

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6090 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1140-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 LOT 69, EDEN ISLES SUBDIVISION 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). (2018-1140-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1140-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

### 2018-1140-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all of the rights, way, privileges, servitudes, appurtenances and advantages there unto belonging or in anywise appertaining, situated in EDEN ISLES SUBDIVISION, UNIT 2, a subdivision located in St. Tammany Parish, Louisiana. All in accordance with plan of subdivision prepared by Lester G. High, C. E., consisting of two sheets, registered in Plat file No. 1297 of the records of St. Tammany Parish, and act of correction thereto by Lester G. High, C. E., dated January 11, 1974, recorded in COB 723, folio 743. All as more fully shown on survey of Thomas L. Bernard, Land Surveyor, dated February 3, 1979, which shows Lot No. 69 measuring 60 feet front on Lakeview Drive, same in width in the rear by a depth of 190 feet between equal and parallel lines and a 70 foot waterway easement across the entire rear width of the lot. All in accordance with survey of Thomas L. Bernard dated October 11, 1979.

**Case No.:** 2018-1140-ZC

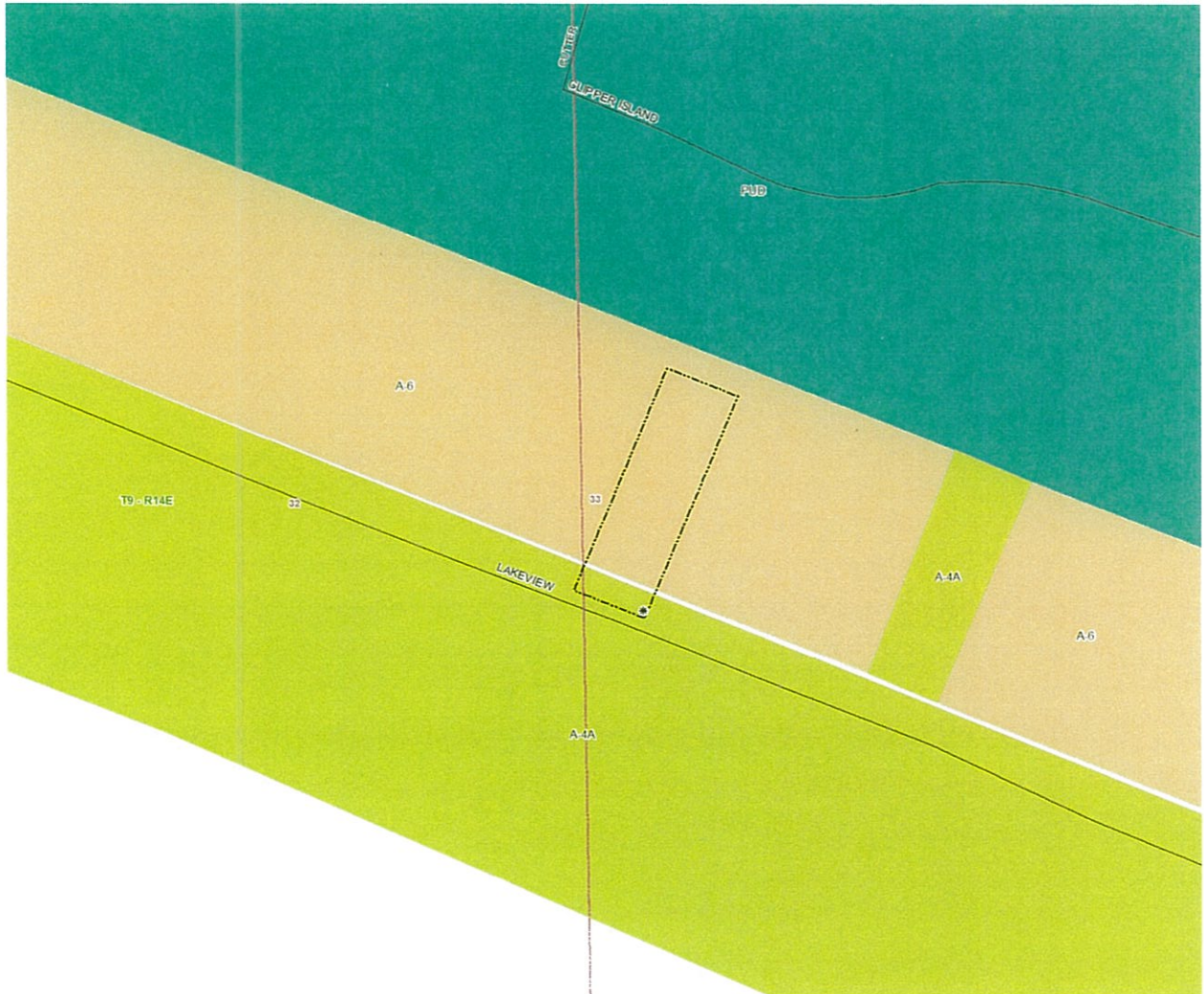
**PETITIONER:** Alfred L. & Laura L. Pearson

