

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5147 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LAKEVIEW DRIVE, EAST OF US HIGHWAY 11, BEING 59 LAKEVIEW DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 40,000 SQ.FT OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (ZC14-01-011)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-011, 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 NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MARCH, 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: January 30, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

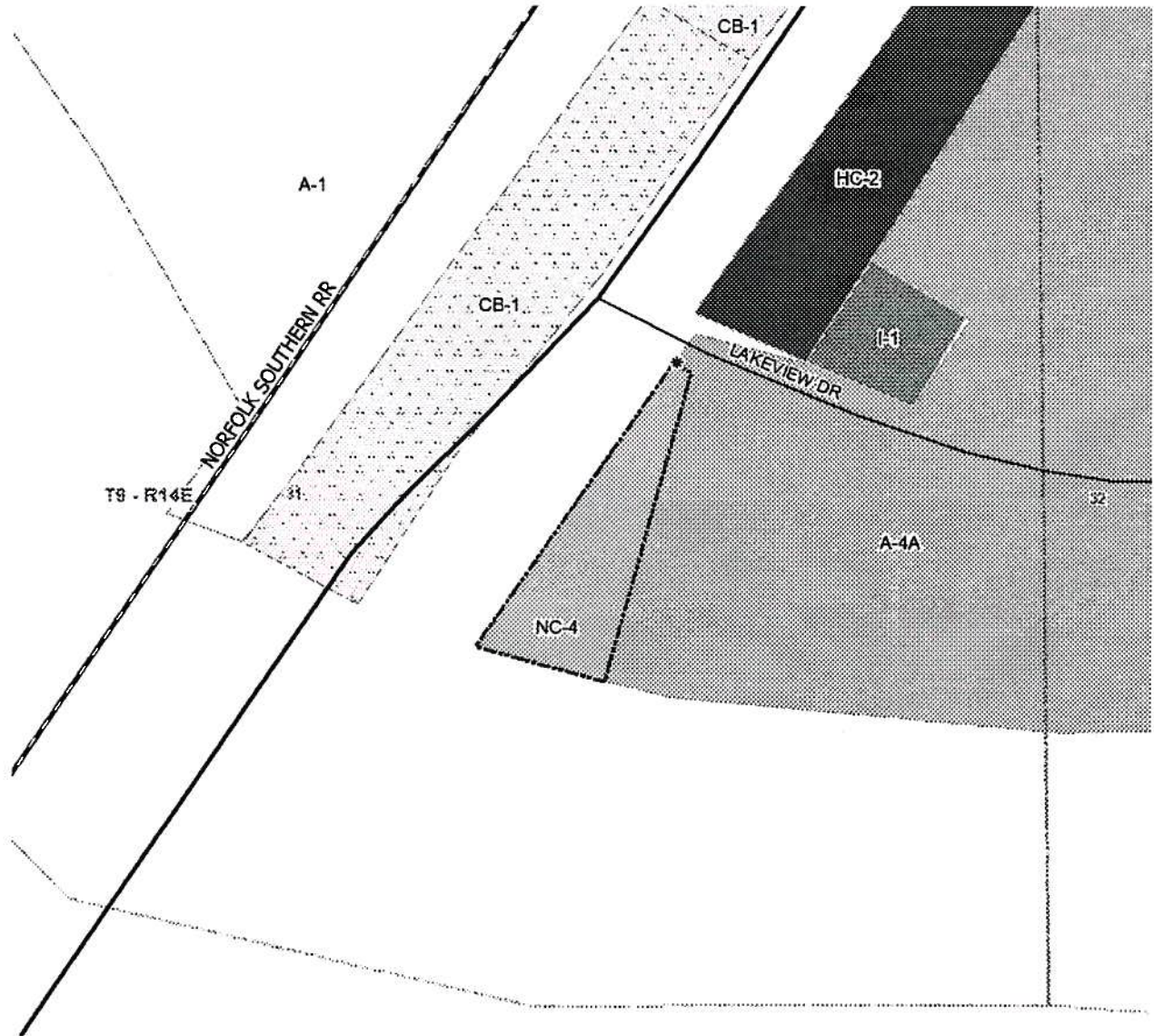
Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-01-011

A certain tract of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and prescriptions (both liberative and acquisitive) thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, fronting approximately one hundred and sixty feet (160') on Lake Pontchartrain and extending back between converging lines to the former location of the Lake Front Protection levee of St. Tammany Parish Drainage District No. 2 (now the location of Lakeview Drive), and measuring 26.2 feet thereon, bounded above, or on the west, by the easterly right of way line of Pontchartrain Bridge Road (now U.S. Highway 11), on which line it measures approximately 380 feet, and below by property formerly of Cornibe (now John Scariano). Being in Section 31 of T9S, R14E.

CASE NO.: ZC14-01-011
PETITIONER: Marritt Landry
OWNER: Marritt & Anahi Landry
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located on the south side of Lakeview Drive, east of US Highway 11, being 59 Lakeview Drive, Slidell; S31, T9S, R14E; Ward 9, District 13
SIZE: 40,000 sq.ft



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 30, 2013
Case No.: ZC14-01-011
Posted: 12/12/13

Meeting Date: January 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Marritt Landry
OWNER: Marritt & Anahi Landry
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located on the south side of Lakeview Drive, east of US Highway 11, being 59 Lakeview Drive, Slidell; S31, T9S, R14E; Ward 9, District 13
SIZE: 40,000 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	Commercial	HC-2 (Highway Commercial District)
South	Lake Pontchartrain	
East	Vacant	A-4 A (Single Family Residential District)
West	Highway 11	

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 NC-4 (Neighborhood Institutional District) to A-4A (Single-Family Residential District). The site is located on the south side of Lakeview Drive, east of US Highway 11, being 59 Lakeview Drive, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Staff has no objection to the request.

Note that before the comprehensive rezoning, the site was zoned SA (Suburban Agricultural District) which allowed for residential uses.

STAFF RECOMMENDATION:

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