

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5719 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 HWY 11, WEST OF HARBOR VIEW COURT, BEING LOT 80, UNIT 2, EDEN ISLES SUBDIVISION, 292 LAKEVIEW DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 12,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (2016-368-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-368-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 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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2016-368-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, being situated in St. Tammany Parish, Louisiana, better described as follows, to-wit:

Being LOT NO. 80, UNIT TWO, EDEN ISLES SUBDIVISION, St. Tammany Parish, Louisiana.

Case No.: 2016-368-ZC

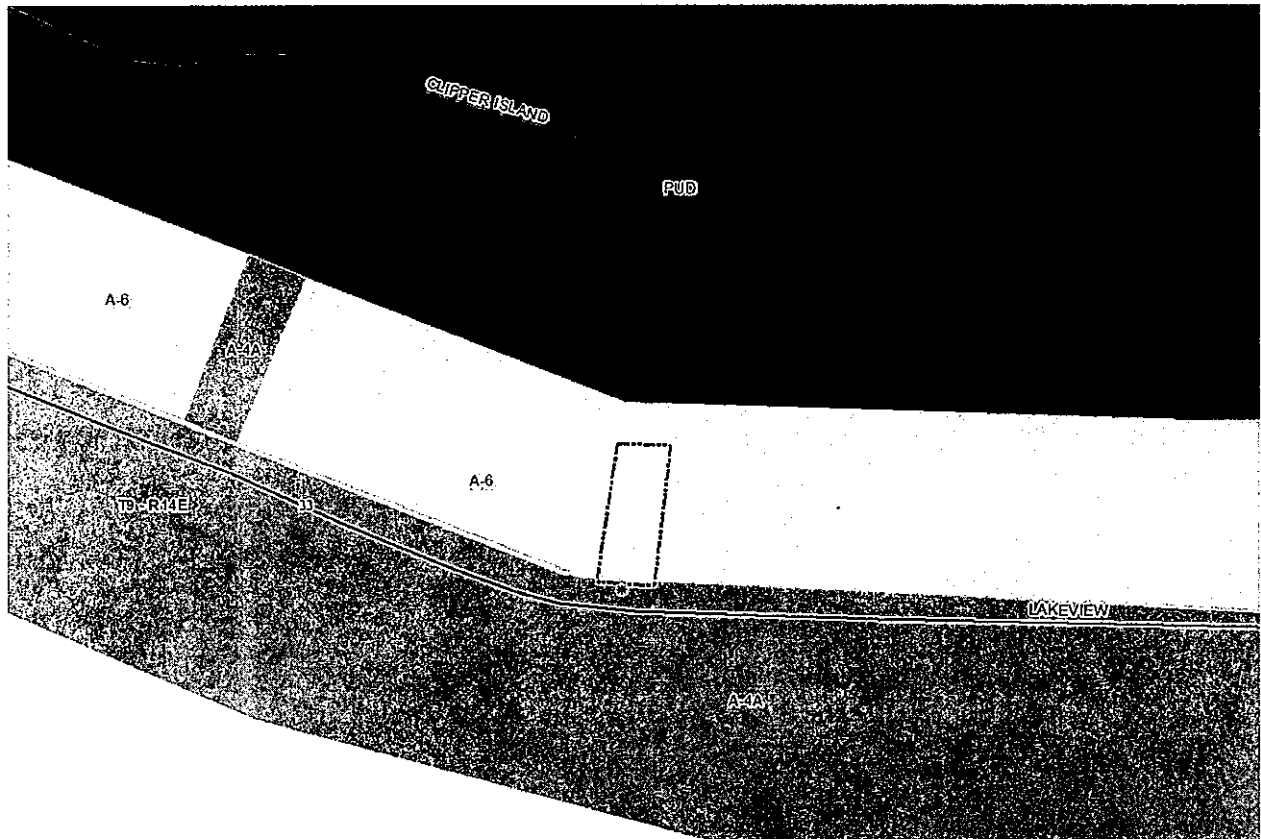
PETITIONER: Scotty & Veronica Eymard

OWNER: Scotty & Veronica Eymard

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, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13

