

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6501

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BINDER

SECONDED BY: MR. CANULETTE

ON THE 1 DAY OF OCTOBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS FRONT ON OAK AVENUE AND ON BROOKTER ROAD, SOUTH OF SYCAMORE AVENUE, NORTH OF BIRCH AVENUE; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .49 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT) (WARD 8, DISTRICT 14). (2020-1962-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1962-ZC, 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-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 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-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 23 , 2020

Published Adoption: \_\_\_\_\_ , 2020

Delivered to Parish President: \_\_\_\_\_ , 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-1962-ZC

Being **LOTS 13, 14, 15, and 16**, in BLOCK or SQUARE 9 of the said subdivision. Said block or square 9 is bounded on the North by Sycamore Avenue, on the East by Hickory Avenue, on the South by Birch Avenue, and on the West by Oak Avenue. The said lots measure each 25 feet front on Oak Avenue by a depth of 108.3 feet between parallel lines drawn perpendicular to the eastern edge of the said Oak Avenue of said lots 13, 14, 15, and 16 taken as a block are more particularly described as follows, to-wit:

From the corner which forms the Northwest corner of Lot 9 formed by the intersection of Sycamore Avenue and Oak Avenue, measure South 200 feet and set a point, the point beginning. thence measure East a distance of 108.3 feet, run South a distance of 100 feet; thence run West a distance of 108.3 feet to a point on the eastern edge of Oak Avenue; thence run North a distance of 100 feet to close at the point of beginning.

And

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Beverly Hills Subdivision which is a subdivision in Section 13, Township 9 south, Range 14 East, 8<sup>th</sup> ward, St. Tammany Parish, Louisiana, which subdivision has been duly accepted and approved by the Parish of St. Tammany and which lot or parcel of land is more fully described as being **Lot 37 and 38** of Square 9 of said subdivision and being a portion of the property acquired by the grantors herein as per COB 307, Folio 117 of the official records of St. Tammany Parish, Louisiana.

And

A certain piece or parcel of land being lot 17A, Square 9, Beverly Hills Subdivision, Section 13, T9S, R14E, St. Tammany Parish, Louisiana, and is more fully described as follows:

Commencing at the intersection of the southerly right of way of sycamore avenue and the easterly right of way of oak avenue, leave said southerly right of way and run along said easterly right of way south for a distance of 150 feet to the point of beginning.

From the point of beginning, leave said easterly right of way and run south 89 degrees 52 minutes east for a distance of 108.3 feet to a point; thence run south for a distance of 50 feet to a point; thence run north 89 degrees 52 minutes west for a distance of 108.3 feet to a point on the easterly right of way of oak avenue; thence run along said easterly right of way north for a distance of 50 feet back to the point of beginning.

Said Parcel of Land contains 0.12 acres of 5,415 square feet more or less.

