

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5940 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MS. O'BRIEN

ON THE 1 DAY OF FEBRUARY , 2018

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 52A1, EDEN ISLES, UNIT 2A & 226 LAKEVIEW DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 10,277 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). (2017-835-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-835-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-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay).

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-4 (Single Family Residential District) to an A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MARCH, 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: JANUARY 24, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2017-835-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. TAMMANY PARISH, LOUISIANA, being more fully described as follows, to wit:

LOT 52A1, EDEN ISLES SUBDIVISION, UNIT 2-A, EDEN ISLES SUBDIVISION, St. Tammany Parish Council

Case No.: 2017-835-ZC

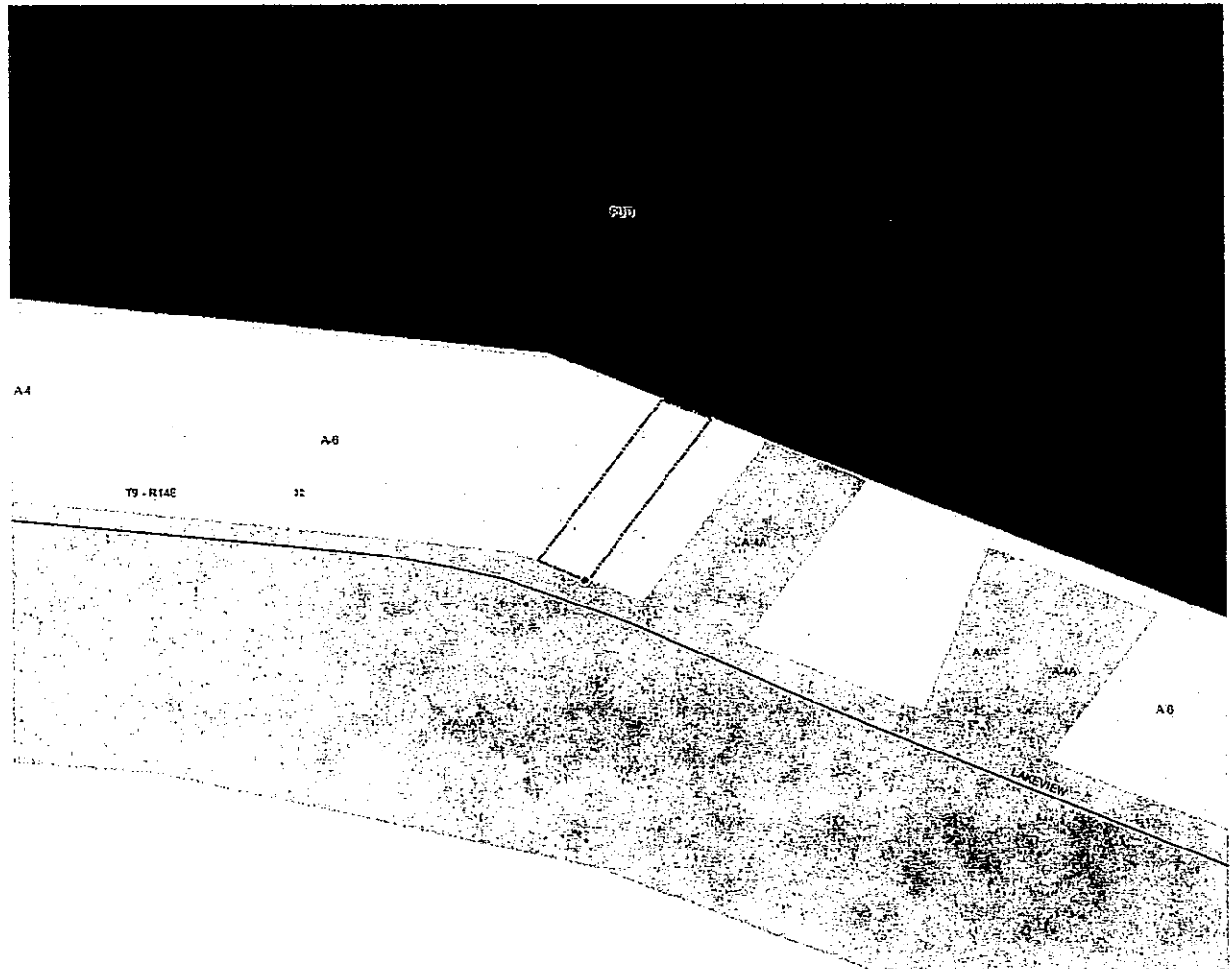
PETITIONER: James & Tammy Burns

OWNER: James & Tammy Burns

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 521, Eden Isles, Unit 2A & 226 Lakeview Drive, Slidell ; S32, T9S, R14E; Ward 9, District 13

SIZE: 10,277 sq.ft.



