

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6692

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MS. O'BRIEN

ON THE 3 DAY OF JUNE , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LAKEVIEW DRIVE, EAST OF US HIGHWAY 11; BEING LOT 5, UNIT 2, EDEN ISLES SUBDIVISION; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .262 ACRES 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) (2021-2312-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2312-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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY, 2021; 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: MAY 26, 2021

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

## EXHIBIT "A"

### 2021-2312-ZC

LOT 5, EDEN ISLES SUBDIVISION, UNIT 2, ST. TAMMANY PARISH, LOUISIANA, all in accordance with plan of subdivision prepared by Lester G. High, registered Civil Engineer, consisting of 3 sheets and recorded in File Number 1297 or the official records of St. Tammany Parish, Louisiana According to survey made by J. V. Burkes & Associates, Inc., dated November 9, 2009, Lot 5 measures 60 feet front on Lakeview Drive (formerly Northshore Drive), the same width in the rear, by a depth of 190 feet between equal and parallel lines, a copy of which is annexed hereto and made part hereof

**Case No.:** 2021-2312-ZC

**PETITIONER:** Michael Boehm

**OWNER:** Michael Boehm and Stefanie Schultis

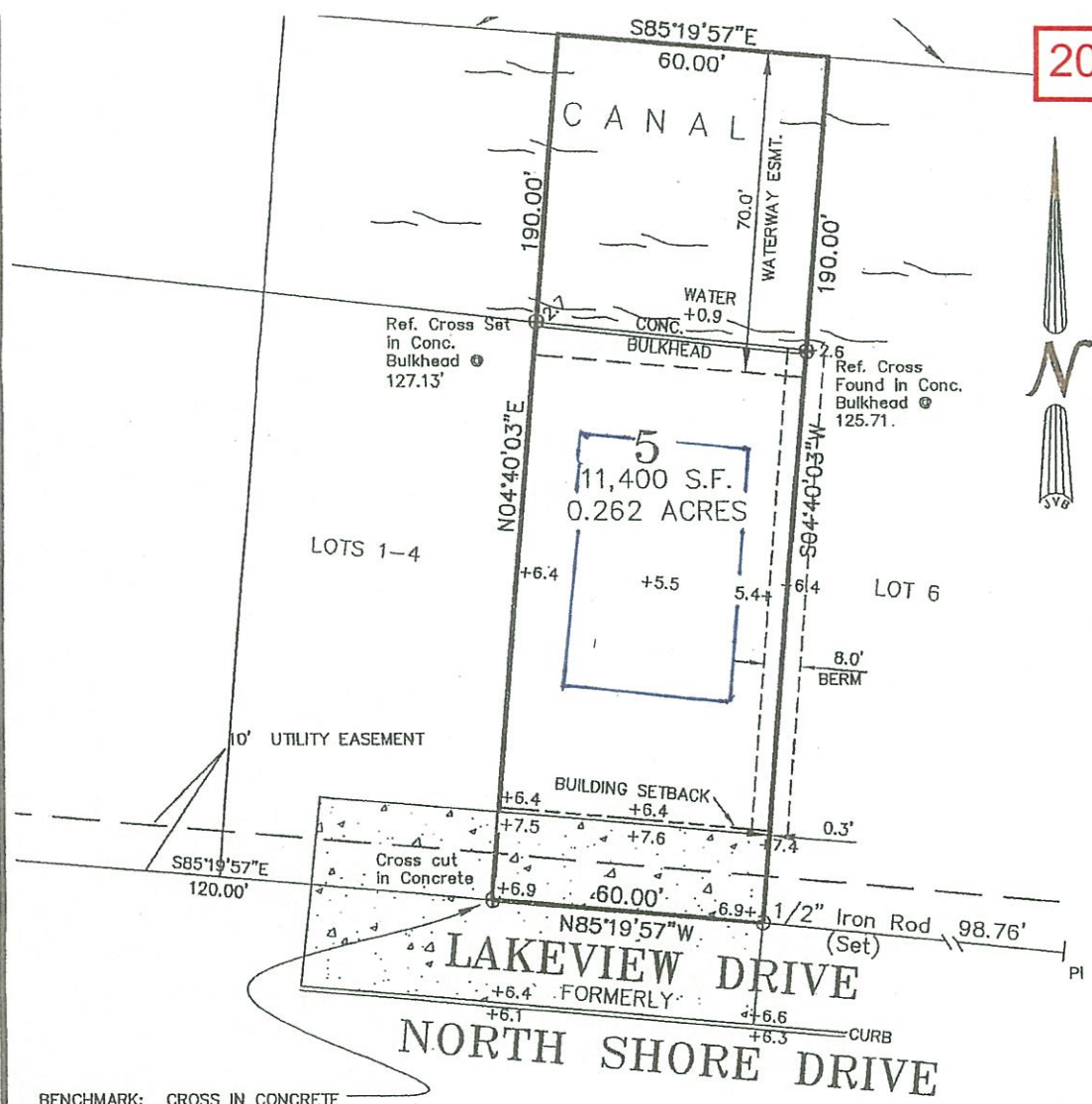
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision; Slidell; S32, T9S, R14E; Ward 9, District 13

