

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5995 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 7 DAY OF JUNE , 2018

(2018-970-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL ON THE NORTH SIDE OF LAKEVIEW DRIVE, BEING LOT 45, EDEN ISLES, UNIT 2-A & 210 LAKEVIEW DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 11,400 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (2018-970-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-970-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-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 Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 12 DAY OF JULY , 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: MAY 30 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT 'A''

2018-970-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining more fully described as follow, to-wit:

Lot Number 45, situated in EDEN ISLES SUBDIVISION, UNIT 2-A, a subdivision located in St. Tammany Parish, Louisiana, according to the plan of said subdivision prepared by Lester G. High, registered Civil Engineer, consisting of two sheets, and recorded in Plat File No. 1297 of the records of St. Tammany Parish, Louisiana. All in accordance with a survey by Ivan M. Borgen, Land Surveyor, dated November 11, 1982.

Case No.: 2018-970-ZC

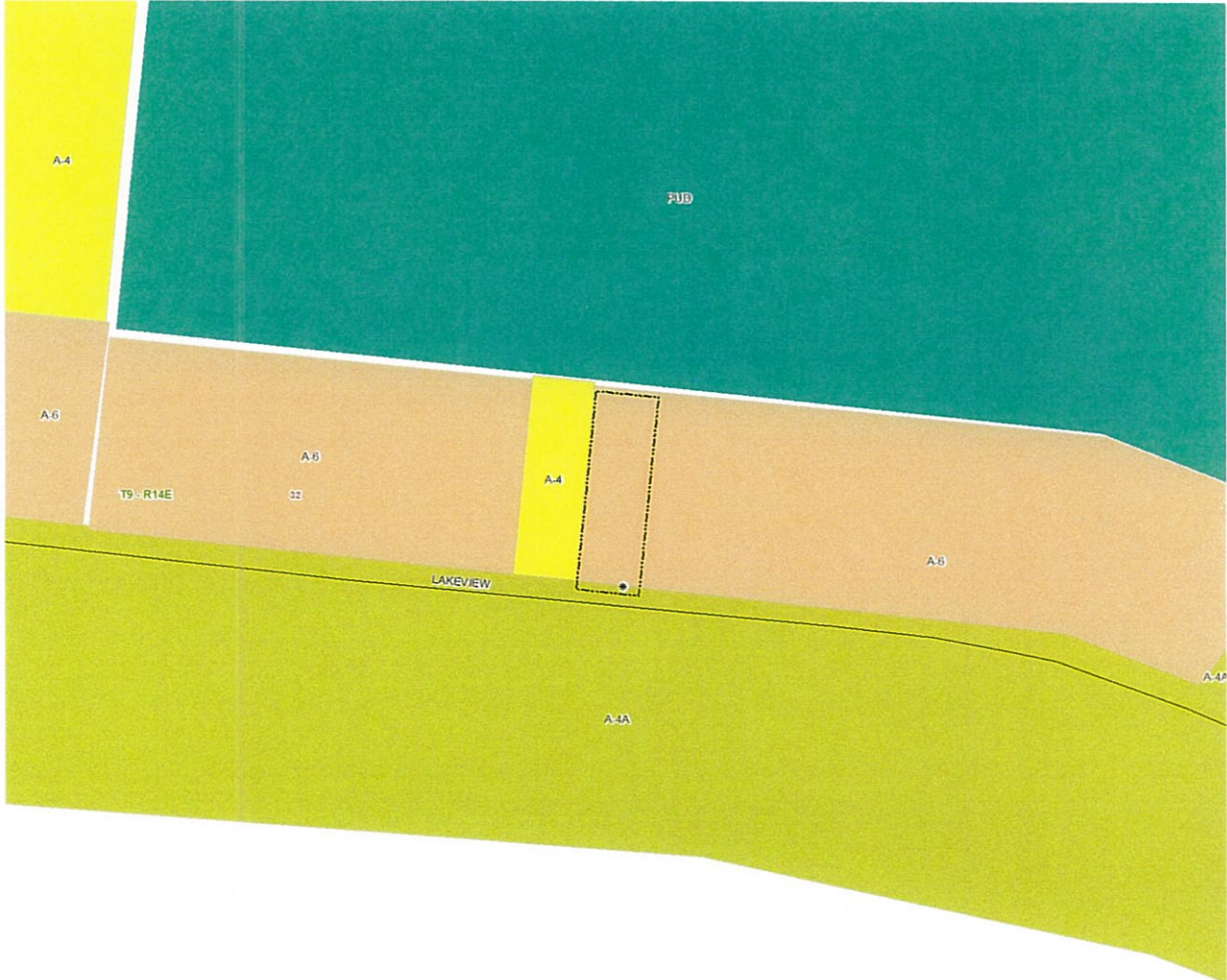
PETITIONER: David & Brandi Chautin

OWNER: David & Brandi Chautin

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, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