2017-035-20



APPROVED: *K. G. Keller*

SECRETARY OF PLANNING COMMISSION DATE _____

D. J. DeLoe 11/29/16
DIRECTOR OF ENGINEERING DATE

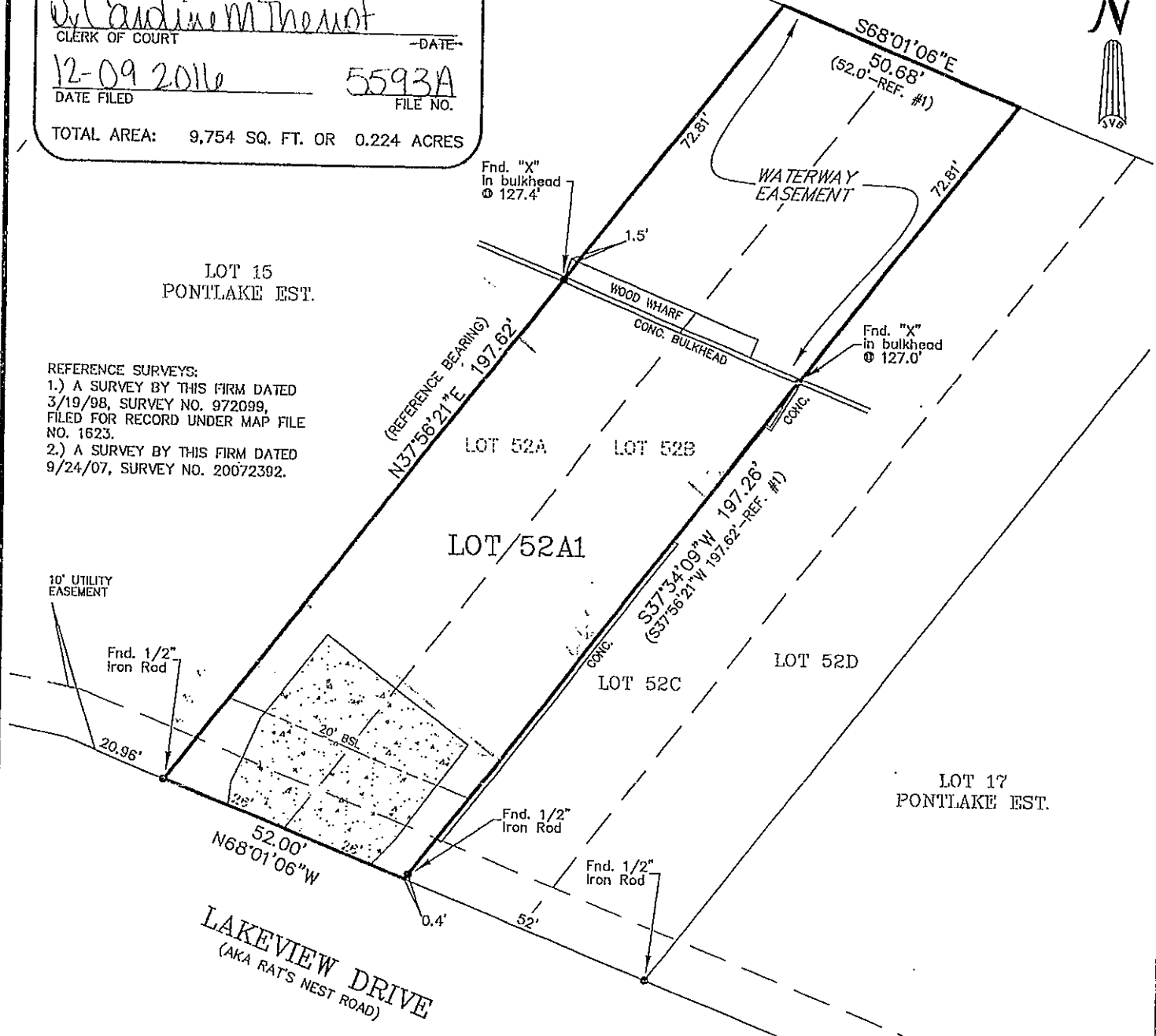
A. Cardine
CLERK OF COURT DATE

12-09-2016 5593A
DATE FILED FILE NO.

TOTAL AREA: 9,754 SQ. FT. OR 0.224 ACRES

LOT 15 PONTLAKE EST.

REFERENCE SURVEYS:
 1.) A SURVEY BY THIS FIRM DATED 3/19/98, SURVEY NO. 972099, FILED FOR RECORD UNDER MAP FILE NO. 1623.
 2.) A SURVEY BY THIS FIRM DATED 9/24/07, SURVEY NO. 20072392.



10' UTILITY EASEMENT

WATERWAY EASEMENT

WOOD WHARF CONG. BULKHEAD

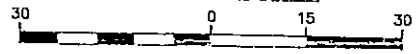
LAKEVIEW DRIVE (AKA RAT'S NEST ROAD)

LOT 17 PONTLAKE EST.

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FEET

BUILDING SETBACKS (* Verify Prior to Construction)

- Front Setback.....20'
- Side Setback.....*
- Rear Setback.....*

ADDRESS: LAKEVIEW DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

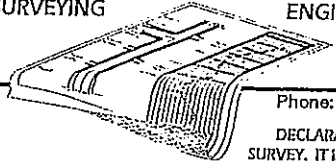
F.I.R.M. No. 225205 0535 D
 F.I.R.M. Date 4/2/91
 ZN: A10 B.F.E.: 13'
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20160575
 DATE: 11/7/16

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL
 CHECKED BY: JCR
 SCALE: 1" = 30'



DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A RESUBDIVISION MAP OF LOTS 52A & B INTO LOT 52A1, EDEN ISLES, UNIT 2A IN SECTION 32, T-9-S, R-14-E, GLD, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JAMES BURNS

SURVEYED BY:
 SEAN M. BURKES
 LA REG. No. 4785

PUD

A-6

T9-R14E

32

LAKEVIEW

A-4A



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/29/2017
Case No.: 2017-835-ZC
Posted: 12/21/17

Meeting Date: 1/9/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: James & Tammy Burns

OWNER: James & Tammy Burns

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 521, Eden Isles, Unit 2A & 226 Lakeview Drive, Slidell ; S32, T9S, R14E; Ward 9, District 13

SIZE: 10,277 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	Canal/Undeveloped Residential	PUD Planned Unit Development Overlay
South	Undeveloped/Residential	A-4A Single Family Residential District
East	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-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, being lot 521, Eden Isles, Unit 2A & 226 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.

STAFF RECOMMENDATION:

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