Case No.: 2020-1962-ZC

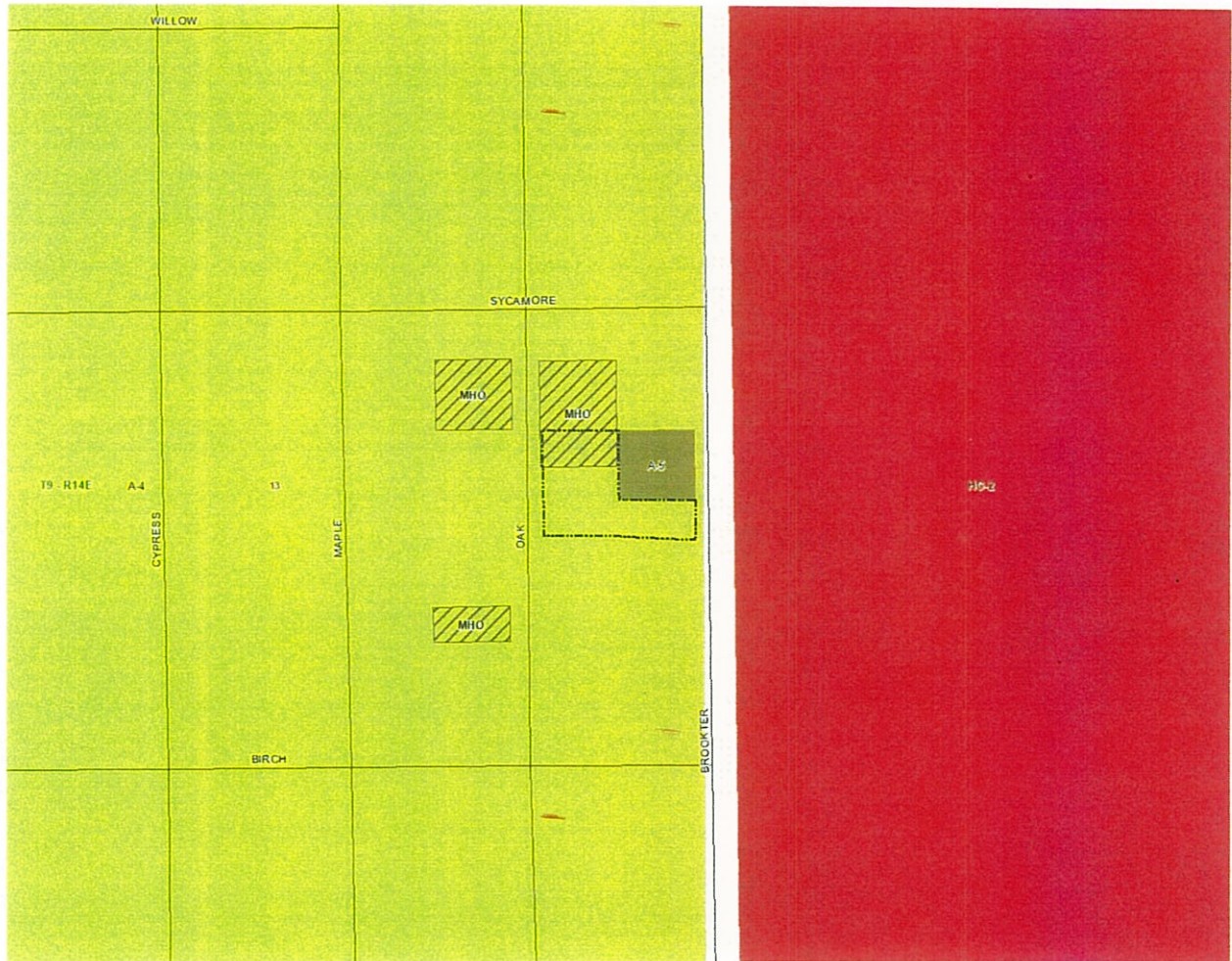
PETITIONER: Matthew Crain

OWNER: Roger Warner

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two-Family Residential District

LOCATION: Parcels front on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue; Slidell