**OWNER:** Alfred L. & Laura L. Pearson

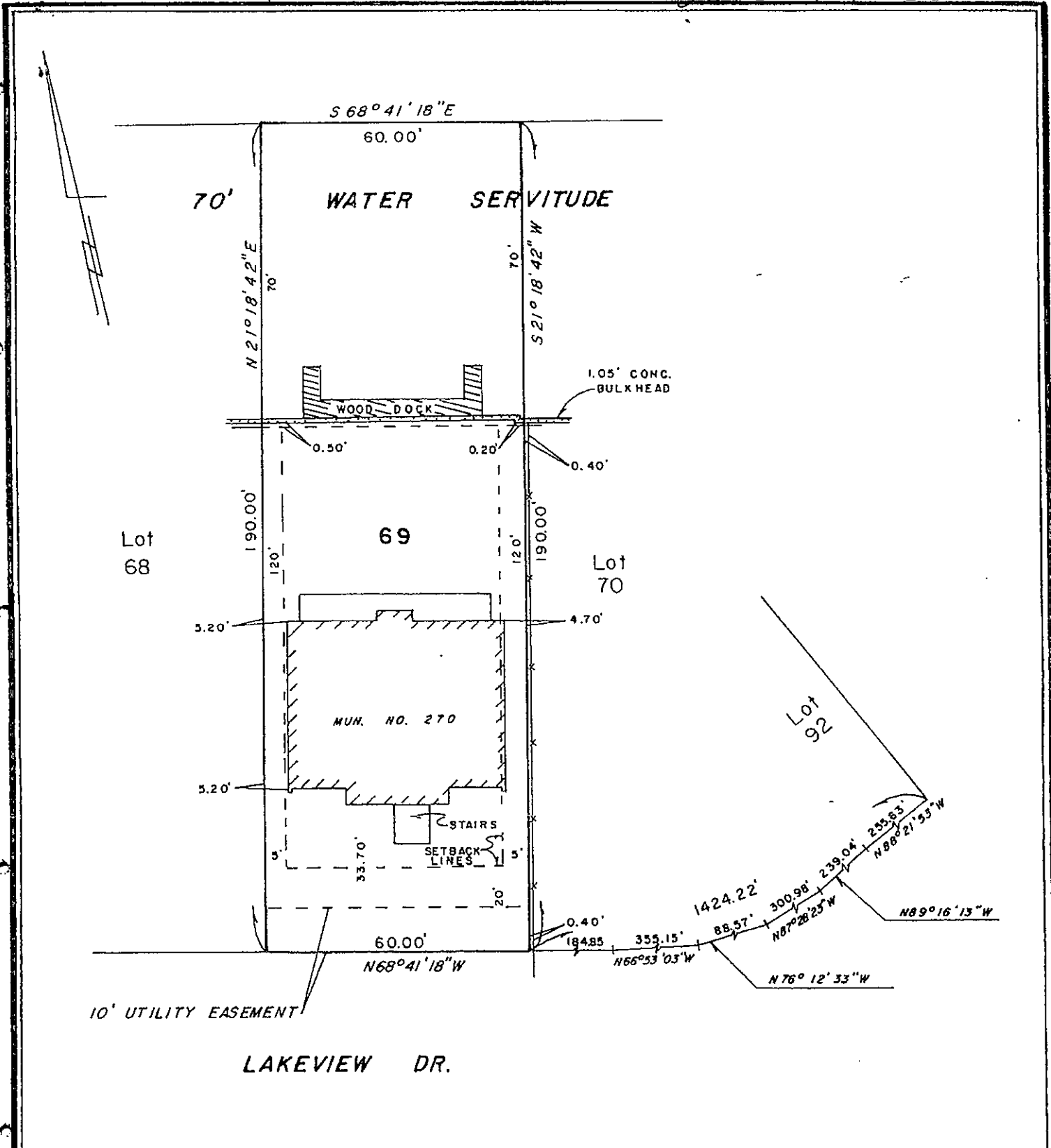
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, being lot 69, Eden Isles Subdivision ; S32 & 33, T9S, R14E; Ward 9, District 13

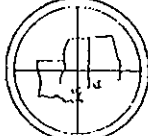
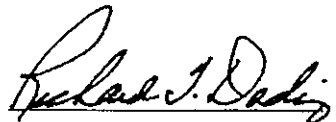
**SIZE:** 11,400 sq.ft.



2018-1140-ZC 6025



THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (FLOOD ZONE A10, BASE FLOOD ELEVATION +11.00 N.G.V.D. [M.S.L.] )

SURVEY OF LOT 69 EDEN ISLES SUBDIVISION UNIT 2 ST. TAMMANY PARISH, LA		Dading, Marques & Associates, Inc.  P.O. BOX 790 METAIRIE, LA 70004 834-0200		 SURVEYOR			
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF First Commercial Title, Title U.S.A. & Paula G. Occhipinta		DATE	SCALE	DRAWN BY	CHECKED BY	JOB NO.	PLAT NO.
		12-14-88	1"=30'	W.J.B.	R.T.D.	88-2853	D-004-237

2018-1140-ZC

CLIPPER ISLAND

PUD

T9 - R14E

2018-1124-ZC

2018-1140-ZC

A-6

A-3

A-4A

LAKEVIEW

A-4A

0 90 Feet

N



## **ADMINISTRATIVE COMMENT ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1140-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/18/2018  
**Determination:** Approved

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### **GENERAL INFORMATION**

**PETITIONER:** Alfred L. & Laura L. Pearson

**OWNER:** Alfred L. & Laura L. Pearson

**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 69, Eden Isles Subdivision ; S32 & 33, T9S, R14E; Ward 9, District 13

**SIZE:** 11,400 sq.ft.

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### **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	Residential	A-4A Single Family Residential District
East	Undeveloped	A-6 Multiple Family Residential District
West	Undeveloped	A-6 Multiple Family Residential District (request submitted to rezone to A-4A)

##### **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-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 69, Eden Isles 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 have any objection to the request.

Note that the objective of the request is to allow for the construction of a single family residence on the site.

##### **STAFF RECOMMENDATION:**

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

