

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6859

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TOLEDANO

ON THE 6 DAY OF JANUARY , 2022

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; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 27.85 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT) (WARD 9, DISTRICT 13). (2021-2442-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2442-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-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 property 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 A-6 (Multiple 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF FEBRUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 29 , 2021

Published Adoption: \_\_\_\_\_ , 2022

Delivered to Parish President: \_\_\_\_\_ , 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2022 at \_\_\_\_\_

## EXHIBIT "A"

### 2021-2442-ZC

A CERTAIN TRACT OF PARCEL OF LAND, being the located in Section 1, Township 7 South, Range 14 East located near the Town of Pearl River, St Tammany Parish, Louisiana, to wit;

From the Northeast Corner of the Southeast Quarter of Section 1 Township 7 South, Range 14 East, which is the Point of Beginning, proceed S89-24-09 W a distance of 2671 feet to a point;  
Thence proceed S00-55-47 E a distance of 2651.42 feet to a point;  
Thence proceed N89-15-53 E a distance of 1335 feet to a point;  
Thence proceed N89-55-43 E a distance of 1329.12 feet to a point;  
Thence proceed N00-46-46 W a distance of 2659.61 feet to a point, said point being the Point of Beginning.

and

A CERTAIN TRACT OF PARCEL OF LAND, being located in Section 12, Township 7 South, Range 14 East & Section 7, Township 7 South, Range 15 East located near the Town of Pearl River, St Tammany Parish, Louisiana, to wit;

From a 3" iron pipe, located at the Section Corner common to Sections 6 & 7, T7S - R15E and Sections 1 & 12, T7S - R14E, which is the Point of Beginning, proceed N89-56-05 W, a distance of 1332.82 feet to a point;  
Thence proceed S01-02-08 E a distance of 2641.71 feet to a point;  
Thence proceed S89-55-44 E a distance of 1332.72 feet to a point;  
Thence proceed N88-38-36 e a distance of 1332.72 feet to a point;  
Thence proceed N01-29-00 W a distance of 2641.87 feet to a point  
Thence proceed S88-38-58 W a distance of 1326.57 feet to a point; said point being the Point of Beginning.

