

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5209 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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 NORTH SIDE OF LAKEVIEW DRIVE, WEST OF HARBOR VIEW COURT, BEING LOT 73, EDEN ISLES SUBDIVISION, UNIT NO. 2, 278 LAKEVIEW DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 0.24 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (ZC14-05-041)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-041, 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-6 (Multiple 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-6 (Multiple 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 _____

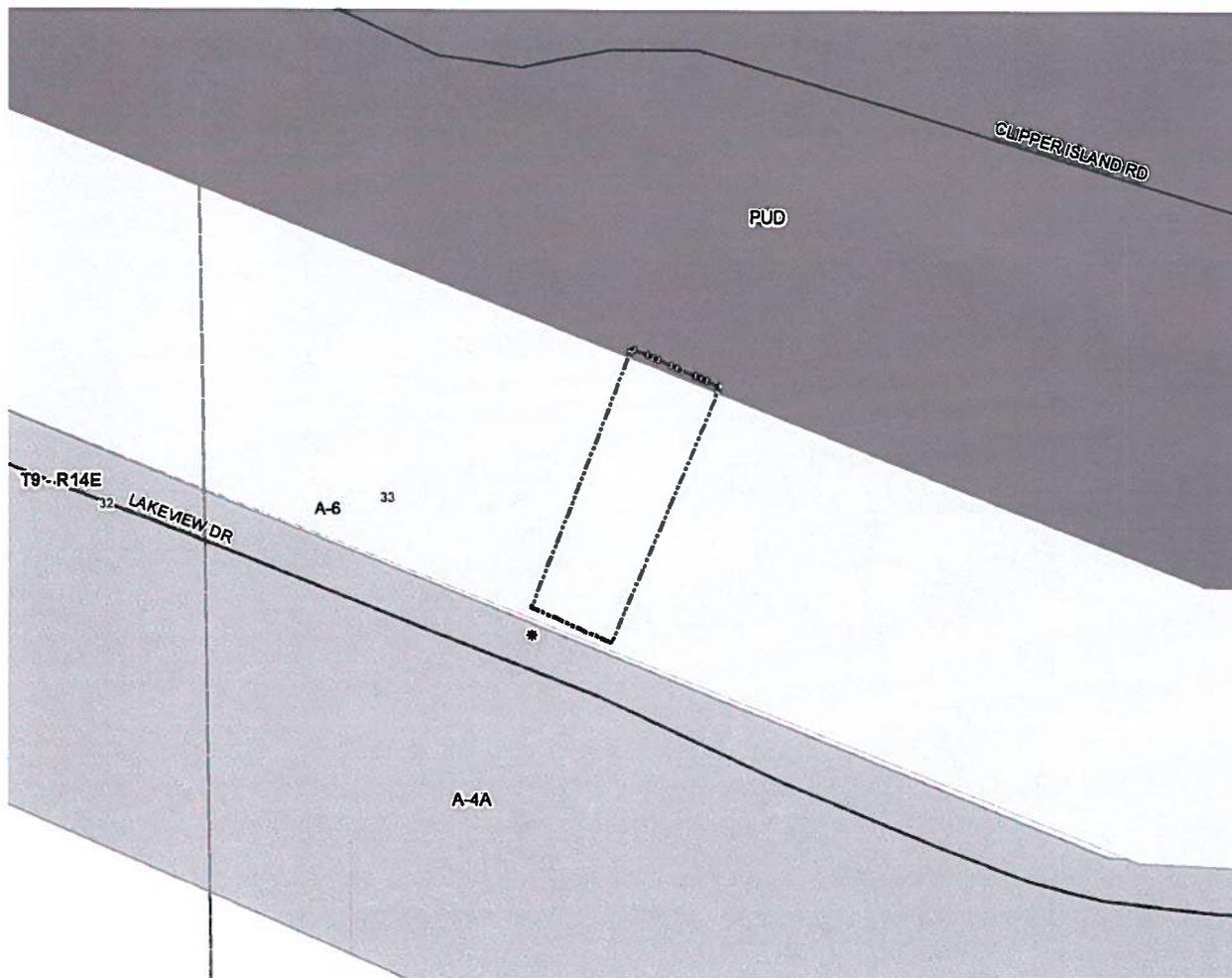
Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

