ST. TAMMANY PARISH COUNCIL

ORDIN	NANCE
ORDINANCE CALENDAR NO: <u>6186</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>LORINO/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE	SECONDED BY: MR. BELLISARIO
ON THE $\underline{6}$ DAY OF $\underline{\text{JUNE}}$, $\underline{2019}$	
OF ST. TAMMANY PARISH, LOCATED ON THE NORTH SII ON THE EAST SIDE OF PAN WEST SIDE OF NORTHSHORE BEVERLY HEIGHTS MANOR, SI COMPRISES 1.12 ACRES OF ITS PRESENT HC-2 (HIGHWAY	THE OFFICIAL ZONING MAP LA, TO RECLASSIFY PARCEL DE OF US HIGHWAY 190 EAST, WITHER STREET AND ON THE LANE, BEING LOTS 12 TO 25, LIDELL AND WHICH PROPERTY LAND MORE OR LESS, FROM COMMERCIAL DISTRICT) TO SIDENTIAL DISTRICT) (WARD 8,
with law, <u>Case No. 2019-1418-ZC</u> , has recommend Louisiana, that the zoning classification of the above	Parish of St. Tammany after hearing in accordance nded to the Council of the Parish of St. Tammany, we referenced area be changed from its present HC-2 tle-Family Residential District) see Exhibit "A" for
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
-	has found it necessary for the purpose of protecting designate the above described property as A-4A
THE PARISH OF ST. TAMMANY HEREBY (ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the a present HC-2 (Highway Commercial District) to an	bove described property is hereby changed from its A-4A (Single-Family Residential District).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended n Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
· · · · · · · · · · · · · · · · · · ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE

YEAS: _____

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{5}$ DAY OF $\underline{\text{SEPTEMBER}}$, $\underline{2019}$; AND BECOMES ORDINANCE COUNCIL SERIES NO
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: MAY 29, 2019
Published Adoption:, 2019
Delivered to Parish President:, 2019 at
Returned to Council Clerk:, 2019 at

EXHIBIT "A"

2019-1418-ZC

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND TOGETHER with Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, SQUARE 11, BEVERLY HEIGHTS MANOR, Eighth Ward, St. Tammany Parish, Louisiana.

Square 11 is bounded by US Highway 190 East, Panther Street and Northshore Lane.

Case No.: 2019-1418-ZC

PETITIONER: Tina Varnado

OWNER: Frank Bell

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

LOCATION: Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell; S13, T9S, R14E; Ward 8, District 13

SIZE: 1.12 acres



BEVERLY AVENUE (NOT CONSTRUCTED) LOT 1 LOT 39 LOT 2 LOT 38 LOT 3 LOT 37 LOT 4 LOT 36 LOT 5 LOT 35 LOT 6 LOT 34 LOT 7 LOT 33 LOT B LOT 32 LOT 9 LOT 31 LOT 10 LOT 30 NORTHSHORE LANE LOT 11 PANTHER STREET LOT 29 (N89'51'14"E-TITLE) EAST 115.0 LOT 28 LOT 13 LOT 27 LOT 14 LOT 26 115.0° (N89°51'14"E-TITLE) LOT 15 25' 43 , *5*0 LOT 24 LOT 16 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 23A 1,12 ACRES 48,875.00 SQ. FT N75'22'45'W (N75'30'57'W-ITLE) O = %" IRON ROD FOUND 237.74 HIGHWAY 190 COPYNICHT © 2019 ALL RIGHTS RESCRYED JOHN E. BONNEAU & ASSOCIA 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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY. REFERENCE SURVEY: A survey by Ivon M. Borgen with survey no. 1502 dates 07-25-73. SURVEY MAP OF LOT 23A, SQUARE 11, BEVERLY HEIGHTS MANOR situated in BASIS FOR BRARINGS: The Reference Survey. SECTION 13, T-9-S, R-14-E FLOODZONE 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 0440 D: Revised: APRIL 21, 1999 FRANK BELL FEBRUARY 20, 2019 JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors

nal Land Surveyors Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 MANDEVILLE, LA 70471
(985)845-1012 (985)845-1013 FAX NO. (985)845-1778
www.JEBCOLandSurveying.com e-mail: info@lebcosurvey.com



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019

Case No.: 2019-1418-ZC

Posted: 04/17/19

Meeting Date: 5/7/2019 Determination: Approved

GENERAL INFORMATION

PETITIONER: Tina Varnado

OWNER: Frank Bell

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

LOCATION: Parcel located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell; S13, T9S, R14E; Ward 8, District

13

SIZE: 1.12 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-4 Single-Family Residential District
South	Commercial	I-2 Industrial District
East Residential	Residential	A-4 Single-Family Residential District and HC-2
		Highway Commercial District
West	Residential	A-4 Single-Family Residential District and HC-2

A-4 Single-Family Residential District and HC-2 Highway Commercial 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 HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the north side of US Highway 190 East, on the east side of Panther Street & on the west side of Northshore Lane, being lots 12 to 25, Beverly Heights Manor, Slidell. 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 site is proposed to be developed with single family residences.

STAFF RECOMMENDATION:

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