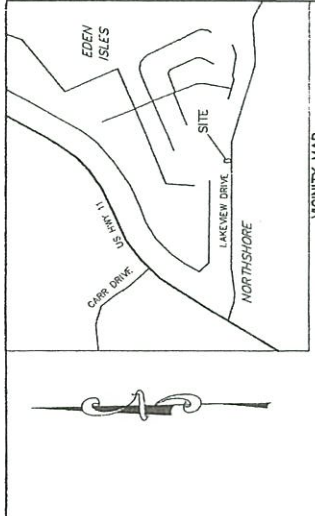
SIZE: 11,400 sq.ft.



2018-970-20

**EDEN ISLES SUBDIVISION
UNIT 2
SECTION 32, T9S-R14E
ST. TAMMANY PARISH, LOUISIANA**

- LEGEND**
- 1/2" IRON ROD SET UNLESS OTHERWISE STATED
 - S-E- POWER POLE
 - BUSH
 - WATER METER
 - TELEPHONE PEDESTAL
 - TBM
 - TRANS
 - TEMPORARY BENCHMARK
 - TRANSFORMER



GENERAL NOTES

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM DATA EITHER SUBMITTED BY AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DRILLING.

REFERENCE:

1) EDEN ISLES SUBDIVISION UNIT 2 PLAN BY LESTER G. HIGH, DATED MARCH 1970.

The Specifications and Restrictions shown on this survey are limited to those set forth in the referenced instrument and are not intended to be construed as a warranty of title or as a record search in compiling the data for this survey. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

F. L. A. ZONES: A-10 & V-15
 FLOOD ZONE A-10: 14' FOR V-15
 FLOOD ZONE V-15: 14' FOR A-10
 COMMUNITY PANEL NO. 232203 0533 D
 MAP REVISED: 04/02/1991

NOTE: CONTACT LOCAL OFFICIALS PRIOR TO CONSTRUCTION FOR POSSIBLE ADDITIONAL ELEVATION REQUIREMENTS

NOTES:

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).
 REFERENCE BENCH MARKS: CONTINUOUS OPERATING REFERENCE STATIONS (CORS), SITE BENCH MARK, ELEVATION DETERMINED BY GPS OBSERVATIONS USING THE LSU CGG REAL TIME NETWORK (GEOID2B).

