

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6093 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1129-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF BROOKTER STREET, SOUTH OF SYCAMORE STREET, BEING LOTS 39, 40, 41 & 42, SQUARE 9, BEVERLY HILLS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 10,830 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A -5 (TWO FAMILY RESIDENTIAL DISTRICT). (WARD 8, DISTRICT 14). (2018-1129-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1129-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-4 (Single Family Residential District) to an A-5 (Two 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-5 (Two 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-4 (Single Family Residential District) to an A-5 (Two 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 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: OCTOBER 24, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1129-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all 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:

LOTS 39 & 40, SQUARE 9, BEVERLY HILLS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

ALL THAT CERTAIN LOT OR PARCEL OF LAND, lying and being situated in Beverly Hills Subdivision, which is a subdivision of Section 13. Township 9 South, Range 14 East, 8th Ward, St. Tammany Parish, which subdivision has been duly accepted and approved by the Parish of St. Tammany and which lot or parcel of land is more fully described as being Lots 41 and 42, Square 9 of said subdivision.

Case No.: 2018-1129-ZC-ZC

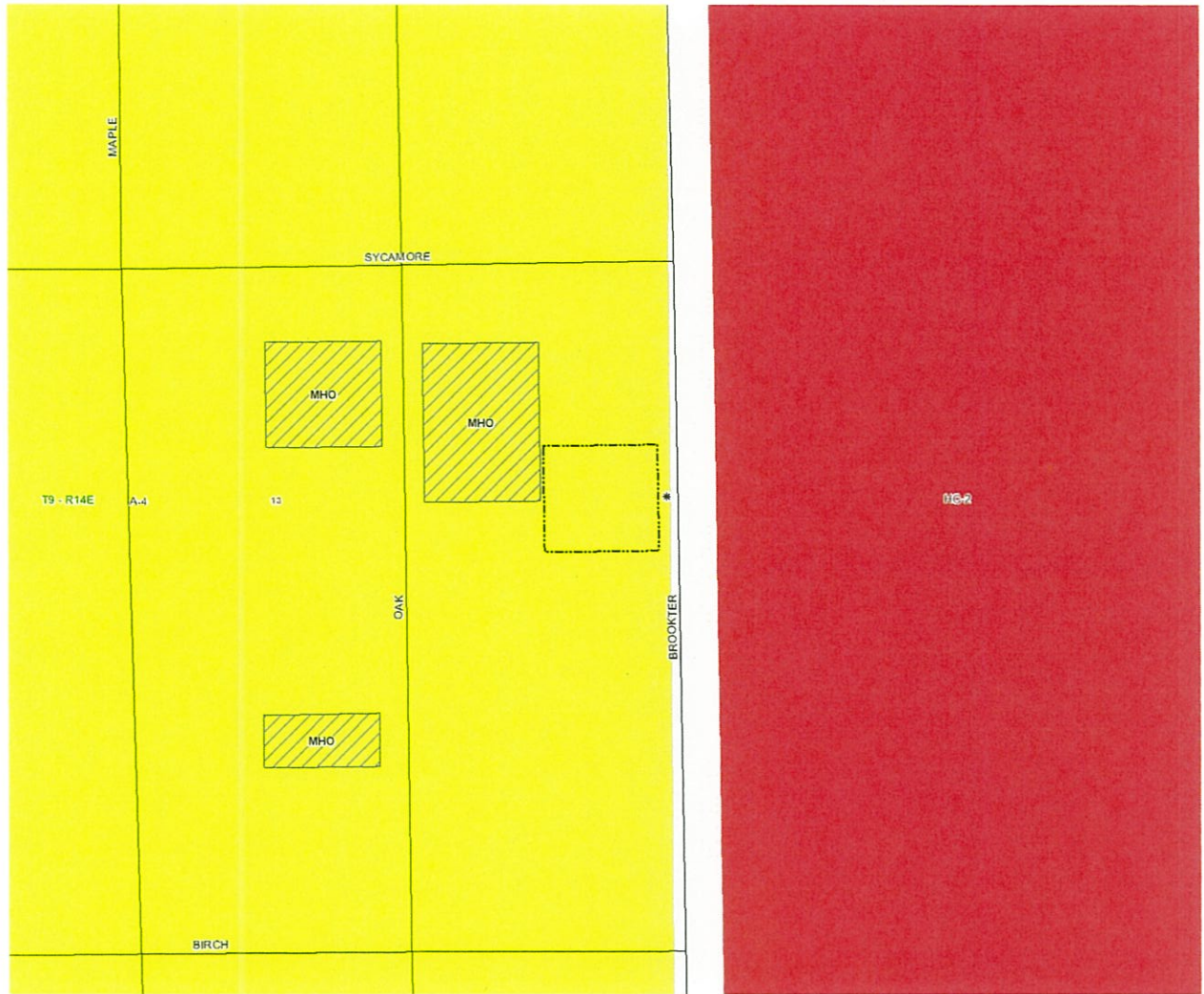
PETITIONER: Roger Wayne Warner

OWNER: Roger Wayne Warner

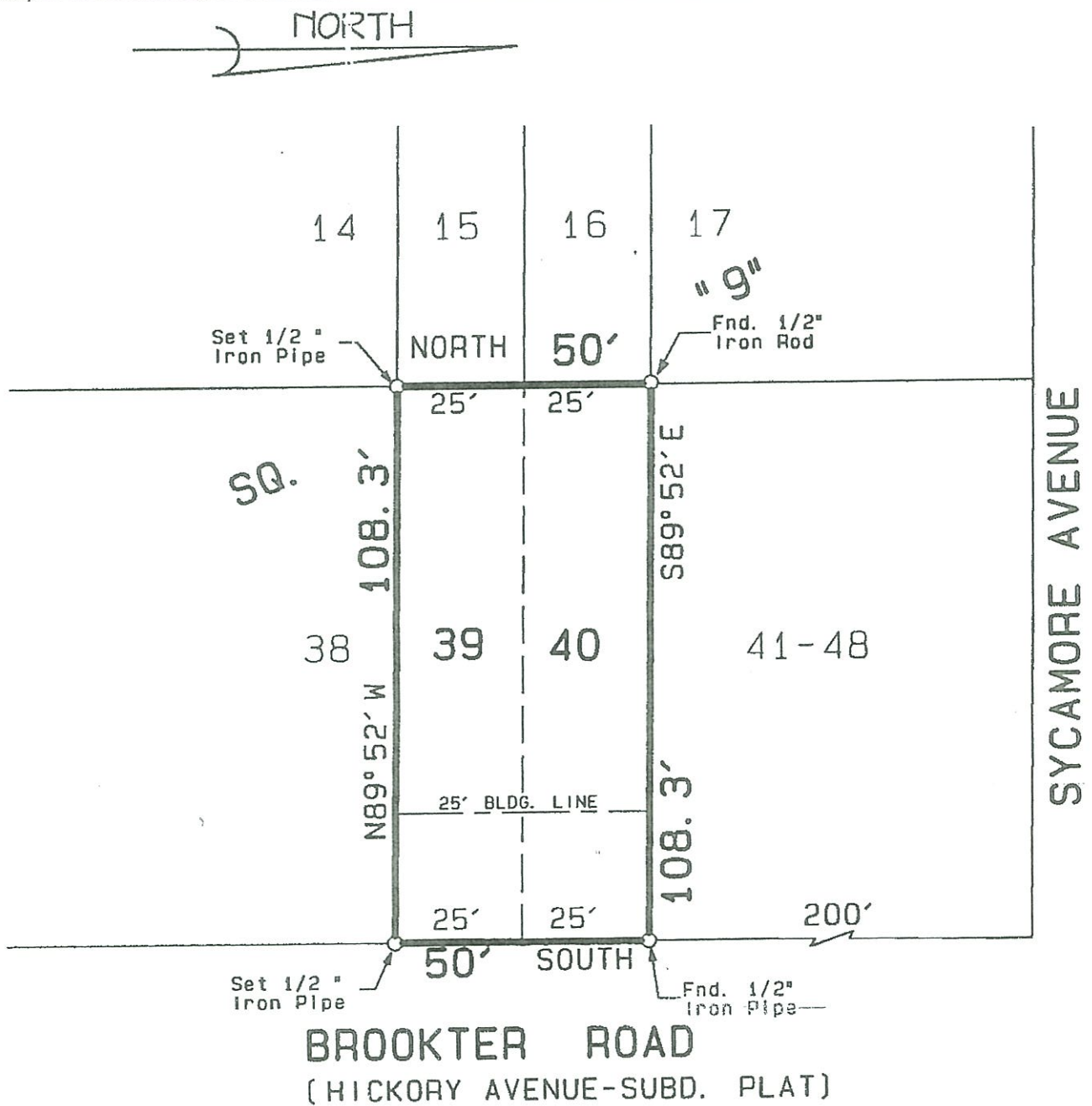
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the west side of Brookter Street, south of Sycamore Street, being lots, 39, 40, 41 & 42, Square 9, Beverly Hills Subdivision ; S13, T9S, R14E; Ward 8, District 14