**SIZE:** .262 acres



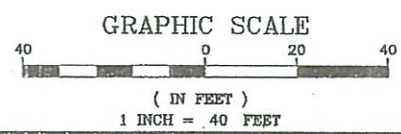
2021-2312-ZC



BENCHMARK: CROSS IN CONCRETE  
ELEVATION: 6.86'

**\*\*NOTE**  
ST. TAMMANY PARISH REQUIRES THE  
MINIMUM FINISHED FLOOR ELEVATION  
IN THIS AREA TO MATCH THE ABFE  
DETERMINED BY FEMA.  
ZONE: AE 14  
ABFE: 14'  
PANEL: LA-KK39  
DATE: JANUARY 18, 2006

- LEGEND**
- + ELEVATION
  - 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - ⊕ Cross



**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

- Front Setback.....20'
- Side Setback.....\*
- Rear Setback.....\*

ADDRESS: 132 LAKEVIEW DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
ACTUAL ELEVATION SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
EXIST EITHER WAY ACROSS ANY OF THE  
PROPERTY LINES, EXCEPT AS SHOWN.

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 0530 C  
F.I.R.M. Date 4/02/91  
ZN: A10 B.F.E. 13\*\*See Note  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.  
**20091055**

DATE:  
**3/02/10**

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 HWY. 190 EAST  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: **BC** CHECKED BY: **JDL**

SCALE:  
**1" = 40'**

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800  
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.

**ELEVATION SURVEY OF LOT 5, UNIT 2,  
EDEN ISLES SUBDIVISION  
LOCATED NEAR THE CITY OF SLIDELL**



2021-2312-ZC

A-4

A-4

32

T9 - R14E

A-6

LAKEVIEW

A-4A



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** April 27, 2021  
**Case No.:** 2021-2312-ZC  
**Posted:** April 23, 2021

**Meeting Date:** May 4, 2021  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Michael Boehm

**OWNER:** Michael Boehm and Stefanie Schultis

**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, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision; Slidell; S32, T9S, R14E; Ward 9, District 13

**SIZE:** .262 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** 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
South	Residential	A-4A Single-Family Residential District
East	Undeveloped	A-6 Multiple-Family Residential District
West	Residential	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 classification 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, east of US Highway 11; being Lot 5, Unit 2, Eden Isles Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently an undeveloped parcel of land which abuts the Grand Lagoon canal to the north, a two-family dwelling to the west, and single-family residences to the east and south. The current A-6 Multiple Family Residential District does not allow single-family homes as a permitted use. The applicant is requesting to rezone the property to A-4A Single-Family Residential District to accommodate the construction of a single-family home. The northern portion of Lakeview Drive, which is zoned A-6 Multiple Family District mainly consists of undeveloped lots, duplexes, and single-family residences. A change in zoning will allow a decrease in density on the subject site.