

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6115

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. SMITH

ON THE 3 DAY OF JANUARY , 2019

(2018-1270-ZC)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, BEING LOT 19, UNIT 1-A, EDEN ISLES SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 10,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (2018-1270-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1270-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-4 (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-4 (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-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 26 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2018-1270-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, State of Louisiana, being more fully described as follow, to-wit:

LOT 19, UNIT 1A EDEN ISLES SUBDIVISION, St. TAMMANY PARISH, LOUISIANA

Case No.: 2018-1270-ZC

PETITIONER: Richard C. & Daphne C. Galloway

OWNER: Richard C. & Daphne C. Galloway

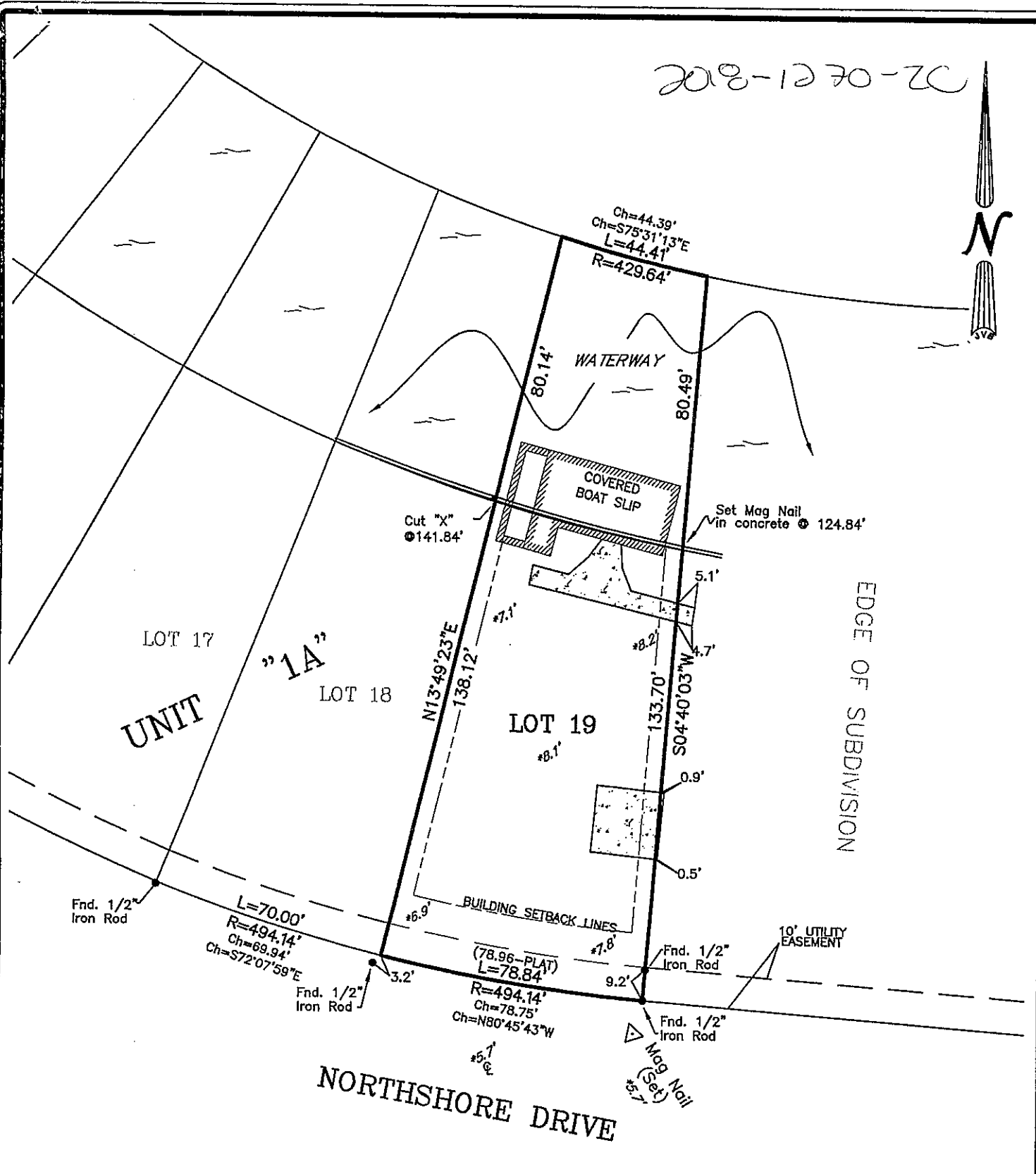
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, being lot 19, Unit 1-A, Eden Isles Subdivision ; S29, 32 & 44, T9S, R14E; Ward 9, District 13

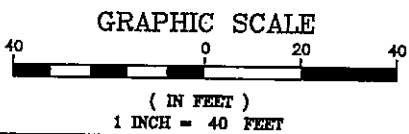
SIZE: 10,800 sq.ft.



2018-1270-20



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



BUILDING SETBACKS
 (* Verify Prior to Construction)

Front Setback.....20'
 Side Setback.....5'
 Rear Setback.....*

ADDRESS: NORTHSHORE DRIVE

BENCHMARK
 MAG NAIL SET
 ELEV. = 5.7'

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS* FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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 0535 D
 F.I.R.M. Date 04/02/1991
 ZN: A10 B.F.E. 13'
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
20180488

DATE:
07/23/2018

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

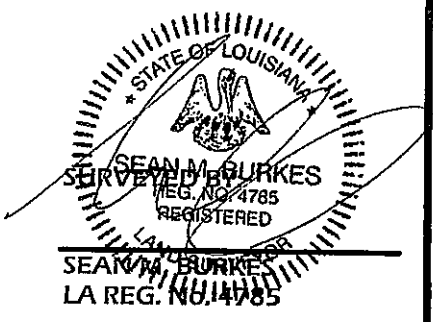
DRAWN BY:
VLL

CHECKED BY:
JDL

SCALE:
1" = 40'

**A SURVEY MAP OF
 LOT 19 , UNIT 1-A, EDEN ISLES
 IN SECTIONS 29, 32 & 44, T-9-S, R-14-E,
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
 TO: **CHRIS GALLOWAY**



A-6

2018-1270-ZC

PF-2

MOONRAKER

A-4

A-4A

NORTH SHORE

A-6

T9 - R14E

32

A-3

LAKEVIEW

A-4A

0 180 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1270-ZC
Posted: 11/15/18

Meeting Date: 12/4/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Richard C. & Daphne C. Galloway

OWNER: Richard C. & Daphne C. Galloway

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

LOCATION: Parcel located on the north side of Lakeview Drive, being lot 19, Unit 1-A, Eden Isles Subdivision; S29, 32 & 44, T9S, R14E; Ward 9, District 13

SIZE: 10,800 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	Residential	A-4A Single-Family Residential District
South	Undeveloped	A-4A Single-Family Residential District
East	Residential	A-6 Multiple Family Residential District
West	Undeveloped	A-6 Multiple Family Residential District

EXISTING LAND USE:

Existing development: No

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 from A-6 Multiple Family Residential District to A-4 Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lot 19, Unit 1-A, Eden Isles Subdivision. 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.

Note that the objective of the request is to allow for the construction of a single family residence.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be approved.