ST. TAMMANY PARISH COUNCIL

ORI	DINANCE
ORDINANCE CALENDAR NO: <u>5719</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>DEAN/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. BELLISARIO	SECONDED BY: MR. TOLEDANO
ON THE $\underline{1}$ DAY OF $\underline{DECEMBER}$, $\underline{2016}$	
OF ST. TAMMANY PARISH, PARCEL LOCATED ON THE N EAST OF US HWY 11, WEST LOT 80, UNIT 2, EDEN ISLE DRIVE, SLIDELL AND WHICH OF 12,000 SQ. FT. OF LAND M A-6 (MULTIPLE FAMILY D	G THE OFFICIAL ZONING MAP LA, TO RECLASSIFY A CERTAIN ORTH SIDE OF LAKEVIEW DRIVE, OF HARBOR VIEW COURT, BEING ES SUBDIVISION, 292 LAKEVIEW H PROPERTY COMPRISES A TOTAL ORE OR LESS, FROM ITS PRESENT ISTRICT) TO AN A-4A (SINGLE TRICT), (WARD 9, DISTRICT 13).
with law, <u>Case No. 2016-368-ZC</u> , has recommunication, that the zoning classification of the a	he Parish of St. Tammany after hearing in accordance hended to the Council of the Parish of St. Tammany, bove referenced area be changed from its present A-6 mily Residential District) see Exhibit "A" for complete
WHEREAS, the St. Tammany Parish Councand	cil has held its public hearing in accordance with law;
	cil has found it necessary for the purpose of protecting designate the above described property as A-4A (Single
THE PARISH OF ST. TAMMANY HEREBY	Y ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the present A-6 (Multiple Family District) to an A-4.	e above described property is hereby changed from its A (Single Family Residential District).
SECTION II: The official zoning map of the to incorporate the zoning reclassification specifie	Parish of St. Tammany shall be and is hereby amended d in Section I hereof.
REPEAL: All ordinances or parts of Ordinan	ces in conflict herewith are hereby repealed.
· · · · · · · · · · · · · · · · · · ·	dinance shall be held to be invalid, such invalidity shall iven effect without the invalid provision and to this end red to be severable.
EFFECTIVE DATE: This Ordinance shall be	come effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS S	UBMITTED 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
STEVE STEFANCIK, COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: NOVEMBER 24 , 2016
Published Adoption:, <u>2016</u>
Delivered to Parish President:, 2016 at
Returned to Council Clerk:

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

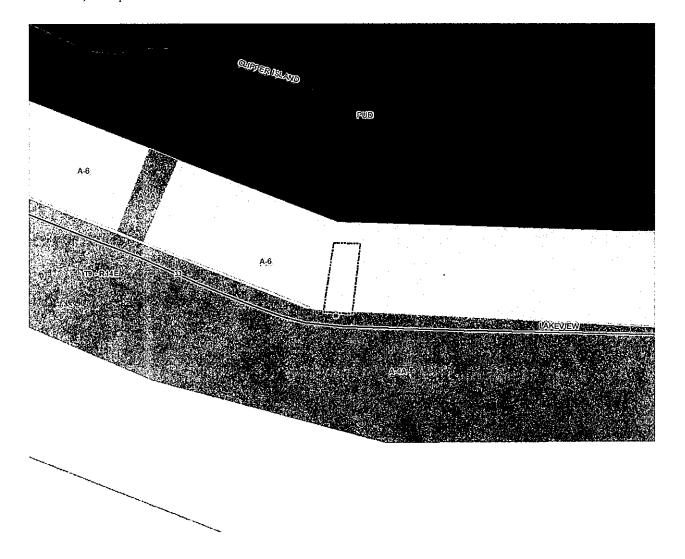
REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4A Single Family Residential

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.



t. Tammany Clerk of Court - Inst#4565 - Cancelled	y NOTE on 3/25/2004	1	Page 4 of 9
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74.55' . 700 NO.	541.10' 60'	60	[- fo.

NORTH SHORE DRIVE
_ SURVEY MAP

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LOT 80 OF EDEN ISLES SUBDIVISION UNIT 2

ST. TAMMENY DARISH, LOUISIANA . -.

DONALD JACOBS

IVAN M. BORGEN
REG. No. 11919
REGISTERED
PROFESSIONAL ENGINEER
IN
FAGINEER

SURVEY NO: 19989/24709/25150 Date: MAR 15, 1979 THIS SURVEY IS CERTIFIED

REU: AUG. 5, 1980 SUR " SEPT. 18, 1980 SW

IVAN M. BORGEN NO. 686

Scare: 1"-40'-



ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: 10/21/2016

Meeting Date: 11/2/2016

Case No.: 2016-368-ZC

Determination: Amended to A-4A

Prior Action: Postponed (10/11/16)

Posted:10/11/16

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

Road Surface: 2 lane asphalt Condition: Good Type: Parish

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
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.