

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5211                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER            PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN                      SECONDED BY: MR. SMITH

ON THE 5 DAY OF JUNE , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF ORLEANS STREET & FOY STREET, BEING A PORTION OF SQUARE 140, TOWN OF MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL 38,203 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 10). (ZC14-05-036)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-036, 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) 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).

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).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 10 DAY OF JULY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: May 29 , 2014

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Exhibit "A"

ZC14-05-036

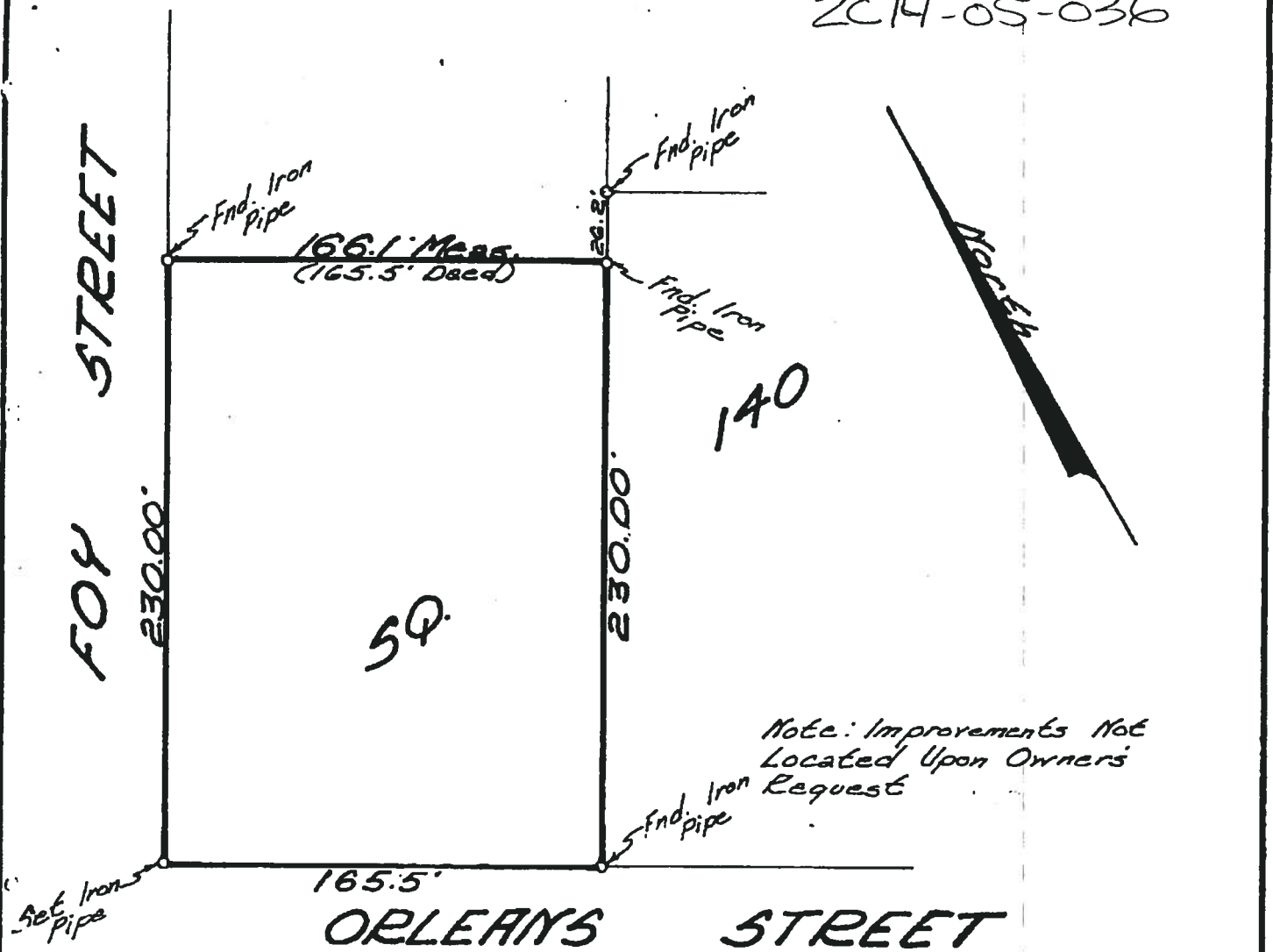
**ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in any ways appertaining thereto, situated in the State of Louisiana, Parish of St. Tammany, more fully described as follows: (Foy Street Lot)**

**Square 140, and bounded by Orleans, Foy, American and Clausel Streets; said portion of ground measures one hundred and sixty-five and five-tenths (165.5) feet front on Orleans Street, in rear measuring 166.1 actual (165.5) as per title), by depth, between equal lines, of two hundred and thirty (230) feet and forms the corner of Foy and Orleans Streets, all as per plat of survey by John E. Bonneau, Surveyor, dated November 20, 1985, a copy of which is attached hereto and made part thereof for reference. Being the same property acquired by vendor by act before Henry Dart, N.P., dated October 22, 1980 and recorded in COB 993, Folio 549, St. Tammany Parish, Louisiana.**

**CASE NO.:** ZC14-05-036  
**PETITIONER:** Trudy Martin  
**OWNER:** Trudy Martin  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to A-4A (Single-Family Residential District)  
**LOCATION:** Parcel located on the northeast corner of Orleans Street & Foy Street, being a portion of Square 140, Town of Mandeville; S38 & 51, T8S, R11E; Ward 4, District 10  
**SIZE:** 38,203 sq.ft.



2C14-05-036



Note: According to F.E.M.A. Flood Insurance Rate Map this property is located in Flood Zone "C"

Scale: 1" = 60'

**SURVEY MAP**  
 of  
**PORTION OF SQUARE 140**  
 in  
**MANDEVILLE** (Not in Corporate Limits Thereof)  
 St. Tammany Parish, Louisiana  
 for  
**CARL Y. MARTIN**

This Survey is Certified True and Correct By

*John E. Bonneau*

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

Survey No. 85470  
Date: Nov. 20, 1985  
Revised:

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** April 28, 2014

**Case No.:** ZC14-05-036

**Posted:** 4/9/2014

**Meeting Date:** May 6, 2014

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Trudy Martin  
**OWNER:** Trudy Martin  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to A-4A (Single-Family Residential District)  
**LOCATION:** Parcel located on the northeast corner of Orleans Street & Foy Street, being a portion of Square 140, Town of Mandeville; S38 & 51,T8S,R11E; Ward 4, District 10  
**SIZE:** 38,203 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	Residential	A-4 Suburban District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-4 Suburban District
West	Residential	A-4 Suburban District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### 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-4 (Single-Family Residential District) to A-4A (Single-Family Residential District). The site is located on the northeast corner of Orleans Street & Foy Street, being a portion of Square 140, Town of Mandeville. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The site is abutting HC-2 on the south side of Orleans street and single family residences developed 50' wide lots on east side of the site. However, the north and west sides of the site, along Foy Street, are developed with single family residences on lot of 90' wide or larger. Staff is not completely opposed to the request, but remain concerned by the fact that A-4A would allow the creation of 4 lots.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single-Family Residential District) designation be denied.