ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>5657</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>DEAN/BRISTER</u>	PROVIDED BY: <u>DEVELOPMENT</u>
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{4}$ DAY OF \underline{AUGUST} , $\underline{2016}$	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE N DRIVE, EAST OF PONTCHAR' EDEN ISLES SUBDIVISION, UN SLIDELL AND WHICH PROPE 11,400 SQ. FT. OF LAND MORE A-6 (MULTIPLE FAMILY RES	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN HORTH SIDE OF NORTHSHORE FRAIN DRIVE, BEING LOT 44, HIT NO. 2, 208 LAKEVIEW DRIVE, HRTY COMPRISES A TOTAL OF HE OR LESS, FROM ITS PRESENT HIDENTIAL DISTRICT) TO AN DENTIAL DISTRICT), (WARD 9,
with law, <u>Case No. 2016-279-ZC</u> , has recommen Louisiana, that the zoning classification of the abo	Parish of St. Tammany after hearing in accordance ded to the Council of the Parish of St. Tammany, ve referenced area be changed from its present A-6 Single Family Residential District), see Exhibit "A"
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
· · · · · · · · · · · · · · · · · · ·	has found it necessary for the purpose of protecting ignate the above described property as A-4A (Single
THE PARISH OF ST. TAMMANY HEREBY (ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the a present A-6 (Multiple Family Residential District) t	bove described property is hereby changed from its o an A-4A (Single Family Residential District).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended n Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
• •	nance shall be held to be invalid, such invalidity shall on effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{1}$ DAY OF <u>SEPTEMBER</u> , $\underline{2016}$; AND BECOMES ORDINANCE COUNCIL SERIES NO
MARTY DEAN, COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: JULY 28 , 2016
Published Adoption:, 2016
Delivered to Parish President:, 2016 at
Returned to Council Clerk:, <u>2016</u> at

Exhibit "A"

2016-279-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining more fully described as follows, to-wit:

Lot Number 44, situated in EDEN ISLES SUBDIVISION, UNIT 2, a subdivision located in St. Tammany Parish, Louisiana, according to the plan of said subdivision prepared by Lester G. High, registered Civil Engineer, consisting of two sheets, and recorded in Plat File No. 1297 of

the records of St. Tammany Parish, Louisiana. All in accordance with a survey by Ivan M. Borgen, Land Surveyor, dated November 11, 1982.

