

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5744

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TANNER

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF NORTHSORE CIRCLE, EAST OF US HWY 11, LOTS 14A & 14B, EDEN ISLES SUBDIVISION, PHASE 1-A, UNIT 1-A, BEING 128 NORTHSORE CIRCLE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 0.51 ACRE 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). (2016-438-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-438-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 29, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-438-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, in Section 3~~2~~ Township 9 South, Range 14 East, located in that portion thereof known as EDEN ISLES SUBDIVISION, PHASE 1-A, UNIT 1-A all as more fully shown on plan of re-subdivision by J. V. Burkes, III dated March 12, 1998, filed for record with the Office of the Clerk of Court, St. Tammany Parish, Louisiana, in Map File # 1623 and more fully described as follows, to-wit:

LOT 14A & 14B, EDEN ISLES SUBDIVISION, PHASE 1-A, UNIT 1-A, Slidell, St. Tammany Parish, Louisiana.

The improvements thereon bear the Municipal number: 128 North Shore Circle, Slidell, LA 70458

Case No.: 2016-438-ZC

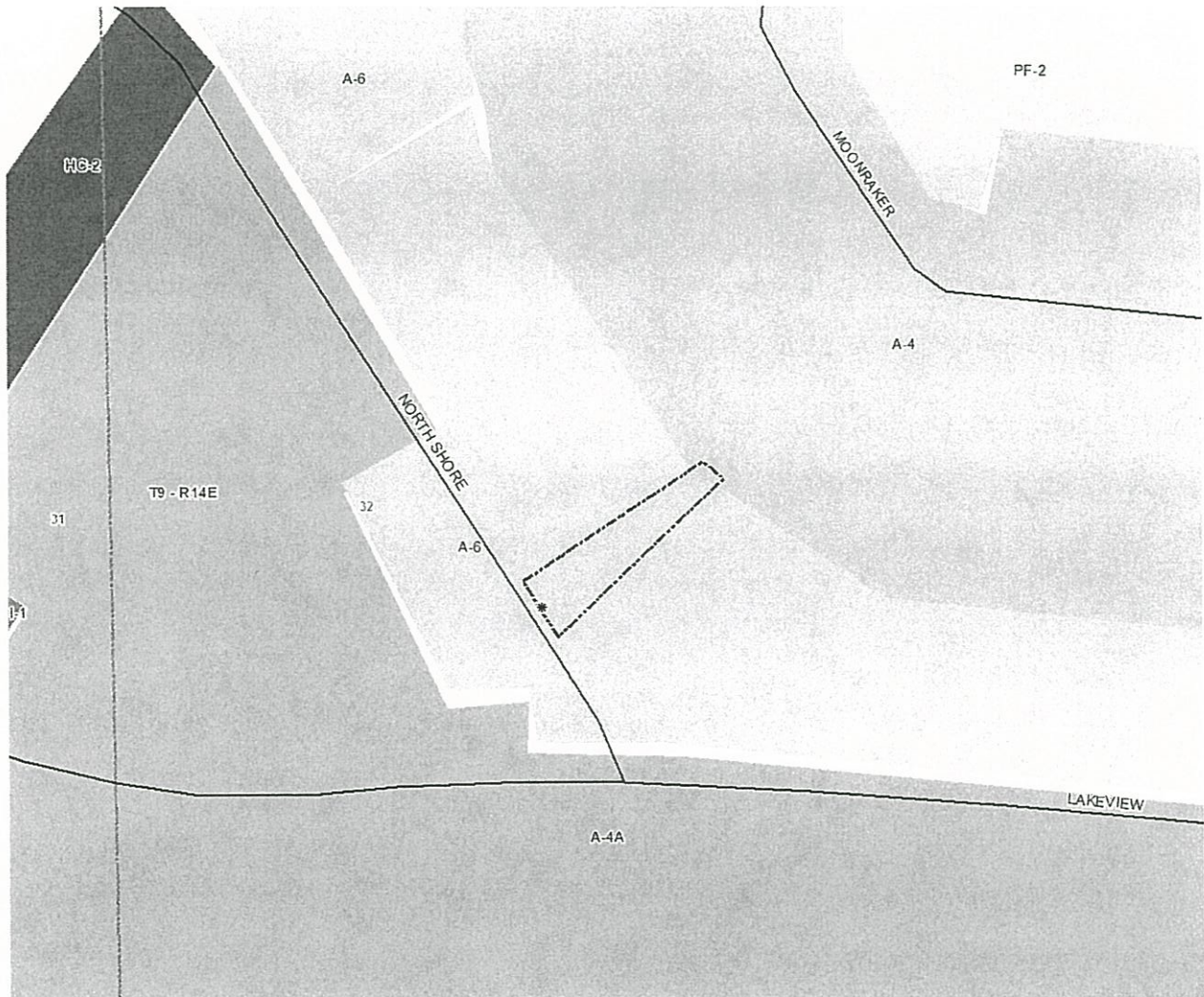
PETITIONER: Wade A. Deslatte

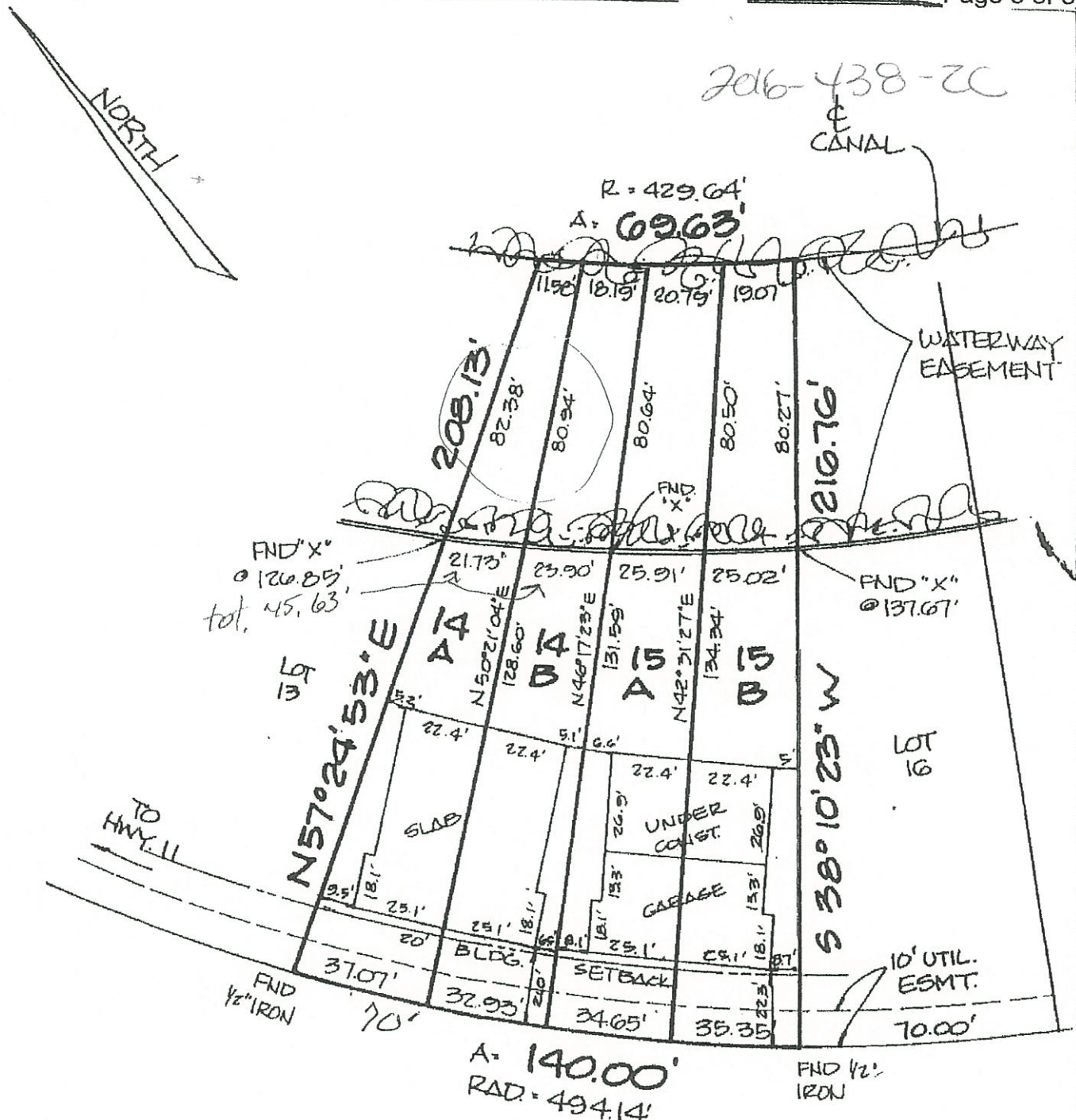
OWNER: Wade & Tonya S. Deslatte

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 Circle, east of US Highway 11, Lots 14A & 14B, Eden Isles Subdivision, Phase 1-A, Unit 1-A, being 128 Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 0.51 acre





NOTE: CONST. TO BE COMMON PARTY WALL DUPLEXES WITH GARAGE ON SLAB BELOW.

NORTH SHORE CIRCLE

RESUBDIVISION OF
 LOTS 14 AND 15
 INTO
 LOTS 14A : B : 15A : B
