

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6186                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BELLISARIO  
ON THE 6 DAY OF JUNE , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY PARCEL LOCATED ON THE NORTH SIDE OF US HIGHWAY 190 EAST, ON THE EAST SIDE OF PANTHER STREET AND ON THE WEST SIDE OF NORTSHORE LANE, BEING LOTS 12 TO 25, BEVERLY HEIGHTS MANOR, SLIDELL AND WHICH PROPERTY COMPRISES 1.12 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 8, DISTRICT 13), (2019-1418-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1418-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 11 DAY OF JULY , 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: MAY 29 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

**EXHIBIT "A"**

**2019-1418-ZC**

**ALL THOSE CERTAIN LOTS OR PARCELS OF LAND TOGETHER with Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, SQUARE 11, BEVERLY HEIGHTS MANOR, Eighth Ward, St. Tammany Parish, Louisiana.**

**Square 11 is bounded by US Highway 190 East, Panther Street and Northshore Lane.**

**Case No.:** 2019-1418-ZC

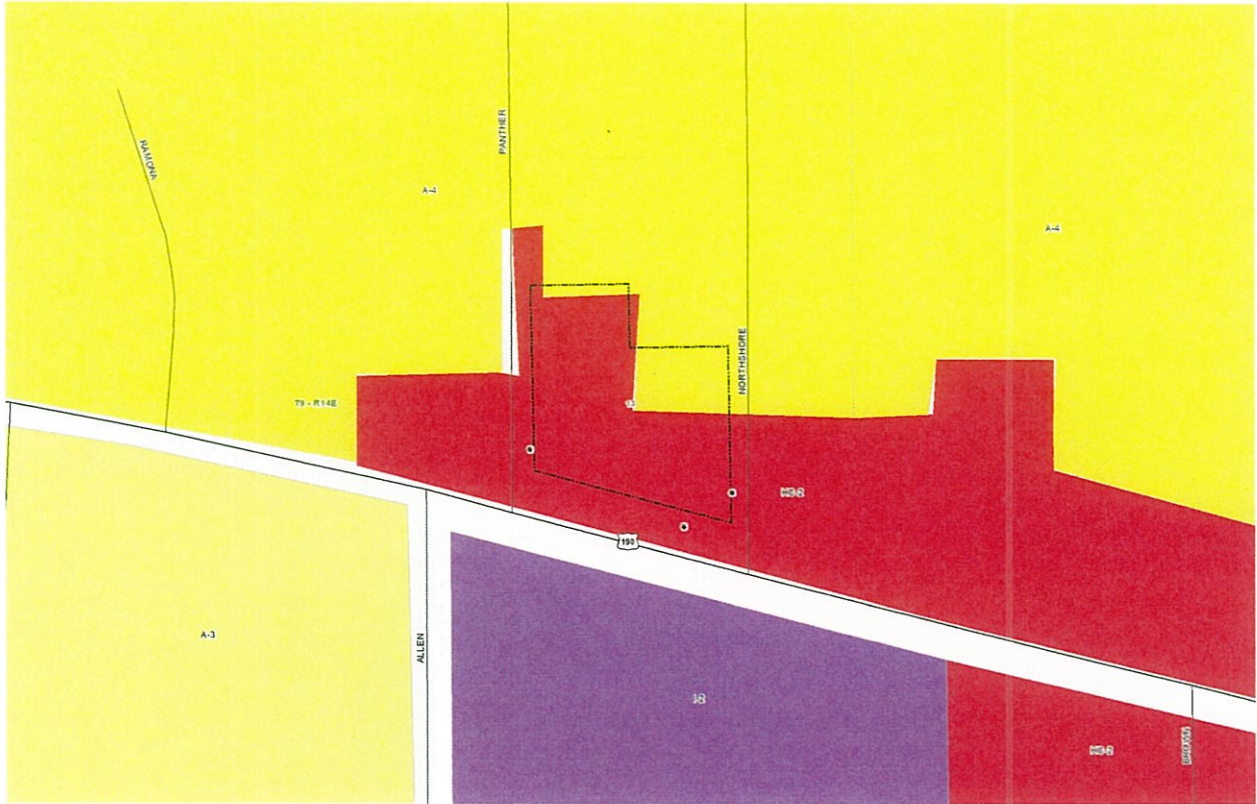
**PETITIONER:** Tina Varnado

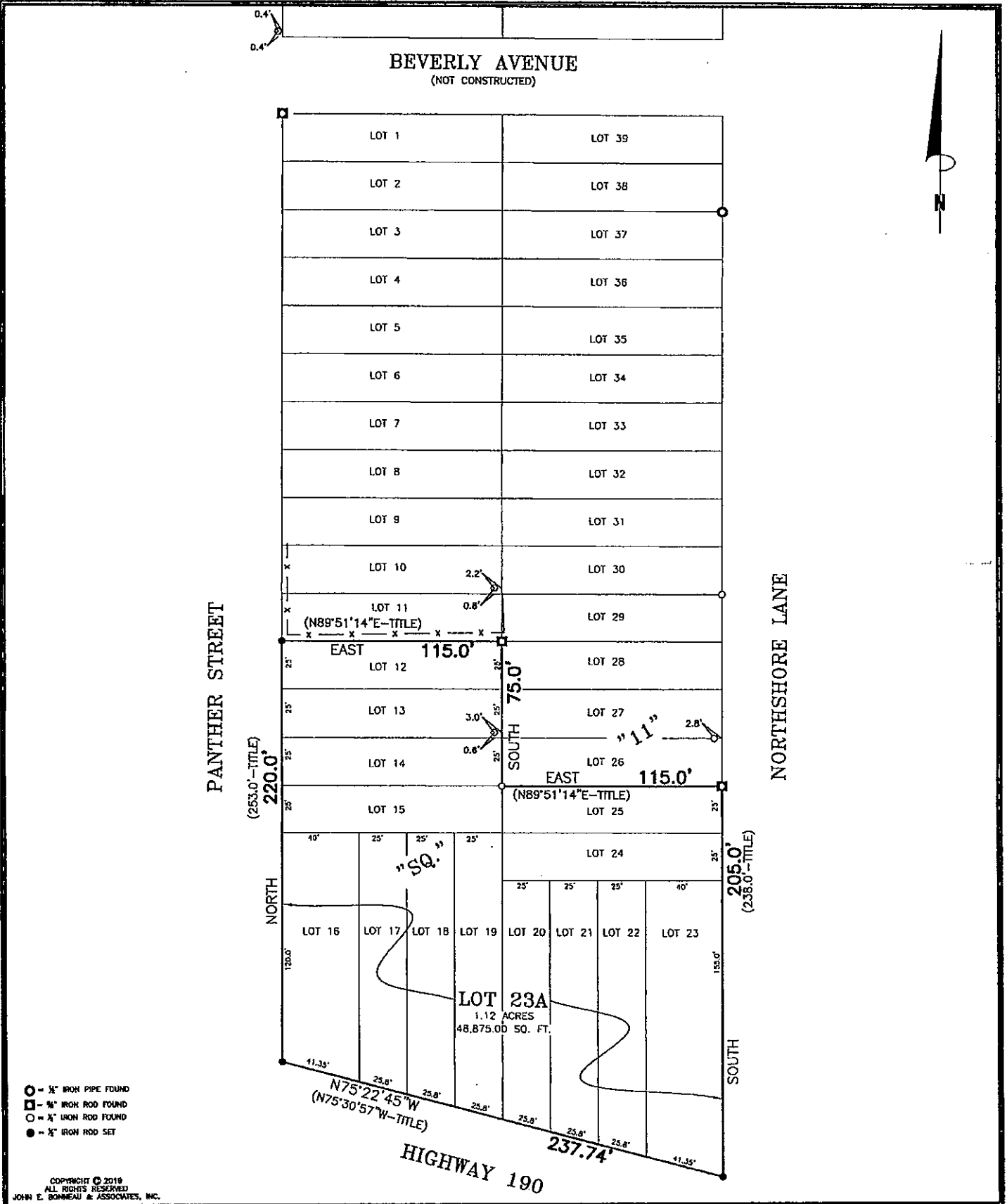
**OWNER:** Frank Bell

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

**LOCATION:** Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell; S13, T9S, R14E; Ward 8, District 13

**SIZE:** 1.12 acres





THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: A survey by Ivan M. Borgen with survey no. 1502 dated 07-25-73.

BASED FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0440 D: Revised: APRIL 21, 1999

SURVEY MAP OF  
LOT 23A, SQUARE 11, BEVERLY HEIGHTS MANOR  
situated in  
SECTION 13, T-9-S, R-14-E  
St. Tammany Parish, Louisiana  
for  
FRANK BELL

