

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5727

ORDINANCE COUNCIL SERIES NO:

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF DECEMBER, 2016

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 17, PONTLAKE ESTATES, 292 LAKEVIEW DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .47 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). (2016-423-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-423-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 24 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-423-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 32 and 33, Township 9 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana, situated in that part thereof known as PONTLAKE ESTATES SUBDIVISION, and being . Lot 17

Case No.: 2016-423-ZC

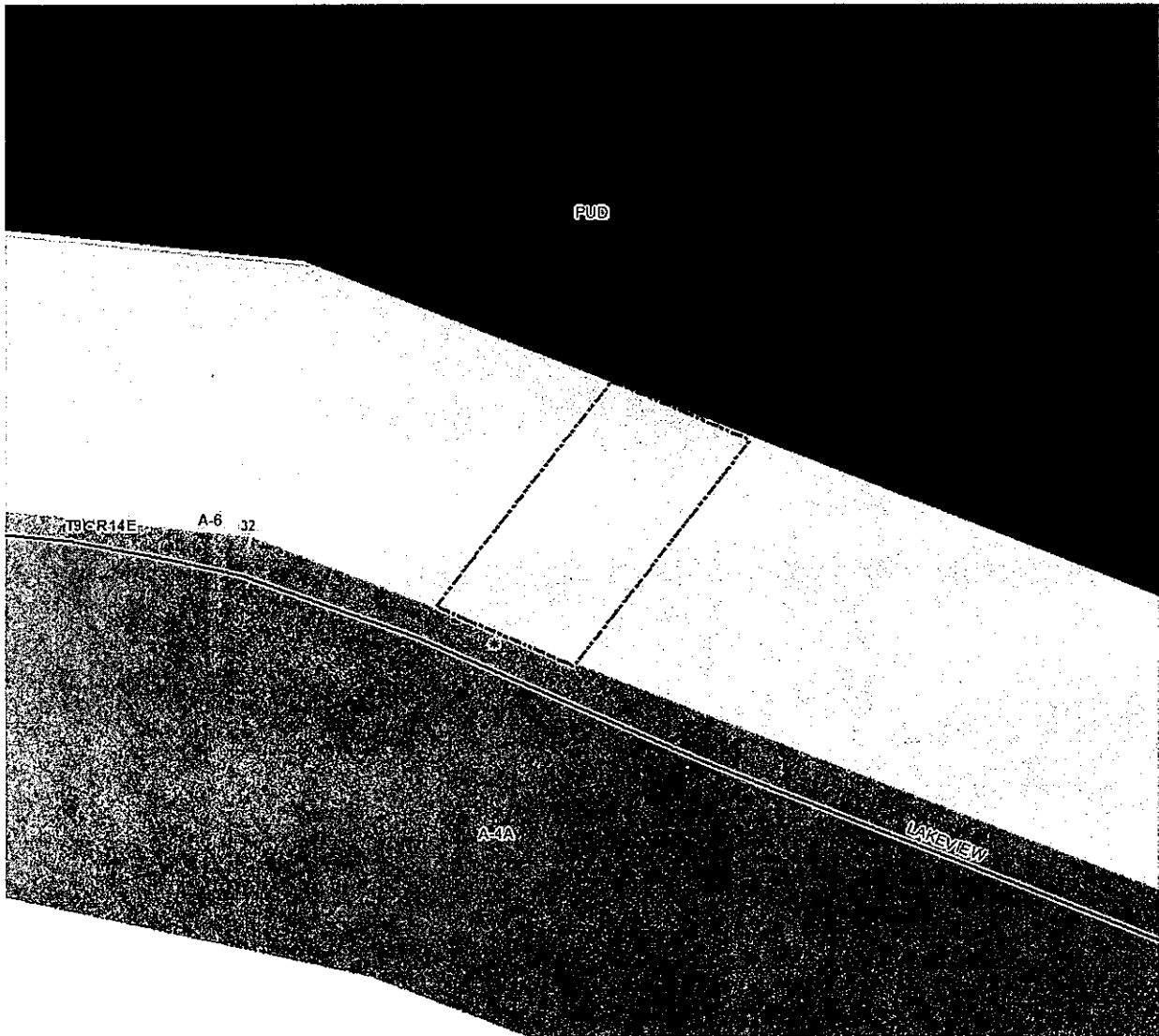
PETITIONER: Thomas R. Cathey - Thomas R. Cathey

OWNER: Thomas R. Cathey - Thomas R. Cathey

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 17, Pontlake Estates, 292 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District