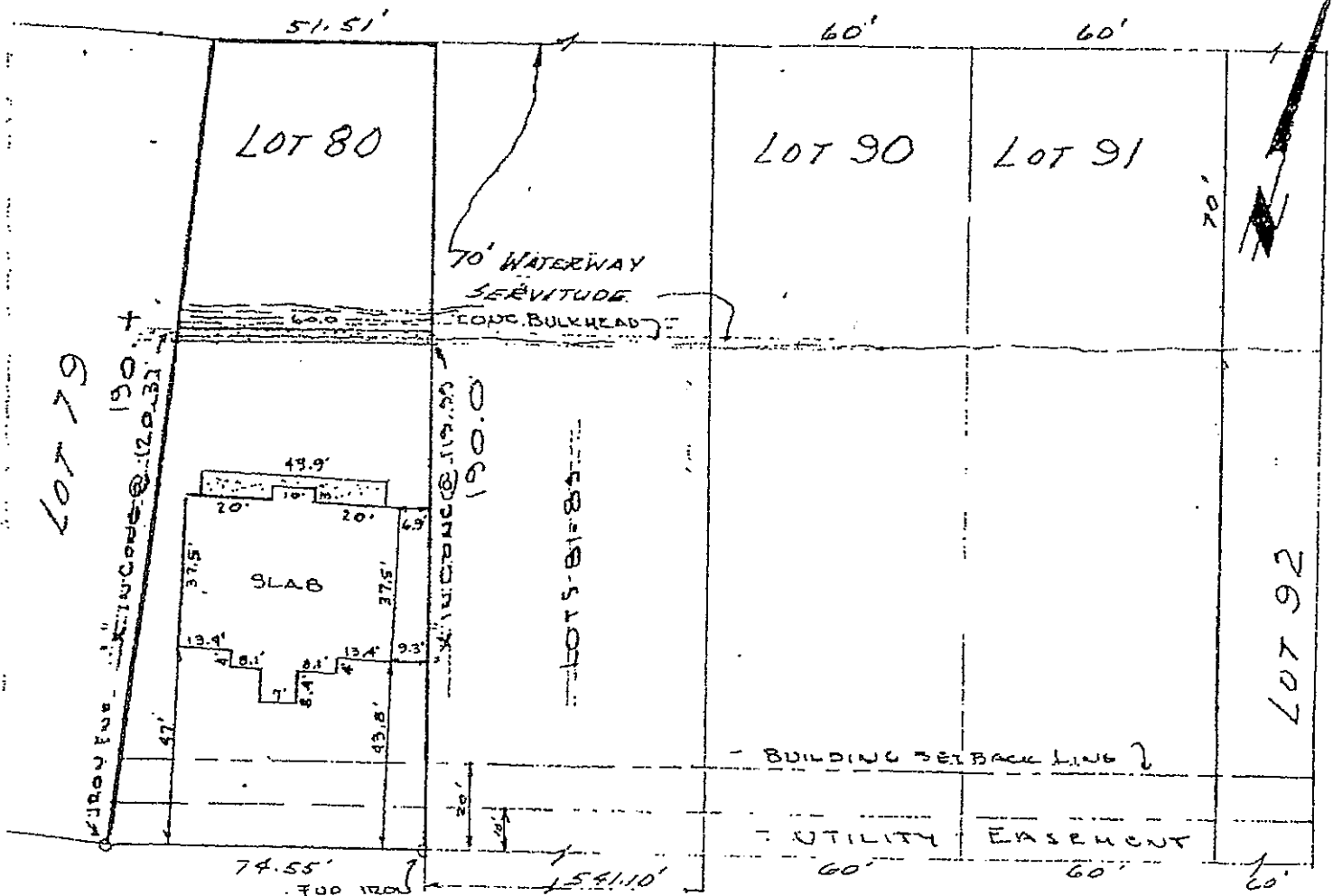
SIZE: 12,000 sq. ft.



2016-368-ZC

St. Tammany Clerk of Court - Inst#4565 - Cancelled by NOTE on 3/25/2004

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NORTH SHORE DRIVE

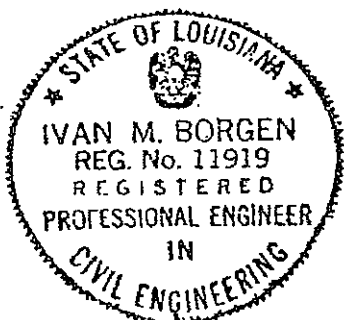
SURVEY MAP

OF

LOT 80 OF EDEN ISLES SUBDIVISION UNIT 2

ST. TAMMANY PARISH, LOUISIANA

FOR DONALD JACORS



SURVEY NO: 19989/24709/25150

DATE: MAR 15, 1979

REV: AUG. 5, 1980 SW
" SEPT. 18, 1980 SW

THIS SURVEY IS CERTIFIED
TRUE AND CORRECT BY

IVAN M. BORGEN
NO. 686

SCALE: 1" = 40'

2016-368-ZC

CLIPPER ISLAND

PUD

A-6

2016-368-ZC

33
T9-R14E

LAKEVIEW

A-4A



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 10/21/2016
Case No.: 2016-368-ZC
Prior Action: Postponed (10/11/16)
Posted:10/11 /16

Meeting Date: 11/2/2016
Determination: Amended to A-4A

GENERAL INFORMATION

PETITIONER: Scotty & Veronica Eymard

OWNER: Scotty & Veronica Eymard

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, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 292 Lakeview Drive, Slidell; S33, T9S, R14E; Ward 9, District 13

SIZE: 12,000 sq. ft.

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	Undeveloped/Residential	A-4A Single Family Residential District
South	Undeveloped/Residential	PUD Planned Unit Development Overlay
East	Undeveloped/ Residential	A-6 Multiple Family Residential District
West	Undeveloped/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-5 Two Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, west of Harbor View Court, being lot 80, Unit 2, Eden Isles Subdivision, 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; however, the A-4A zoning classification would be more appropriate for the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 Two Family Residential District designation be denied and suggest that the request be amended to A-4A Single Family Residential District.