

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5930 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 4 DAY OF JANUARY , 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF NELLIE DRIVE, NORTH OF SHORTCUT HIGHWAY, SOUTH OF ALICE AVENUE, BEING LOT 17, SQUARE 4, PINE SHADOW SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 6250 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 8, DISTRICT 12), (2017-832-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-832-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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF FEBRUARY, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 27, 2017

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

**Exhibit "A"**

**2017-832-ZC**

LOT 17, SQUARE NO. 4 PINE SHADOWS SUBDIVISION, Said subdivision being a subdivision of plat located Section 11, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, Louisiana, in file of record on April 29, 1954.

Case No.: 2017-832-ZC

**PETITIONER:** Peggy Newcomb

**OWNER:** Flo-Ron Properties LLC - Randal L. Richmond

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the west side of Nellie Drive, north of Shortcut Highway, south of Alice Avenue, being lot 17, Square 4, Pine Shadow Subdivision; S11, T9S, R14E; Ward 8, District 12

**SIZE:** 6250 sq.ft.



"A"

2017-832-20

site →

ALICE AVENUE SIDE  
 SQUARE 4

17

16

15

14

13

11

12

125.00'

12.00'

69.0'

67.0'

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BETH DRIVE 60' R/W

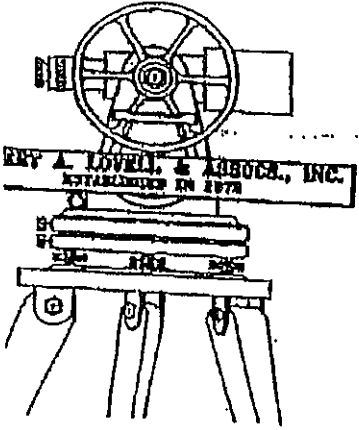
NELLIE DRIVE 60' R/W

U.S. HWY. 190 80' R/W

SCALE: 1" = 40'



*Handwritten signature*



ALBERT A. LOVELL & ASSOC., INC.  
 ESTABLISHED IN 1878

MAP SHOWING SURVEY OF LOTS 7, 8, 9, 10, 11, 12 & 13, SQ. 4  
 PINE SHADOWS SUBDIVISION  
 LOCATED IN SECTION 11, T9S - R14E, G1D  
 NEAR THE CITY OF SLIDELL, ST.  
 TAMMANY PARISH, LOUISIANA

BY: CAPT. ANDREW McKINNEY



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES BY  
 I HEREBY CERTIFY THAT THE ABOVE BOUNDARY SURVEY WAS ACTUALLY MADE  
 AND IS CORRECT, AND THAT THERE ARE NO ENCUMBRANCES OTHER

THAN THOSE SHOWN ON THE GROUND, AS PER RECORD DESCRIPTION,  
 SHOWS PROPERTY LINES, EXCEPT AS MAY BE

DATE: SEPTEMBER 10, 1990  
 JOB NO. 100937

*Albert A. Lovell*  
 ALBERT A. LOVELL & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2311 807, ALPHEO DRIVE  
 SLIDELL, LA 70468 804-841-3331



2017-832-ZC

NELLIE

MARY

A-4

ALICE

BETH

T9-R14E

SUSAN

HC-2

NEAL

NC-4

0 180 Feet





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 11/27/2017  
Case No.: 2017-832-ZC  
Posted: 11/14/17

Meeting Date: 12/5/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Peggy Newcomb

**OWNER:** Flo-Ron Properties LLC - Randal L. Richmond

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the west side of Nellie Drive, north of Shortcut Highway, south of Alice Avenue, being lot 17, Square 4, Pine Shadow Subdivision; S11, T9S, R14E; Ward 8, District 12

**SIZE:** 6250 sq.ft.

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**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-4 Single-Family Residential District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-4 Single-Family Residential District
West	Residential	NC-4 Neighborhood Institutional District

**EXISTING LAND USE:**

Existing development: No

Multi occupancy development: Yes

**COMPREHENSIVE PLAN:**

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**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 HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the west side of Nellie Drive, north of Shortcut Highway, south of Alice Avenue, being lot 17, Square 4, Pine Shadow Subdivision. The 2025 future land use plan calls for the site to be developed with either residential or commercial uses. Staff does not have any objections to the request.

Note that the zoning change is being requested to allow for the construction of a single family residence on the site.

**STAFF RECOMMENDATION:**

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