SIZE: .47 acre

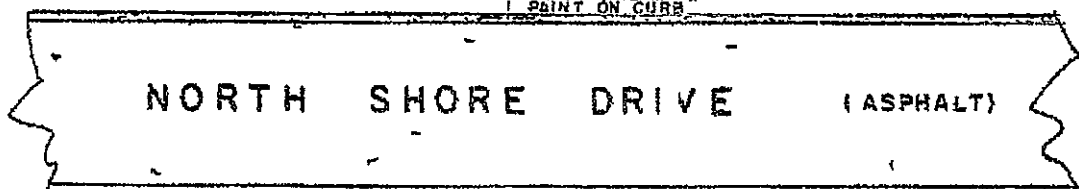
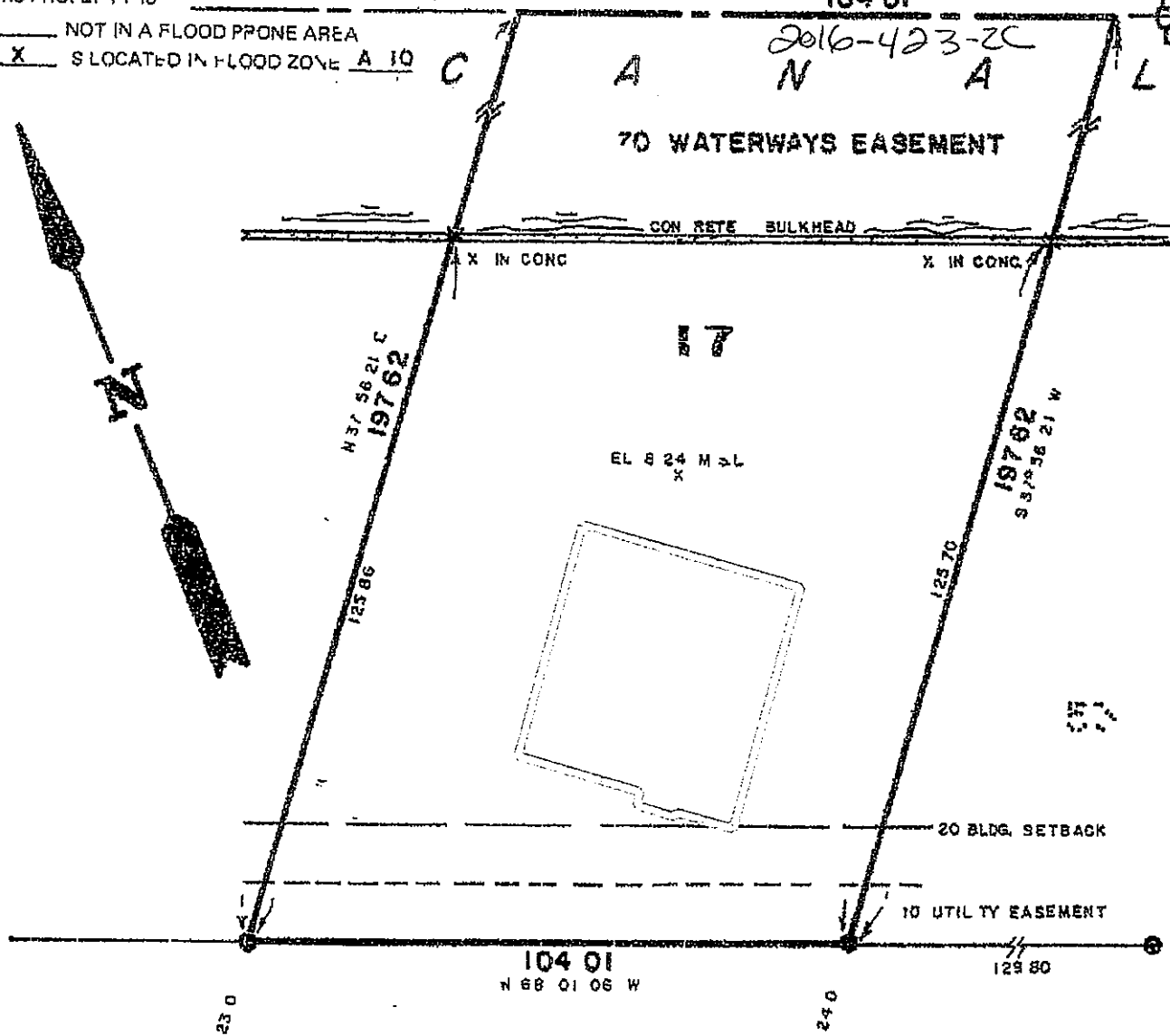


NOTE ACCORDING TO HUD FLOOD HAZARD BOUNDARY VA 401 76 S 68 01 06 E
THIS PROPERTY IS 104 01'

NOT IN A FLOOD PRONE AREA
X S LOCATED IN FLOOD ZONE A 10

2016-423-ZC
N A L

70 WATERWAYS EASEMENT



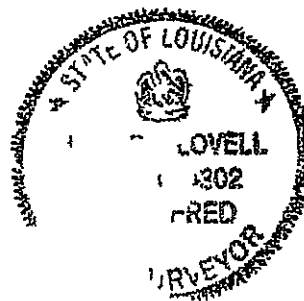
NOTE SETBACKS AND EASEMENTS ARE AS ESTABLISHED FOR EDEN ISLES S/D
REF RECORDED S/D PLATS PONTLAKE ESTATES & EDEN ISLES UNIT 2

- SET IRON
- FOUND IRON
- FENCE POST

SCALE 1" = 30'

MAP SHOWING SURVEY OF A PORTION OF LOT 17,
 SUBDIVISION PONTLAKE ESTATES, LOCATED IN
 SECTIONS 32 & 33, T9S - R14E, G L D, NEAR
 THE CITY OF SLIDELL ST TAMMANY PARISH,
 LOUISIANA

FOR **PAUL MICHEL**



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
 I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS MAY BE NOTED ABOVE

SLIDELL LOUISIANA

ALBERT A. LOVELL & ASSOCS INC
CONSULTING ENGINEERS

DATE 1 APRIL 1933

JOB NO 96249



PUD

A-6

T9-R14E

32

A-4A

LAKEVIEW

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 10/21/2016
Case No.: 2016-423-ZC
Posted: 10/11/2016

Meeting Date: 11/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Thomas R. Cathey - Thomas R. Cathey

OWNER: Thomas R. Cathey - Thomas R. Cathey

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 17, Pontlake Estates, 292 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District

SIZE: 0.47 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Fair

**LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	PUD – Planned Unit Development
South	Residential	A-4A Single Family Residential District
East	Residential	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 from A-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, being lot 17, Pontlake Estates, 292 Lakeview Drive, Slidell. The 2025 future land use plan 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-4A Single-Family Residential District designation be approved.