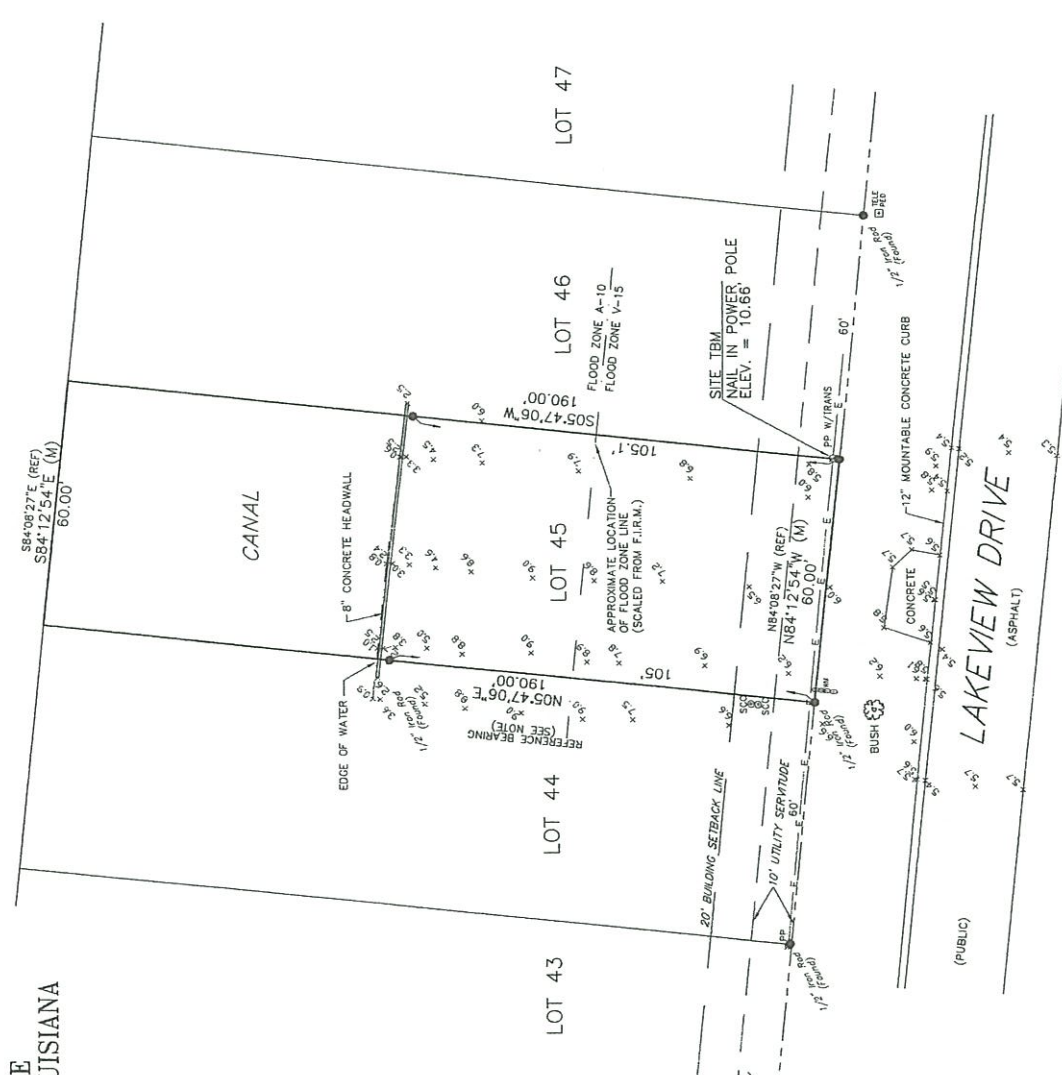
ALL MEASURED BEARINGS ARE GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1700), AS DETERMINED BY GPS OBSERVATIONS USING THE LSU CGG REAL TIME NETWORK.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IT DOES CONFORM TO THE REQUIREMENTS OF THE PROFESSIONAL STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

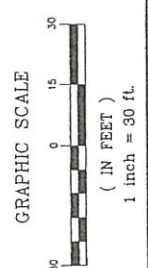
Dennis L. Gowin
 DENNIS L. GOWIN, P.L.S., L.A. REG. NO. 4846
 REGISTERED PROFESSIONAL LAND SURVEYOR

**BOUNDARY SURVEY OF LOT 45
 EDEN ISLES SUBDIVISION UNIT 2
 SECTION 32 T9S-R14E
 ST. TAMMANY PARISH, LOUISIANA**

DATE: 06/18/18 DRAWN BY: SPT JOB NO. 18-0074
 CHECKED BY: DLG



TURNER SURVEYS, LLC
 15732 E. HOFFMAN ROAD
 PONGHATOULA, LA. 70454
 PHONE: (985)386-2358
 FAX: (985)386-2359
 Turnersurveys@turnersurveys.net



MADE AT THE REQUEST OF:
 DAVID CHAUTIN

DATE	REVISION	REVISED

2018-970-ZC

PUD

T9-R14E

32

A-4

A-6

LAKEVIEW

A-4A

0 180 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-970-ZC
Posted: 04/20/18

Meeting Date: 5/1/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: David & Brandi Chautin

OWNER: David & Brandi Chautin

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, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive; S32, T9S, R14E; Ward 9, District 13

SIZE: 11,400 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	PUD Planned Unit Development Overlay
South	Undeveloped	A-4A Single Family Residential District
East	Residential	A-6 Multiple Family Residential District
West	Residential	A-4 Single 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-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lot 45, Eden Isles, Unit 2A & 210 Lakeview Drive, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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