 EDEN ISLES UNIT 1A
 SEC. 34-T95-R14E
 ST. TAMMANY PARISH, LA

TOTAL AREA: 0.51 AC.
 FLOOD ZONE: A10, EL. *13'
 *VERIFY PRIOR TO CONSTRUCTION

Emilio J. Linder
 CHAIR, PLAN COMM.

Jim C. [unclear]
 SEC. PLAN COMM.

John H. Shivers
 PARISH ENGINEER

Angela C. Stutts
 CLERK OF COURT

4-30-1998 1623
 FILE NO.

J.V. Burkes
 REGISTERED LAND SURVEYOR

*SATEC
 J.V.
 REGISTERED
 LAND SURVEYOR

J.V. BURKES & ASSOC., INC.
 2990 GAUSE BLVD EAST, SUITE B
 SLIDELL, LA 70461 504 649-0075

SCALE: 1" = 40' BY: CAD
 DATE: 3-12-1998 NO. 980120

in [unclear] [unclear]

2016-438-ZC

PF-2

MOONRAKER

A-4

NORTH SHORE

A-6

T9-R14E 32

LAKEVIEW

A-4A

0 200 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/28/16
Case No.: 2016-438-ZC
Posted: 11/16/2016

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Wade A. Deslatte

OWNER: Wade & Tonya S. Deslatte

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single-Family Residential District 13

LOCATION: Parcel located on the north side of Northshore Circle, east of US Highway 11, Lots 14A & 14B, Eden Isles Subdivision, Phase 1-A, Unit 1-A, being 128 Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 0.51 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	Canal / Undeveloped	A-6 Multiple Family Residential
South	Undeveloped	A-6 Multiple Family Residential
East	Residential	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-4A Single-Family Residential District. This site is located on the north side of Northshore Circle, east of US Highway 11, Lots 14A & 14B, Eden Isles Subdivision, Phase 1-A, Unit 1-A, being 128 Northshore Circle, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff has no objection to the request.

STAFF RECOMMENDATION:

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