

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6078 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

(2018-1184-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LAKEVIEW DRIVE, BEING A PORTION OF LOT 21, PONTLAKE ESTATES, AND WHICH PROPERTY COMPRISES A TOTAL OF 0.75 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (2018-1184-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1184-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-4 (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).

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-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2018-1184-ZC

ALL THAT CERTAIN LOT OR PORTION OF GROUND, together with all buildings and improvements thereon, lying and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being more fully described set forth according a survey by J.V. Burkes, dated June 6, 2018. Being more particularly described as follows:

PART OF LOT 21 of Pontlake Estates, said property being located in Section 32, Township 9 South, Range 14 East. St-Tammany Parish, Louisiana.

Case No.: 2018-1184-ZC

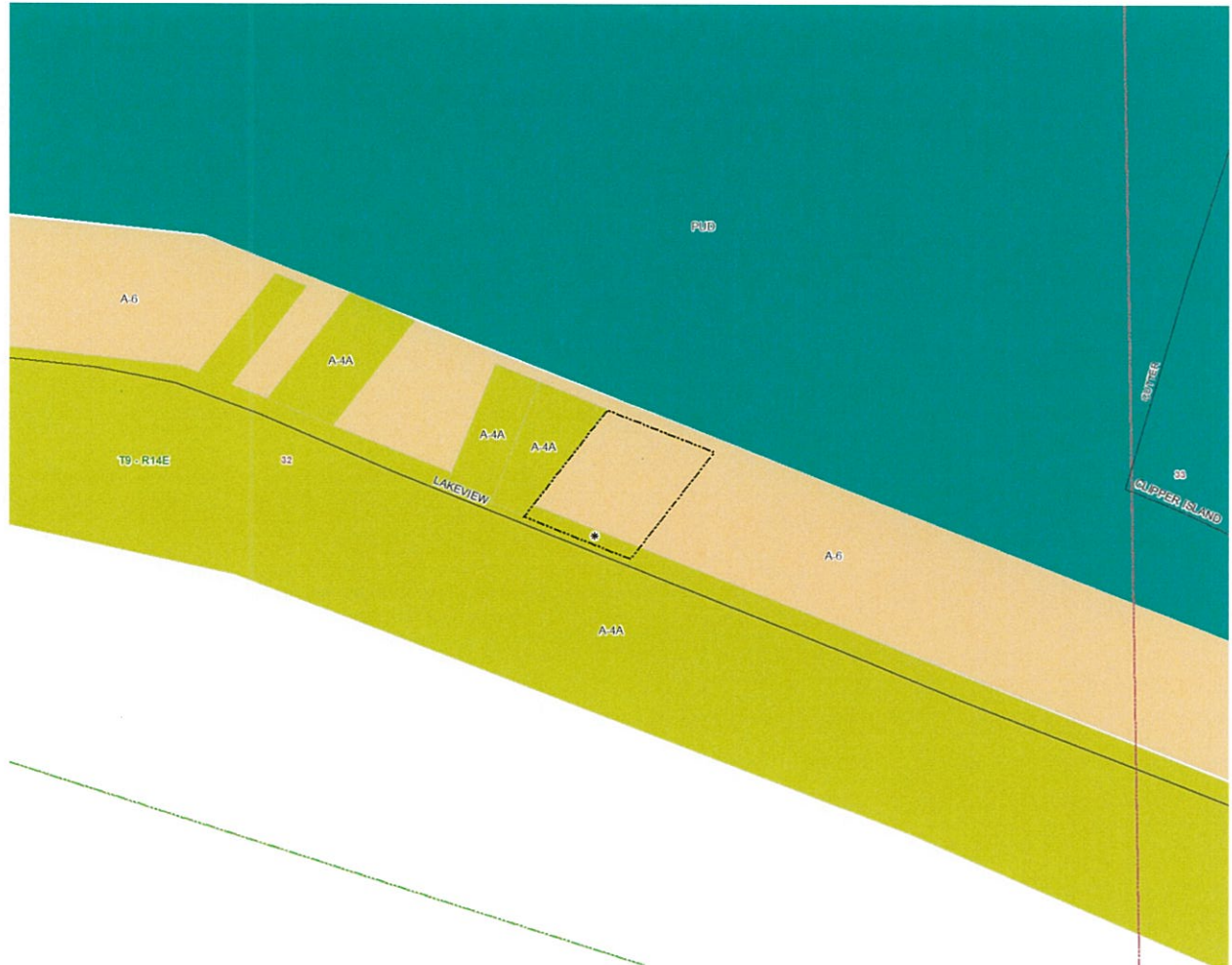
PETITIONER: Lisa Blanchard

OWNER: Lisa Blanchard

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4 Single-Family Residential District

