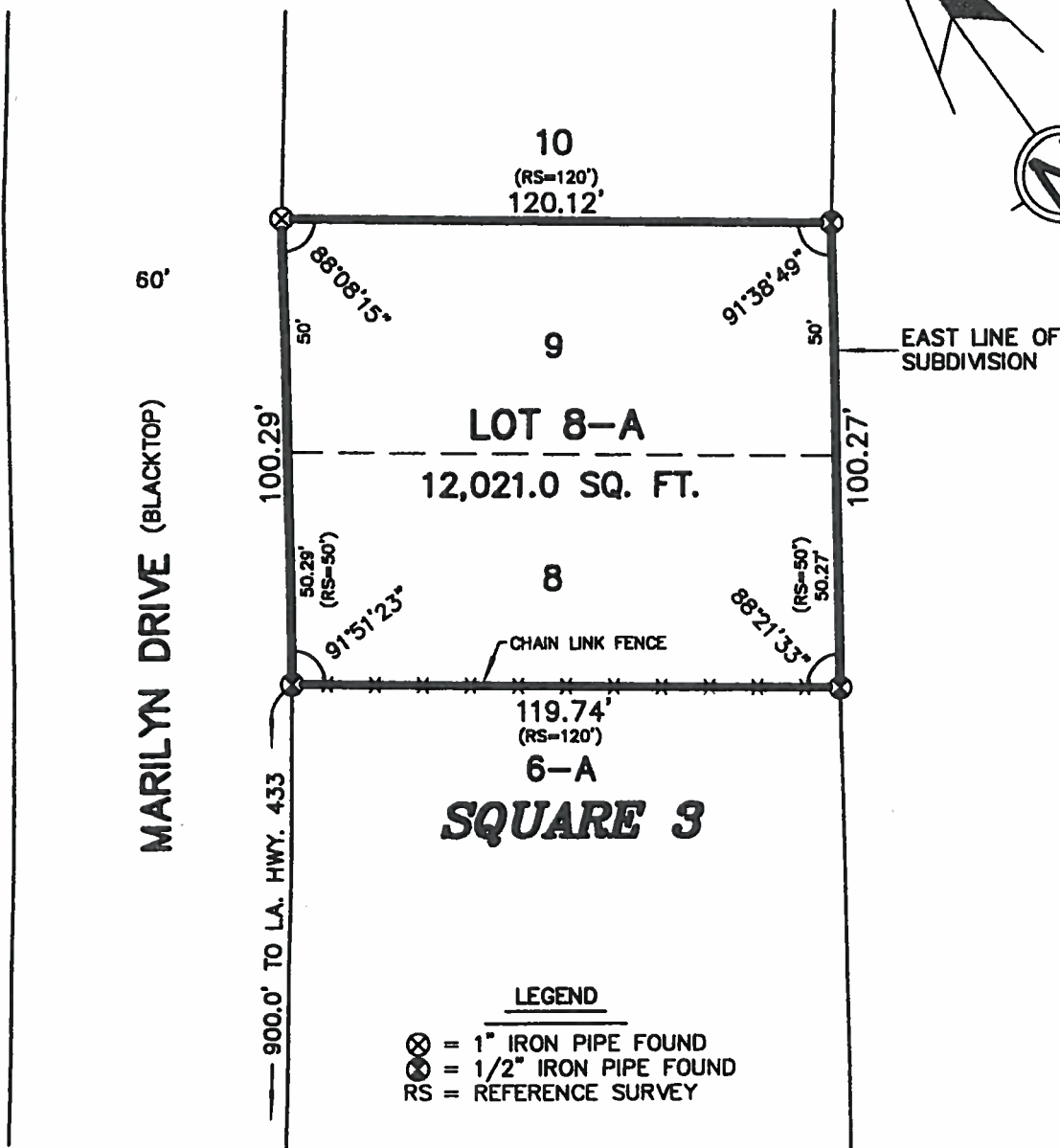
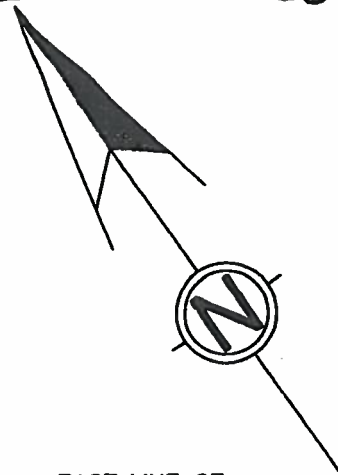
Lot No. 8 and 9, Square No. 3, Which lots measure 50 feet front on Marilyn Drive, same width in the rear, by a depth of 120 feet between equal and parallel lines.

**CASE NO.:** ZC15-07-057  
**PETITIONER:** Don A. Dufrene  
**OWNER:** Nelson P. Dufrene  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Marilyn Drive, east of Old Spanish Trail, being 106 Marilyn Drive, Slidell; S23, T9S, R14E; Ward 8, District 13  
**SIZE:** 12,000 sq.ft.



2015-07-057

NORTH LINE OF SUBDIVISION (SIDE)



LEGEND

- ⊗ = 1" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- RS = REFERENCE SURVEY

NOTES:

1. This property is located in Flood Zone A10, per F.E.M.A. Map No., 225205 0535 D, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Crestmont Vista by H.G. Fritchle, Surveyor, dated April 1, 1954, filed St. Tammany Parish Clerk of Court Map File No. 204A.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

A RESUBDIVISION OF LOTS 8 & 9, INTO LOT 8-A, SQUARE 3, CRESTMONT VISTA, LOCATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY PARISH PLANNING COMMISSION

CLERK OF COURT

2-10-2015  
DATE FILED

53440  
FILE NO.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

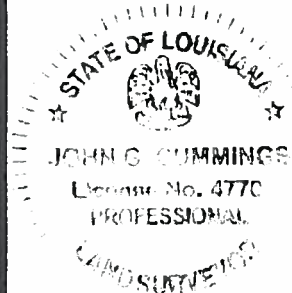
COVINGTON, LA 70433

PLAT PREPARED FOR: **Nelson P. Dufrene**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 8 & 9, SQUARE 3, CRESTMONT VISTA, LOCATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 14300

DATE: 10-13-2014

REVISED:

ZC15-07-057

FINEHURST

T9-R14E

H0-2

MARILYN

101

105

107

108

20

110

117

112

118

114

121

116

125

120

122

124

126

128

132

134

0 270 Feet

N



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** June 29, 2015  
**Case No.:** ZC15-07-057  
**Posted:** 06/15/15

**Meeting Date:** July 7, 2015  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Don A. Dufrene  
**OWNER:** Nelson P. Dufrene  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the south side of Marilyn Drive, east of Old Spanish Trail, being 106 Marilyn Drive, Slidell; S23, T9S, R14E; Ward 8, District 13  
**SIZE:** 12,000 sq.ft.

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Parish **Road Surface:** 2 lane asphalt **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	HC-2 (Highway Commercial District)
South	Residential	City of Slidell
East	Undeveloped	HC-2 (Highway Commercial District)
West	Residential	HC-2 (Highway Commercial District)

**EXISTING LAND USE:**

**Existing development?** No **Multi occupancy development?** No

**COMPREHENSIVE PLAN:**

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Marilyn Drive, east of Old Spanish Trail, being 106 Marilyn Drive, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that most of the lots located along Marilyn Drive are developed with manufactured homes.

**STAFF RECOMMENDATION:**

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