SIZE: 10,830 sq.ft.



2018-1129-20



Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

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

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 0420 E ; Revised: APRIL 21, 1999

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

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 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF
LOTS 39 AND 40, SQUARE 9, BEVERLY HILLS SUBDIVISION
 in
 St. Tammany Parish, Louisiana
 for
JERRY E. PEARSON, DOROTHY WACTOR PEARSON
and CENTRAL PROGRESSIVE BANK and
ADVANCE TITLE, L. L. C.

Survey No. 2000 842
 Date: DECEMBER 21, 2000

Drawn by: JDL
 Revised:

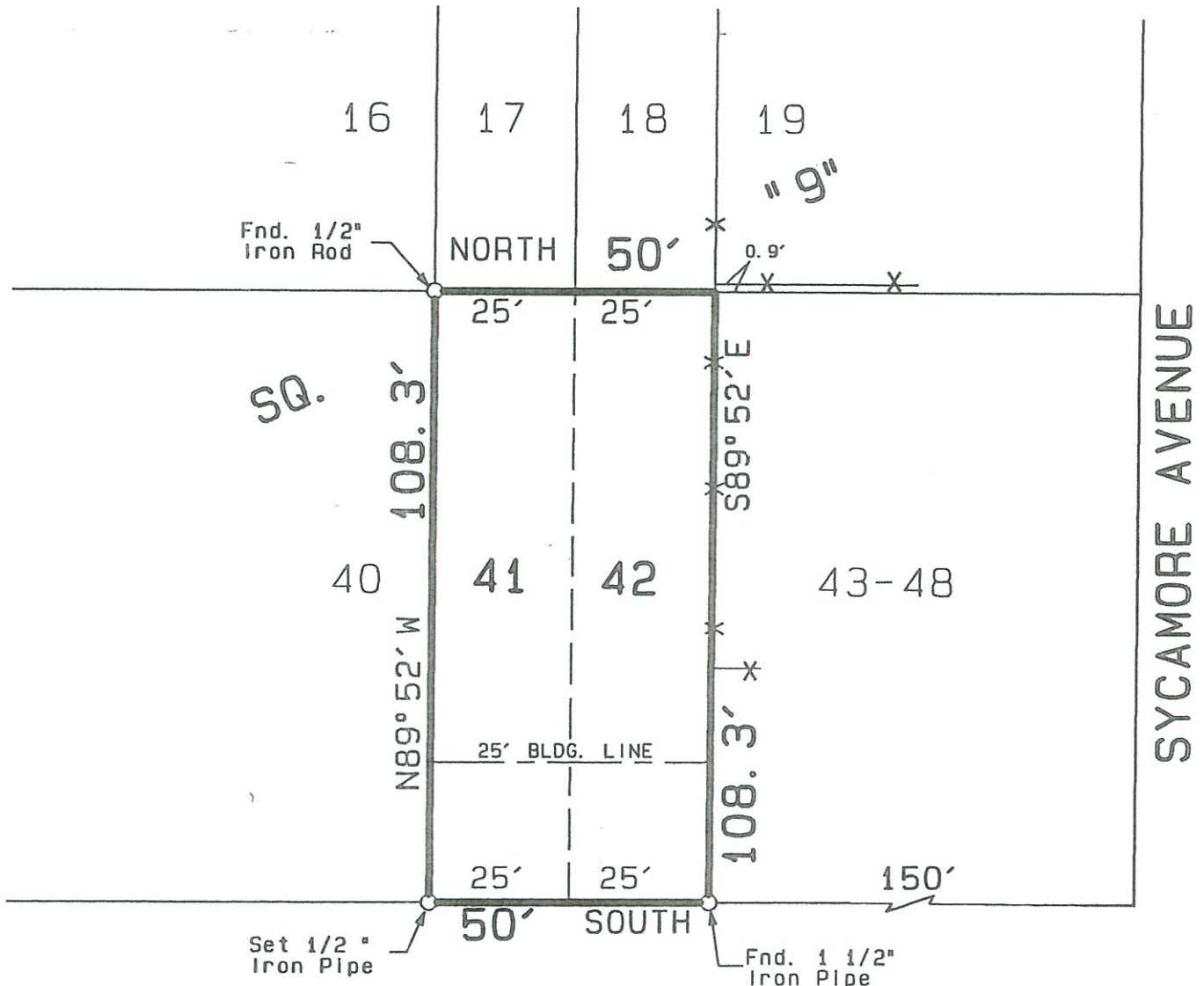
Scale: 1" = 30'