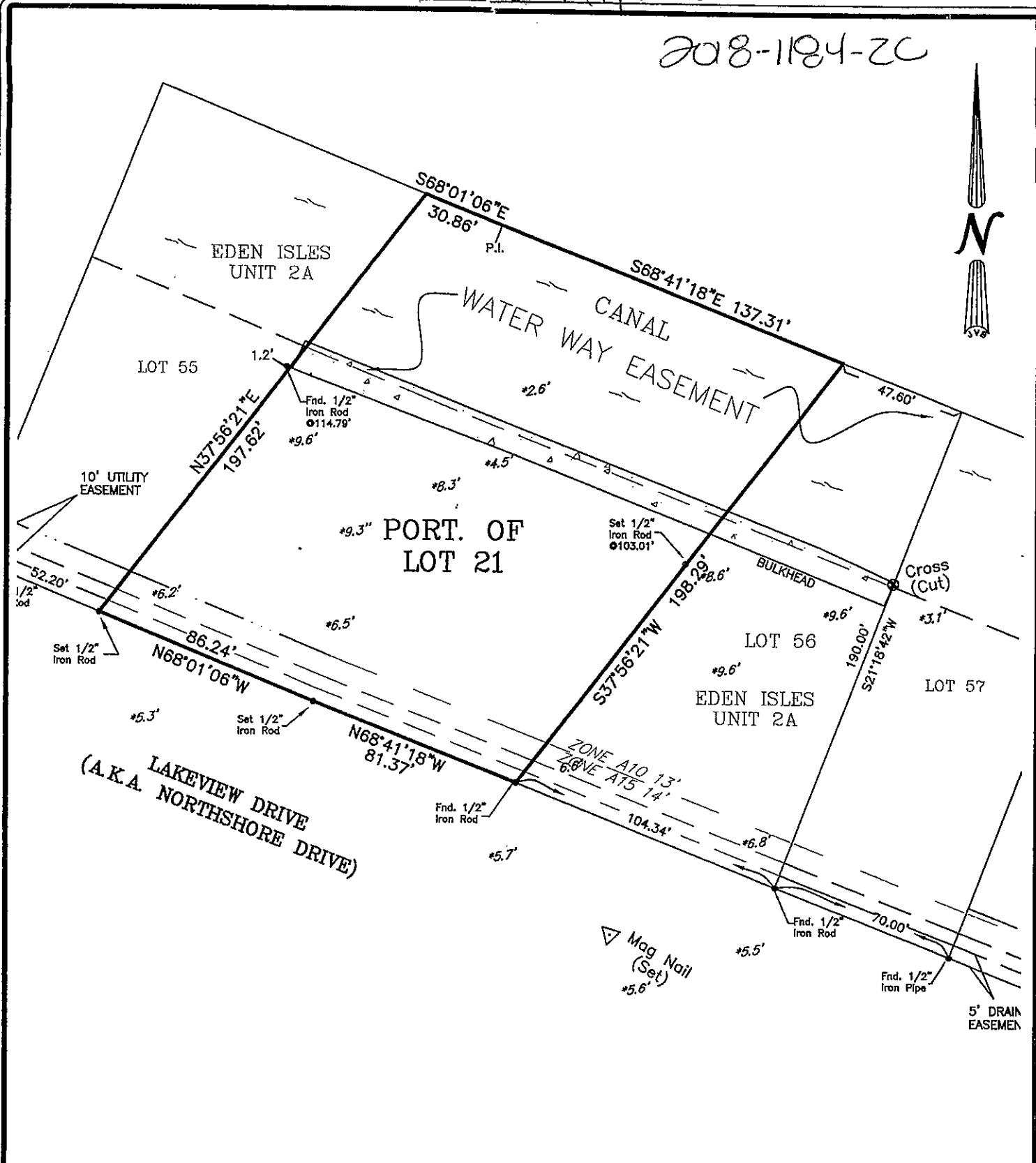
LOCATION: Parcel located on the north side of Lakeview Drive, being a portion of lot 21, Pontlake Estates ; S32, T9S, R14E; Ward 9, District 13

SIZE: 0.75 acres



WONHID KNOWLED

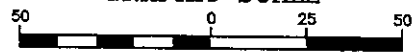
208-1184-20



LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

BUILDING SETBACKS

- (* Verify Prior to Construction)
- Front Setback.....*
- Side Setback.....*
- Rear Setback.....*

ADDRESS: LAKEVIEW DRIVE

BENCHMARK
MAG SET
ELEV. = 6.05'

I CERTIFY THAT THIS PLAN 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 "STANDARDS OF PRACTICE 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/V15 B.F.E. 13/14'
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20180387

J.V. Burkes & Associates, Inc.

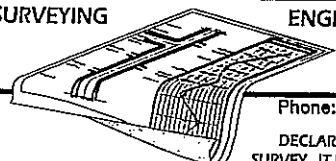
DRAWN BY: VLL

CHECKED BY: JDL

DATE: 6/13/18

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

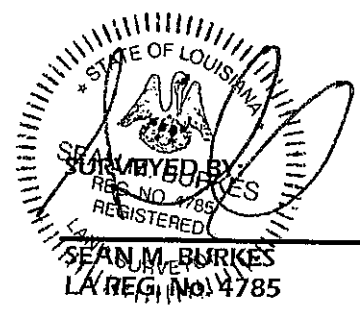
SCALE: 1" = 50'



Phone: 985-649-0075 Fax: 985-649-0154
 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 SURVEY MAP OF A PORTION OF LOT 21, PONTLAKE ESTATES IN SECTION 32, T-9-S, R-14-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: WAGUESPACK CONSTRUCTION



PUD

A-6

A-4A

A-4A

A-4A

T9-R14E 32

A-6

A-3

LAKEVIEW

A-4A



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 9/24/2018
Case No.: 2018-1184-ZC
Posted: 9/12/18

Meeting Date: 10/2/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Lisa Blanchard

OWNER: Lisa Blanchard

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Lakeview Drive, being a portion of lot 21, Pontlake Estates ; S32, T9S, R14E; Ward 9, District 13

SIZE: 0.75 acres

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	Undeveloped	PUD Planned Unit Development Overlay
South	Vacant	A-4A Single Family Residential District
East	Vacant & Residential	A-6 Multiple Family Residential District
West	Vacant & Residential	A-4A 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-4 Single-Family Residential District. This site is located on the north side of Lakeview Drive, being a portion of lot 21, Pontlake Estates. 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 objective of the request is to allow for the construction of a single family residence.

STAFF RECOMMENDATION:

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