

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5657 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE

ON THE 4 DAY OF AUGUST , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF NORTHSORE DRIVE, EAST OF PONTCHARTRAIN DRIVE, BEING LOT 44, EDEN ISLES SUBDIVISION, UNIT NO. 2, 208 LAKEVIEW DRIVE, SLIDELL 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). (2016-279-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-279-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF SEPTEMBER, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 28, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-279-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining more fully described as follows, to-wit:

Lot Number 44, situated in EDEN ISLES SUBDIVISION, UNIT 2, a subdivision located in St. Tammany Parish, Louisiana, according to the plan of said subdivision prepared by Lester G. High, registered Civil Engineer, consisting of two sheets, and recorded in Plat File No. 1297 of

the records of St. Tammany Parish, Louisiana. All in accordance with a survey by Ivan M. Borgen, Land Surveyor, dated November 11, 1982.

Case No.: 2016-279-ZC

PETITIONER: Robert Craig Travis

OWNER: Robert Craig Travis

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

LOCATION: Parcel located on the north side of Northshore Drive, east of Pontchartrain Drive, being lot 44, Eden Isles Subdivision, Unit NO. 2, being 208 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

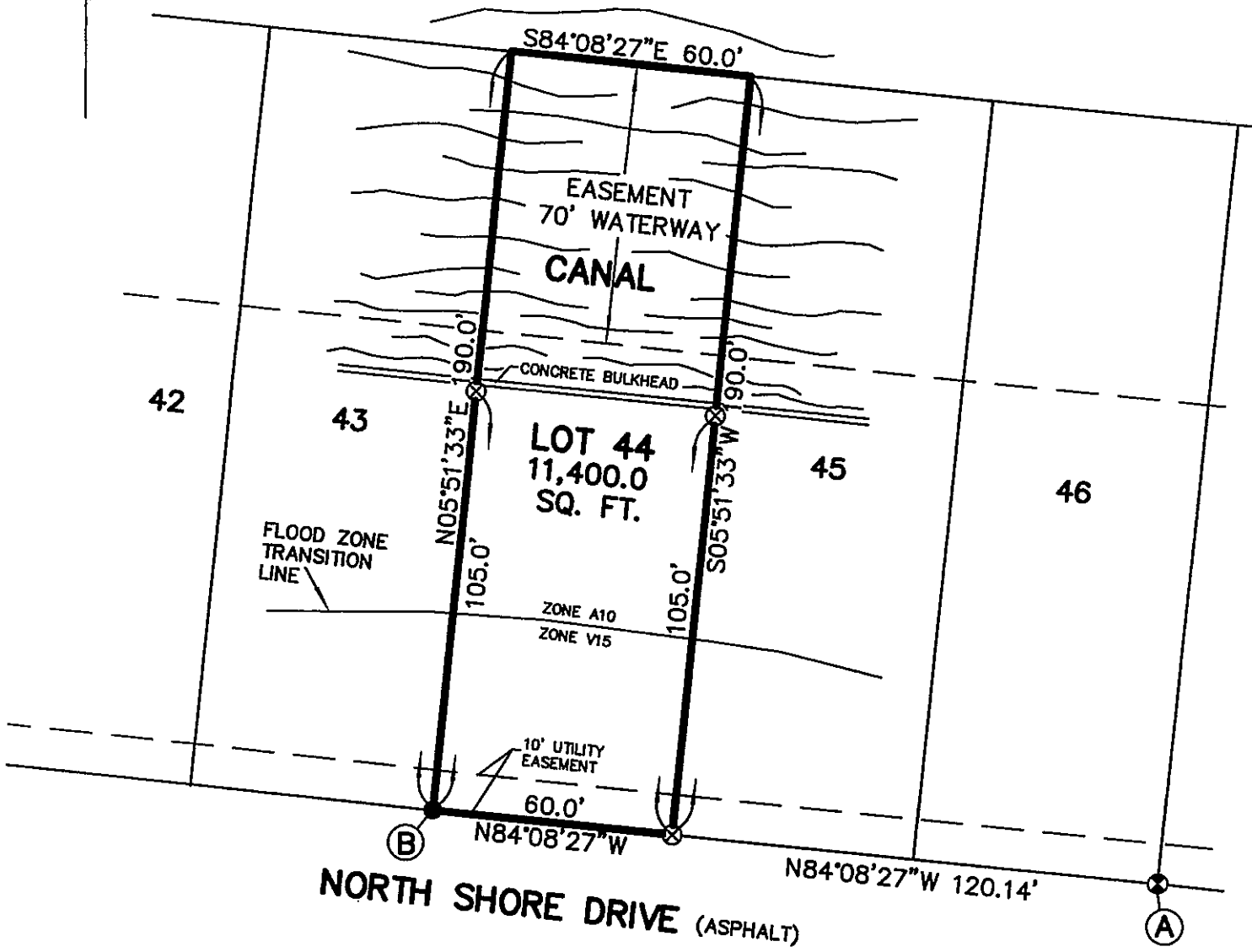
SIZE: 11,400 sq.ft.



Case No: 2016-279-2C



REFERENCE BEARING:
Iron Rod A to Iron Pipe B
N84°08'27"W
(per Reference Survey)



NOTES:

1. This property is located in Flood Zones A10 & V15, per F.E.M.A. Map No. 225205 0535 D, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

LEGEND

- = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Plat of Edin Isles Subdivision, Unit No. 2, Sheet 2 of 2, by Lester G. High, Civil Engineer, filed St. Tammany Parish Clerk of Court Map File No. 316A.

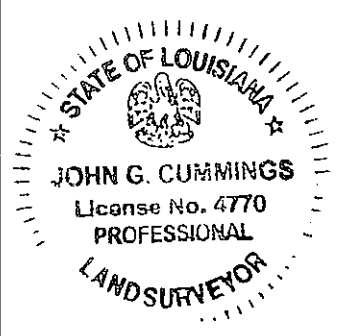
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Robert Craig Travis**

SHOWING A SURVEY OF: LOT 44, EDIN ISLES SUBDIVISION, UNIT NO. 2, LOCATED IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



2016-279-ZC

A-4

PUD

A-6

A-6

LAKEVIEW

A-4A

0 200 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/27/2016
Case No.: 2016-279-ZC
Posted: 06/16/2016

Meeting Date: 7/5/2016
Determination: Amended to A-4A

GENERAL INFORMATION

PETITIONER: Robert Craig Travis

OWNER: Robert Craig Travis

REQUESTED CHANGE: From A-6 Multiple Family Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the north side of Northshore Drive, east of Pontchartrain Drive, being lot 44, Eden Isles Subdivision, Unit NO. 2, being 208 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

SIZE: 11,400 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	Undeveloped	PUD Planned Unit Development
South	Undeveloped	A-4A Single-Family Residential
East	Residential/Single Family	A-6 Multiple Family Residential
West	Undeveloped	A-6 Multiple Family Residential

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-5 Two Family Residential District. This site is located on the north side of Northshore Drive, east of Pontchartrain Drive, being lot 44, Eden Isles Subdivision, Unit NO. 2, being 208 Lakeview Drive, Slidell. The 2025 Future Land Use 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 an A-5 Two Family Residential District designation be approved.