STATE OF LOUISIANA
 This Survey is Certified True and Correct by
JOHN E. BONNEAU
 REG. No. 1423
 Registered Professional Land Surveyor
 Registration No. 1423

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504)626-0808
 SLIDELL (504)643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504)456-2042
 HAMMOND (504)345-7641 • FAX NO. (504) 626-0057

NORTH

2018-1129-ZC



Fnd. 1/2" Iron Rod

NORTH

50'

" 9"

0.9'

SQ.

108.3'

40

41

42

43-48

N89° 52' W

25' BLDG. LINE

S89° 52' E

108.3'

25'

25'

150'

Set 1/2" Iron Pipe

50'

SOUTH

Fnd. 1 1/2" Iron Pipe

SYCAMORE AVENUE

BROOKTER ROAD

(HICKORY AVENUE-SUBD. PLAT)

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

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

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 0420 E ; Revised: APRIL 21, 1999

File No. 410652

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

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 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF
LOTS 41 AND 42, SQUARE 9, BEVERLY HILLS SUBDIVISION
In
St. Tammany Parish, Louisiana
for

ROGER W. WARNER AND
UNITED TITLE OF LOUISIANA, INC.

Survey No. 2000 638
Date: SEPTEMBER 18, 2000

Drawn by: JEB
Revised:

Scale: 1" = 30'

This Survey is Certified
True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042
HAMMOND (504) 345-7641 • FAX NO. (504) 626-0057

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

2018-1129-ZC

SYCAMORE

T9-R14E

13

A-4

HC-2

A-3

OAK

BIRCH

BROOKTER

0 180 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/24/2018
Case No.: 2018-1129-ZC
Posted:08/16/18

Meeting Date: 9/18/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Roger Wayne Warner

OWNER: Roger Wayne Warner

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the west side of Brookter Street, south of Sycamore Street, being lots, 39, 40, 41 & 42, Square 9, Beverly Hills Subdivision ; S13, T9S, R14E; Ward 8, District 14

SIZE: 10,830 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	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped & Residential	A-4 Single-Family Residential 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 A-4 Single-Family Residential District to A-5 Two Family Residential District. This site is located on the west side of Brookter Street, south of Sycamore Street, being lots, 39, 40, 41 & 42, Square 9, Beverly Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff does not see any compelling reason to recommend approval considering that the site is mostly surrounded by single family residences & manufactured homes.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 Two Family Residential District designation be denied.