

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6027 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: : PLANNING DEVELOPMENT

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

ON THE 6 DAY OF SEPTEMBER , 2018

(2018-1064-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF NELLIE DRIVE, NORTH OF U S HIGHWAY 190, BEING LOT 16, SQUARE 4, PINE SHADOW SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 6250 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 8, DISTRICT 12), (2018-1064-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1064-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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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: AUGUST 29 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1064-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, 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 the Parish of St. Tammany, State of Louisiana, in Section 11, Township 9 South, Range 14 East, in that portion thereof known as Pine Shadows Subdivision, as per plat file on record dated April 29, 1954 on the property being more fully described as follow, to-wit:

Lot 16, Square 4, Pine Shadows Subdivision, St. Tammany Parish, Louisiana.

Case No.: 2018-1064-ZC

PETITIONER: Barbin Builders Inc - Dorene Barbin

OWNER: Flo-Ron Properties LLC - Rondal L. Richmond

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Nellie Drive, north of US Highway 190, being lot 16, Square 4, Pine Shadows Subdivision ; S11, T9S, R14E; Ward 8, District 12

SIZE: 6250 sq.ft.



NOTE: ACCORDING TO U.S. F.L.A. FLOOD HAZARD BOUNDARY MAP NO. 225205-Q4200 THIS PROPERTY IS LOCATED IN FLOOD ZONE C

CAMBIT

2018-1064-ZC

ALICE AVENUE SIDE
SQUARE 4

SITE →

← SITE

BETH DRIVE 60' R/W

NELLIE DRIVE 60' R/W

U.S. HWY. 190 80' R/W

SCALE: 1" = 40'

MAP SHOWING SURVEY OF LOTS 7, 8, 9, 10, 11, 12 & 13, SQ. 4
PINE SHADOWS SUBDIVISION
LOCATED IN SECTION 11, T9S - R14E, G1D
NEAR THE CITY OF SLIDELL, ST.
TAMMANY PARISH, LOUISIANA

BY: CAPT. ANDREW MCKINNEY

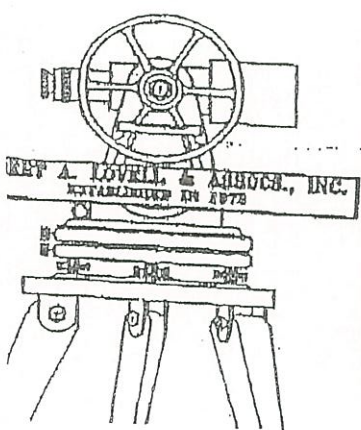


TO ALL PARTIES INTERESTED IN TITLE TO PREMISES I HEREBY CERTIFY THAT THE ABOVE SURVEY SURVEY WAS ACCURATELY MADE AND IS CORRECT, AND THAT THERE ARE NO ENCUMBRANCES EITHER

ON THE GROUND, AS FAR RECORDED DESCRIPTION, SHOWS PROPERTY LINES, EXCEPT AS MAY BE

DATE: SEPTEMBER 10, 1990
JOB NO. 100937

ROBERT A. LOVELL & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
2811 207, ALFRED DRIVE
SLIDELL, LA 70468 804-841-9231



