

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5329 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GROBY

ON THE 8 DAY OF JANUARY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF PONTCHARTRAIN DRIVE, SOUTH OF EDEN ISLES DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 6,750 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (ZC14-12-106)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-12-106, 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-4A (Single Family Residential District) to an A-5 (Two Family Residential District) 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-5 (Two Family Residential District).

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-4A (Single Family Residential District) to an A-5 (Two Family Residential District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 FEBRUARY , 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: DECEMBER 25 , 2014

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

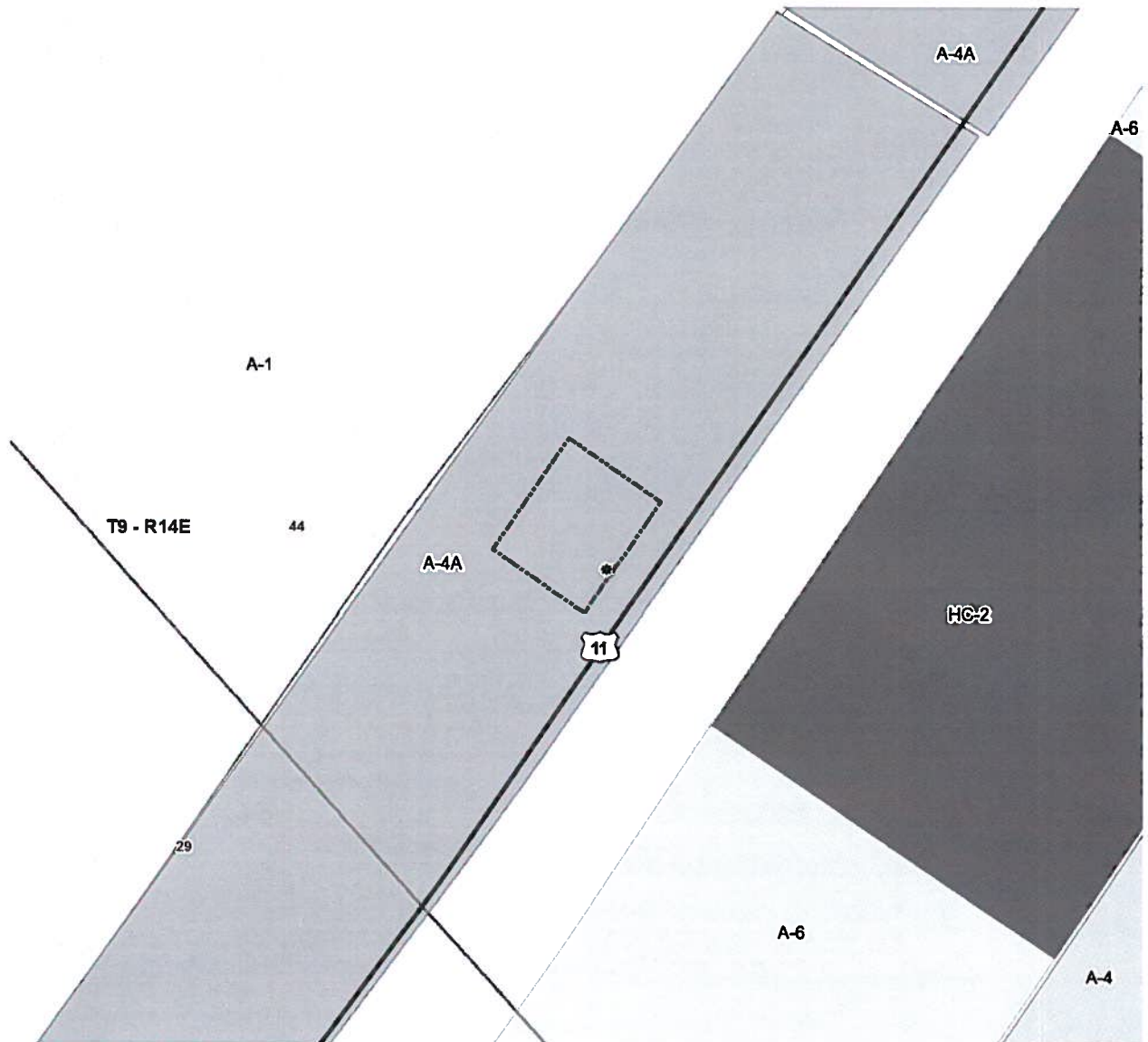
Exhibit "A"