Case No.: 2021-2442-ZC

PETITIONER: St. Tammany Parish Government

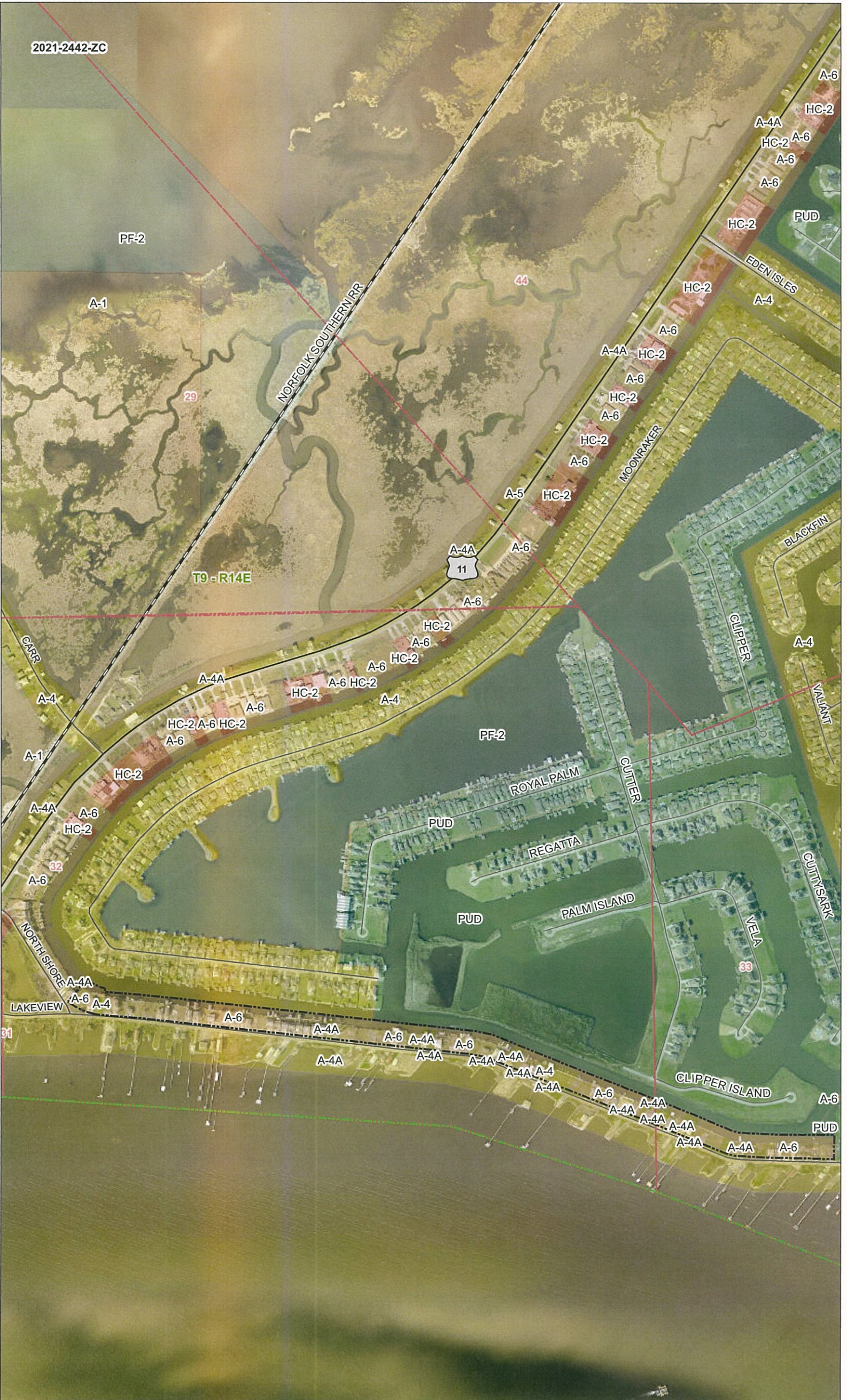
OWNER: Multiple Owners

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.

SIZE: 27.83 acres





PF-2

A-1

29

NORFOLK SOUTHERN R.R.

44

A-6  
HC-2  
A-6  
A-6  
A-6  
HC-2  
PUD

EDEN ISLES

HC-2

A-4

A-4A

HC-2

A-6

HC-2

A-6

HC-2

A-6

HC-2

A-5

HC-2

MOONRAKER

A-4A  
11

A-6

A-6

HC-2

A-6

HC-2

HC-2

A-6

A-4A

A-6

HC-2

A-6

HC-2

PF-2

CARR

A-4

A-1

A-4A

HC-2

A-6

HC-2

32

A-6

NORTH SHORE

A-4A

LAKEVIEW

A-6

A-4

A-6

A-4A

A-6

A-4A

A-6

A-4A

A-6

A-4A

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A-4A

A-4A

A-4A

A-4A

A-6

PUD

CLIPPER ISLAND

ROYAL PALM

PUD

REGATTA

PUD

PALM ISLAND

33

CUTTYSARK

VALANT

CLIPPER

BLACKFIN

A-4

31

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** November 30, 2021

**Case No.:** 2021-2442-ZC

**Posted:** November 22, 2021

**Meeting Date:** December 7, 2021

**Prior Determination:** August 3, 2021 - Postponed Until September 7, 2021

**Prior Determination:** September 7, 2021 - Postponed (Hurricane IDA)

**Prior Determination:** October 19, 2021 - Postponed Until November 8, 2021

**Prior Determination:** November 8, 2021 - Postponed Until December 7, 2021

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** St. Tammany Parish Government

**OWNER:** Multiple Owners

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-5 Two-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11; Slidell, S32, T9S, R14E, Ward 9, District 13.

**SIZE:** 27.83 acres

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### 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	Grand Lagoon Waterbody	N/A
South	Residential	A-4A Single-Family Residential District
East	Lake Pontchartrain	N/A
West	Residential	A-4A Single-Family Residential District

#### EXISTING LAND USE:

**Existing development:** Yes

**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 classification from A-6 Multiple Family Residential District to A-5 Two-Family Residential District. The site is located on the north side of Lakeview Drive, east of US Highway 11; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site consists of 27.83 acres located along the north side of Lakeview Drive and is currently developed with a mix of single-family, two-family, and multi-family residential dwellings. The north side of Lakeview Drive was rezoned to A-6 Multiple Family Residential District through the 2009-2010 Parish-wide Comprehensive Rezoning process. The A-6 Multi Family District does not allow for the construction of single-family residential dwellings.

Multiple rezoning requests to accommodate the construction of single-family dwellings along the northern portion of Lakeview Drive have been submitted over the years. As such, the current request is to rezone all properties along the northern portion of Lakeview Drive from A-6 Multiple-Family Residential District to A-5 Two Family Residential District, which allows single-family dwellings as a permitted use. A change in zoning will allow the existing single-family dwellings to come into compliance with the correct zoning classification as well as allow for the future development of single-family residential dwellings along Lakeview Drive.

	<b>Zoning</b>	<b>Max Density</b>	<b>Permitted Uses</b>
<b>Existing</b>	A-6 Multi-Family Residential District	One unit per 4,000 sq. ft. of property	Multiple-family dwellings, townhouses, condominiums, and nursing homes
<b>Proposed</b>	A-5 Two Family Residential District	Eight dwelling units per acre	One single-family dwelling; Two Family dwellings