SIZE: .49 acres

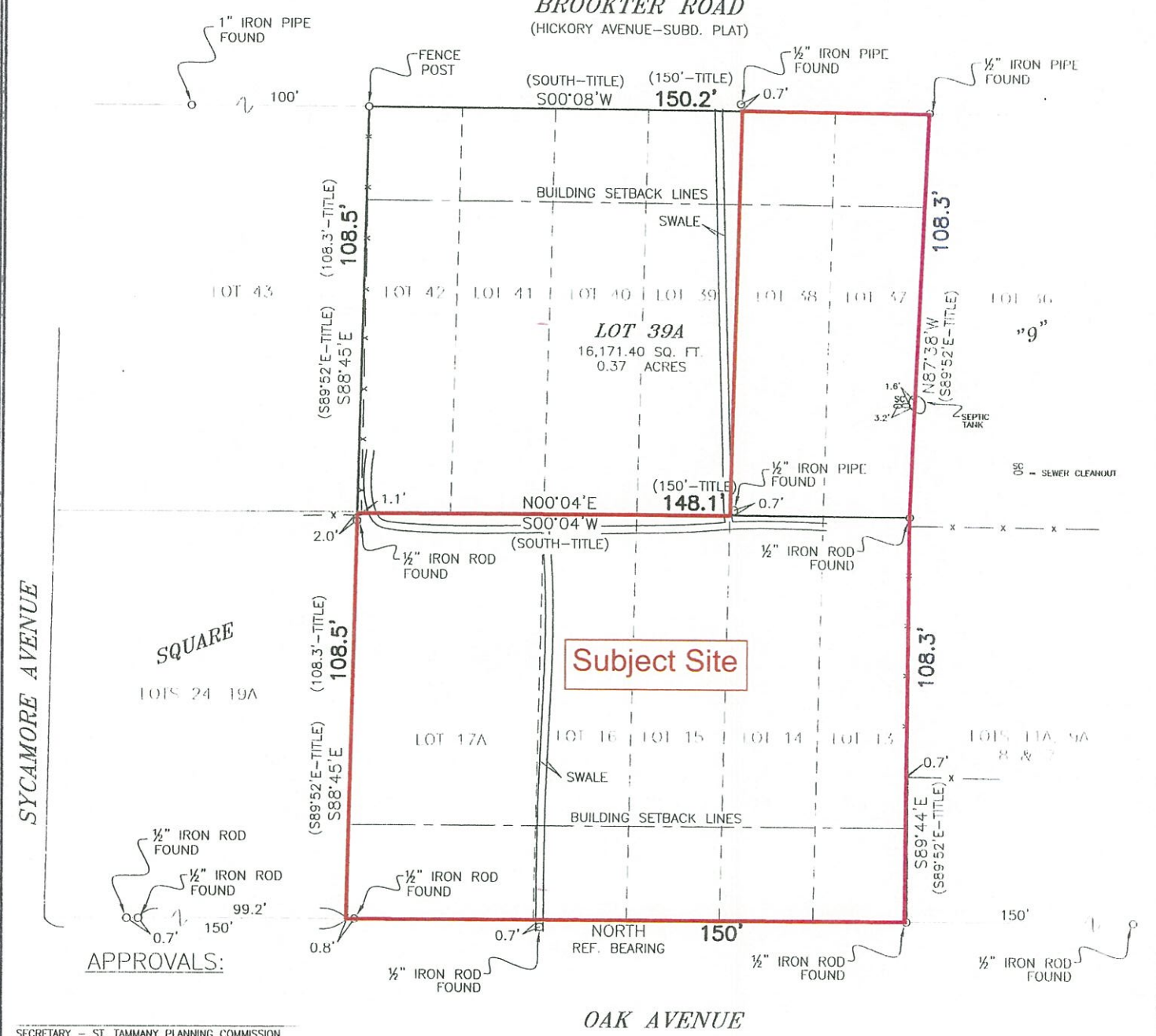




2020-1962-ZC



**BROOKTER ROAD**  
(HICKORY AVENUE-SUBD. PLAT)



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED \_\_\_\_\_ MAP FILE NO. \_\_\_\_\_

OAK AVENUE

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JOHN E. BONNEAU & ASSOCIATES, INC.  
A LOWE COMPANY

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

**BUILDING SETBACK LINES:**  
FRONT 25'

**REFERENCE SURVEY:** The Recorded Subdivision Map.

**BASIS FOR BEARINGS:** The Reference Survey.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205-0420 E; Revised: APRIL 21, 1999

Survey No. 2020 1222 Drawn by: SPH Scale: 1" = 30'

Date: JUNE 09, 2020 Revised: 06/15/20(OFFICE)

A RESUBDIVISION MAP OF  
**LOTS 13, 14, 15, 16, 17A, 37, 38, 39, 40, 41 & 42**  
 SQUARE 9, BEVERLY HILLS SUBDIVISION  
 into  
**LOTS 15A & 39A**  
 SECTION 13, T-9-S, R-14-E  
 St. Tammany Parish, Louisiana  
 for  
**ROGER WARNER**

**JOHN E. BONNEAU & ASSOCIATES, INC.**

**JEBCO**  
A LOWE COMPANY  
Professional Land Surveyors  
Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com  
e-mail: info@jebcosurvey.com