ROBERT A. LOVELL & ASSOC., INC.
ESTABLISHED IN 1978

2018-1064-ZC

ALICE

A-4

A-4A

SUSAN

11
T9-R14E

HC-2

BETH

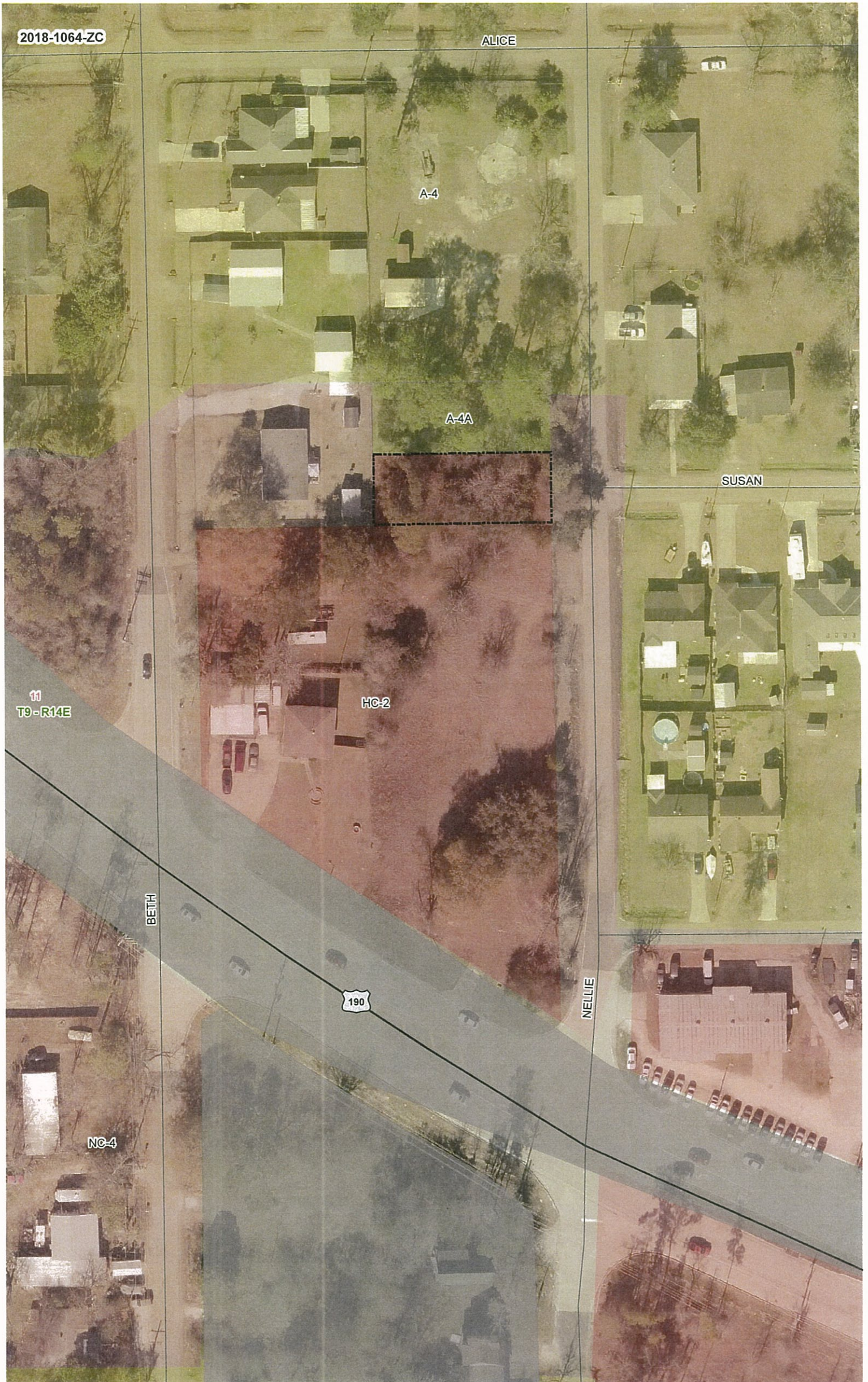
190

NELLIE

NC-4

0 130 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 7/27/2018
Case No.: 2018-1064-ZC
Prior Action: 07/18/18

Meeting Date: 8/7/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Barbin Builders Inc - Dorene Barbin

OWNER: Flo-Ron Properties LLC - Rondal L. Richmond

REQUESTED CHANGE: From HC-2 Highway Commercial District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Nellie Drive, north of US Highway 190, being lot 16, Square 4, Pine Shadows Subdivision ; S11, T9S, R14E; Ward 8, District 12

SIZE: 6250 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-4A Single-Family Residential District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential	A-4 Single-Family Residential District
West	Residential	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

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 HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the west side of Nellie Drive, north of US Highway 190, being lot 16, Square 4, Pine Shadows Subdivision. The 2525 future land use plan call for the lot to be developed with commercial and/or residential uses. Staff does not have any objection, considering 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-4A Single-Family Residential District designation be approved.