Survey No. 2016 226 Drawn by: SPH Scale: 1" = 50'  
Date: FEBRUARY 20, 2019 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.  
Professional Land Surveyors • Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either any across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Services shown hereon are not necessarily exclusive. Services 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.

This Survey is Certified True and Correct By  
JOHN E. BONNEAU  
LICENSE No. 4423  
PROFESSIONAL  
Surveyor  
JOHN E. Bonneau  
Professional Land Surveyor  
Registration No. 4423





2019-1418-ZC

PANTHER

A-4

NORTHSHORE

A-4

BAR

13  
T9-R14E

190

HC-2

A-3

ALLEN

I-2

HC-2

A-2



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 4/25/2019  
**Case No.:** 2019-1418-ZC  
**Posted:** 04/17/19

**Meeting Date:** 5/7/2019  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Tina Varnado

**OWNER:** Frank Bell

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

**LOCATION:** Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell; S13, T9S, R14E; Ward 8, District 13

**SIZE:** 1.12 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                                      **Road Surface:** 3 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	Commercial	I-2 Industrial District
East	Residential	A-4 Single-Family Residential District and HC-2 Highway Commercial District
West	Residential	A-4 Single-Family Residential District and HC-2 Highway Commercial 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 HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, 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.

Note that the site is proposed to be developed with single family residences.

**STAFF RECOMMENDATION:**

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