Case No.: 2016-279-ZC

PETITIONER: Robert Craig Travis

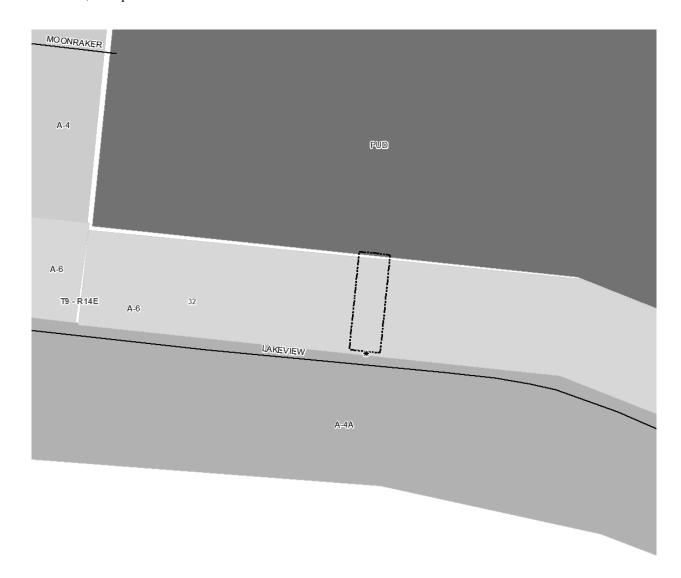
OWNER: Robert Craig Travis

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

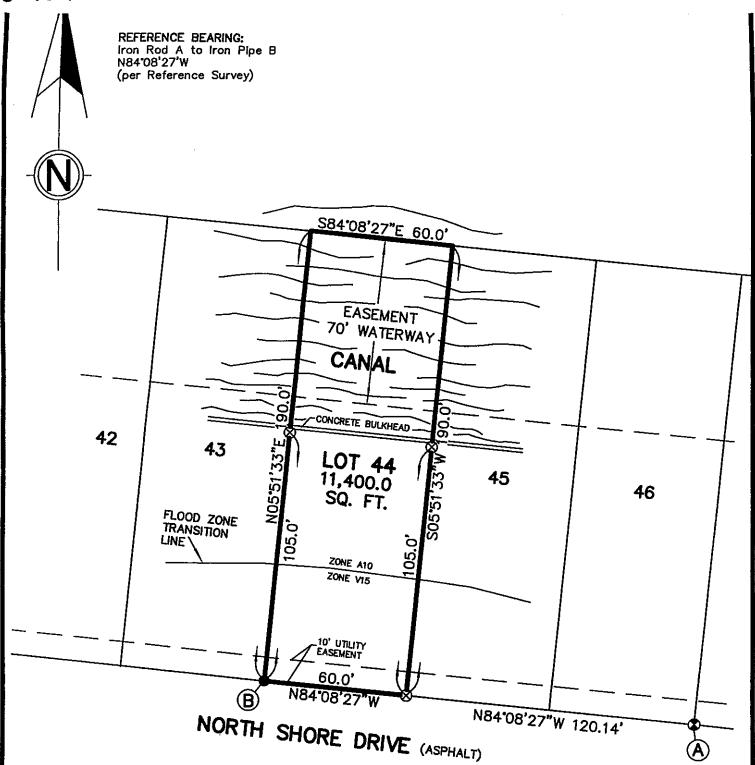
District

LOCATION: Parcel located on the north side of Northshore Drive, east of Pontchartrain Drive, being lot 44, Eden Isles Subdivision, Unit NO. 2, being 208 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 11,400 sq.ft.



Case No: 2016-279-20



NOTES:

- 1. This property is located in Flood Zones A10 & V15, per F.E.M.A. Map No. 225205 0535 D, dated April 2, 1991.
- Building Setback Lines must be verified by St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MAI BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

■ = 1/2" IRON PIPE FOUND
 ➡ = 1/2" IRON ROD FOUND
 ⊗ = 1/2" IRON ROD SET

REFERENCE SURVEY:

Plat of Edin Isles Subdivision, Unit No. 2, Sheet 2 of 2, by Lester G. High, Civil Engineer, filed St. Tammany Parish Clerk of Court Map File No. 316A.

(985) 892-1549

John G. Cummings and Associates FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

COVINGTON, LA 70433 SE OF LOUISIAN.

PLAT PREPARED FOR: Robert Craig Travis

SHOWING A SURVEY OF: LOT 44, EDIN ISLES SUBDIVISION, UNIT NO. 2,

LOCATED IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY. PROFESSIONAL LAND SURVEYOR

JOHN G. CITT JOHN G. CUMMINGS PROFESSIONAL AND SURVEYOR

SCALE:

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JOB NO. 12076

DATE: <u>っ一つっ</u>つ⋪₹₭ REVISED:



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/27/2016 **Meeting Date:** 7/5/2016

Case No.: 2016-279-ZC Determination: Amended to A-4A Posted: 06/16/2016

GENERAL INFORMATION

PETITIONER: Robert Craig Travis

OWNER: Robert Craig Travis

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

District

LOCATION: Parcel located on the north side of Northshore Drive, east of Pontchartrain Drive, being lot 44, Eden

Isles Subdivision, Unit NO. 2, being 208 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 11,400 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	PUD Planned Unit Development
South	Undeveloped	A-4A Single-Family Residential
East	Residential/Single Family	A-6 Multiple Family Residential
West	Undeveloped	A-6 Multiple Family Residential

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-5 Two Family Residential District. This site is located on the north side of Northshore Drive, east of Pontchartrain Drive, being lot 44, Eden Isles Subdivision, Unit NO. 2, being 208 Lakeview Drive, Slidell. The 2025 Future Land Use calls for the area to be developed with residential uses. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 Two Family Residential District designation be approved.