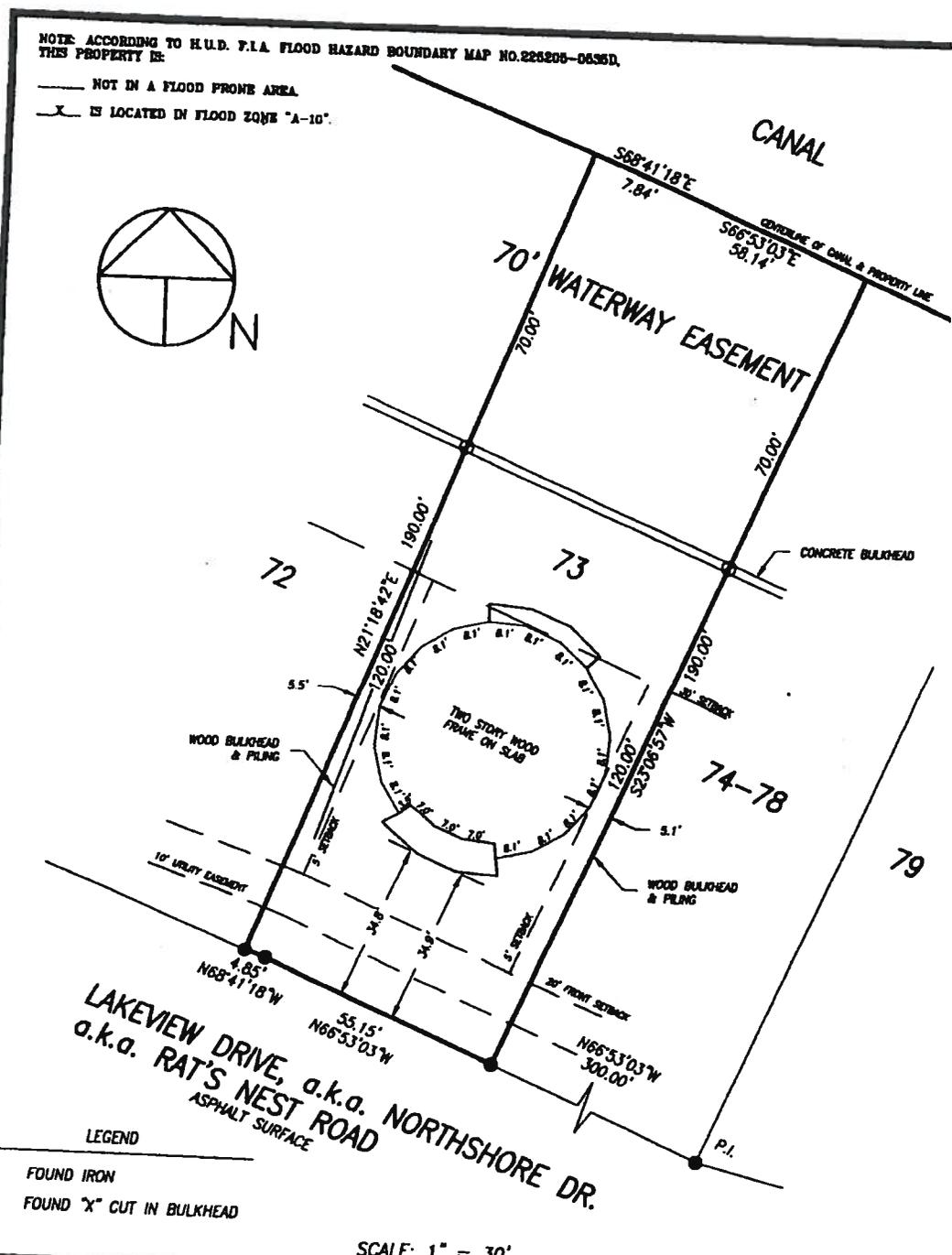
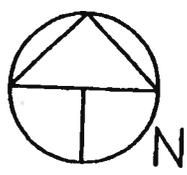
ZC14-05-041

LOT 73, EDEN ISLES SUBDIVISION, UNIT TWO, a subdivision located in Section 29, 32 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana

CASE NO.: ZC14-05-041
PETITIONER: Randy Brelreen
OWNER: Jeff & Pam Breland
REQUESTED CHANGE: From A-6 (Multiple Family Residential District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the north side of Lakeview Drive, west of Harbor View Court, being lot 73, Eden Isles Subdivision, Unit No. 2, 278 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13
SIZE: 0.24 acre



NOTE: ACCORDING TO H.U.D. F.I.A. FLOOD HAZARD BOUNDARY MAP NO. 225205-0636D,
 THIS PROPERTY IS:
 _____ NOT IN A FLOOD PRONE AREA.
 _____ IS LOCATED IN FLOOD ZONE "A-10".



MAP SHOWING SURVEY OF **LOT 73, EDEN ISLES SUBDIVISION,**
UNIT NO. 2, LOCATED IN SECTIONS 32 & 33,
T9S-R14E, GREENSBURG LAND DISTRICT, NEAR
SLIDELL, ST. TAMMANY PARISH, LOUISIANA
 FOR THE EXCLUSIVE USE OF:
FELIX RATCHFORD SAPP, FIRST NATIONAL BANK OF COMMERCE,
 RICHARD B. MONTGOMERY, III &
 FIRST AMERICAN TITLE INSURANCE CO.

TO THE PARTIES CERTIFIED HERETO:
 I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS FAR AS POSSIBLE, AND IS CORRECT,
 AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS NOTED ABOVE.

DATE: JUNE 9, 1997
 JOB NO. 102368A

Albert S. Tompkins
ALBERT S. TOMPKINS & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2811 SGT. ALFRED DR. SLIDELL, LOUISIANA

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 28, 2014

Case No.: ZC14-05-041

Posted: 04/09/14

Meeting Date: May 6, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Randy Brelreen
OWNER: Jeff & Pam Breland
REQUESTED CHANGE: From A-6 (Multiple Family Residential District) to A-4A (Single Family Residential District)
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SIZE: 0.24 acre

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	PUD (Planned Unit Development Overlay)
South	Residential & Vacant	A-4A (Single Family Residential District)
East	Vacant	A-6 (Multiple Family Residential District)
West	Vacant	A-6 (Multiple Family Residential 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-6 (Multiple Family Residential District) to A-4A (Single Family Residential District). The site is located on the north side of Lakeview Drive, west of Harbor View Court, being lot 73, Eden Isles Subdivision, Unit No. 2, 278 Lakeview Drive, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. The zoning change is being requested in order to allow for a single family residence to be constructed on the site. Staff has no objections to the request.

STAFF RECOMMENDATION:

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