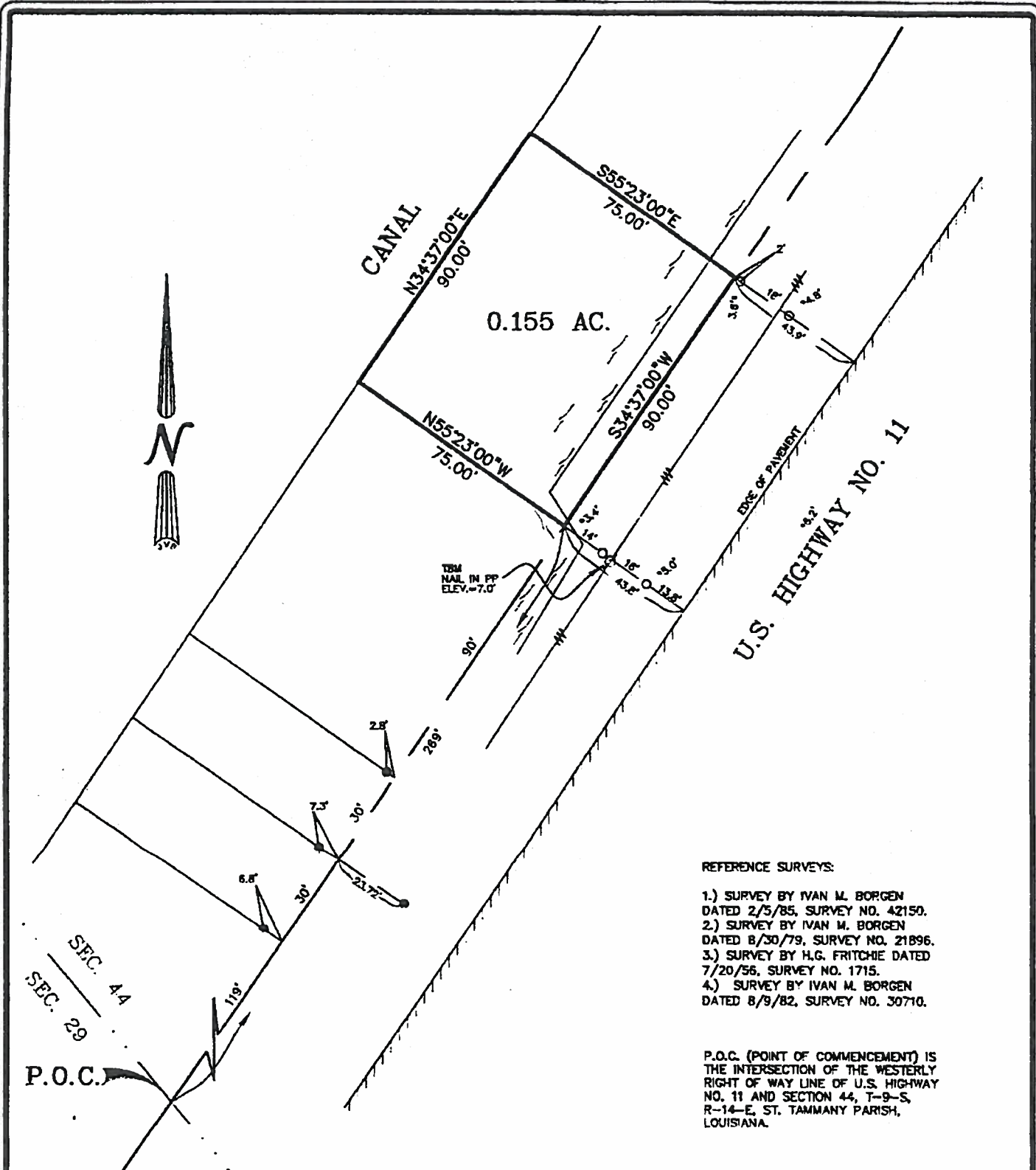
ZC14-12-106

A CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 9 South, Range 14 East, 9th Ward, St. Tammany Parish, Louisiana, more fully described as follows:

From the intersection of the westerly right line of U.S. Highway 11 with the westerly line of the above mentioned Section 44, go thence along said right of way line North 34 degrees 37 minutes East a distance of 269.0 feet to the Point of Beginning; thence North 55 degrees 23 minutes West 75 feet, thence North 34 degrees 37 minutes east 90 feet; thence South 55 degrees 23 minutes 75 feet East to the westerly right of way line of U.S. Highway 11; thence along said right of way line South 34 degrees 37 minutes West 90 feet to the Point of Beginning.

CASE NO.: ZC14-12-106
PETITIONER: Herman Bonnette
OWNER: Herman Bonnette
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the west side of Pontchartrain Drive, south of Eden Isles Drive; S44, T9S, R14E; Ward 9, District 13
SIZE: 6,750 sq.ft.



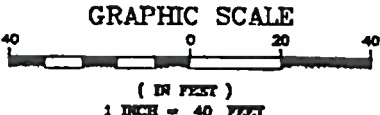


REFERENCE SURVEYS:

- 1.) SURVEY BY IVAN M. BORGEN DATED 2/5/85, SURVEY NO. 42150.
- 2.) SURVEY BY IVAN M. BORGEN DATED 8/30/79, SURVEY NO. 21896.
- 3.) SURVEY BY H.G. FRITCHE DATED 7/20/56, SURVEY NO. 1715.
- 4.) SURVEY BY IVAN M. BORGEN DATED 8/9/82, SURVEY NO. 30710.

P.O.C. (POINT OF COMMENCEMENT) IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 11 AND SECTION 44, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.

LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....'
 Side Setback.....'
 Rear Setback.....'

ADDRESS: U.S. HIGHWAY 11

I CERTIFY THAT THIS PLAT DOES REPRESENT 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.

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

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0535.D
 F.I.R.M. Date 4/21/99
 ZONE A10 B.F.E. 13
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20140632

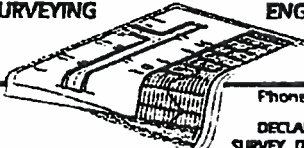
DATE 10/13/14

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL
 CHECKED BY: RMK

SCALE: 1" = 40'



Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5900
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A SURVEY MAP OF
 A 0.155 ACRE PARCEL OF LAND
 IN SECTION 44, T-9-S, R-14-E,
 ST. TAMMANY PARISH, LOUISIANA**

SURVEYED BY:

SEAN M. BURKES
 LA REG. No. 4785

CERTIFIED TO: SUPERIOR SERVICES

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 24, 2014
Case No.: ZC14-12-106
Posted: 11/13/14

Meeting Date: December 2, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Herman Bonnette
OWNER: Herman Bonnette
REQUESTED CHANGE: From A-4A (Single Family Residential District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the west side of Pontchartrain Drive, south of Eden Isles Drive; S44, T9S, R14E; Ward 9, District 13
SIZE: 6,750 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal	Road Surface: 2 lane asphalt	Condition: Good
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LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped/Multi Family Residential	A-4A (Single Family Residential District)
South	Undeveloped/Single Family Residential	A-4A (Single Family Residential District)
East	Commercial & Residential	HC-2 (Highway Commercial District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? No	Multi occupancy development? Yes
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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-4A (Single Family Residential District) to A-5 (Two Family Residential District). The site is located on the west side of Pontchartrain Drive, south of Eden Isles Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the requested zoning change, considering that the west of side of the Hwy 11/Pontchartrain Drive Corridor is zoned A-4A (Single Family Residential District) and most entirely developed with single family residences.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 (Two Family Residential District) designation be denied.