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

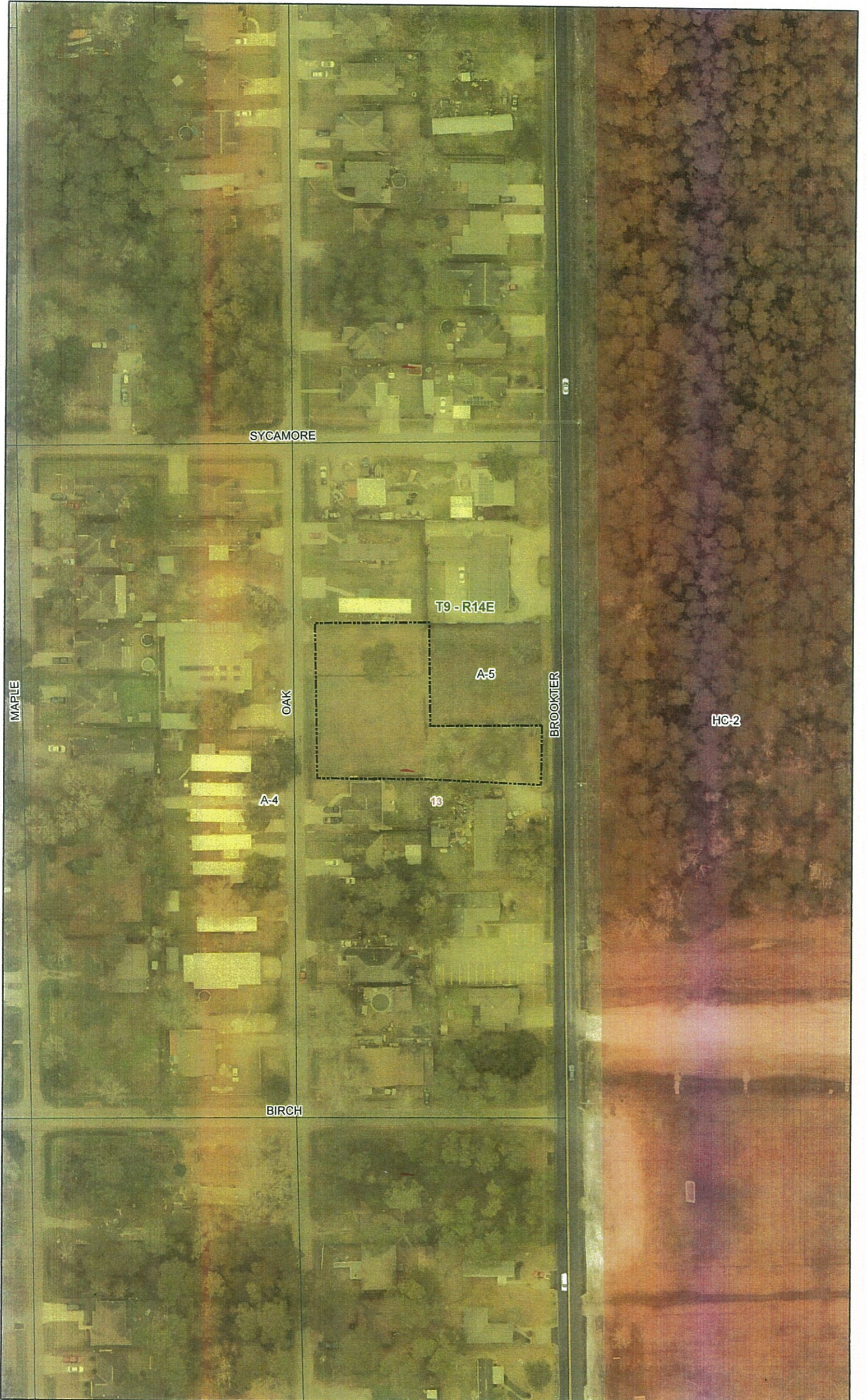
This Survey is Certified True and Correct By

**JOHN E. BONNEAU**  
LICENSE NO. 4423  
PROFESSIONAL SURVEYOR

*John E. Bonneau*

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423







**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** August 25, 2020  
**Case No.:** 2020-1962-ZC  
**Posted:** August 18, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Matthew Crain  
**OWNER:** Roger Warner  
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to A-5 Two-Family Residential District  
**LOCATION:** Parcels front on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue; Slidell  
**SIZE:** .49 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Brookter Avenue:</b>	<b>Type:</b> Parish	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> Good
<b>Oak Avenue:</b>	<b>Type:</b> Parish	<b>Road Surface:</b> 1 Lane Asphalt	<b>Condition:</b> Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District and MHO Manufactured Housing Overlay
South	Residential	A-4 Single Family Residential District
East	Undeveloped	A-5 Two-Family Residential District and HC-2 Highway Commercial District
West	Residential	A-4 Single-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 classification from A-4 Single-Family Residential District to A-5 Two-Family Residential District. The petitioned property fronts on Oak Avenue and on Brookter Road, south of Sycamore Avenue, north of Birch Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The applicant is proposing to rezone eight existing lots within the Beverly Hills subdivision from A-4 Single-Family to A-5 Two-Family. The site is adjacent to four parcels that were rezoned from A-4 to A-5 (2018-1129-ZC) in 2018, and otherwise abuts property that adheres to the A-4 Single-Family district zoning designation. Staff does not see any compelling reason to recommend approval of the requested A-5 zoning designation as the site is flanked by property that currently maintains single-family residential dwellings and manufactured homes.