

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4967

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. TANNER

ON THE 7 DAY OF MARCH , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF STEELE ROAD, EAST OF MILITARY ROAD, BEING 297 STEELE ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 0.3535 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 8, DISTRICT 9). (ZC13-02-006)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-02-006, 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-5 (Two Family Residential District) to an PF-1 (Public Facilities 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 PF-1 (Public Facilities 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-5 (Two Family Residential District) to an PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 28 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

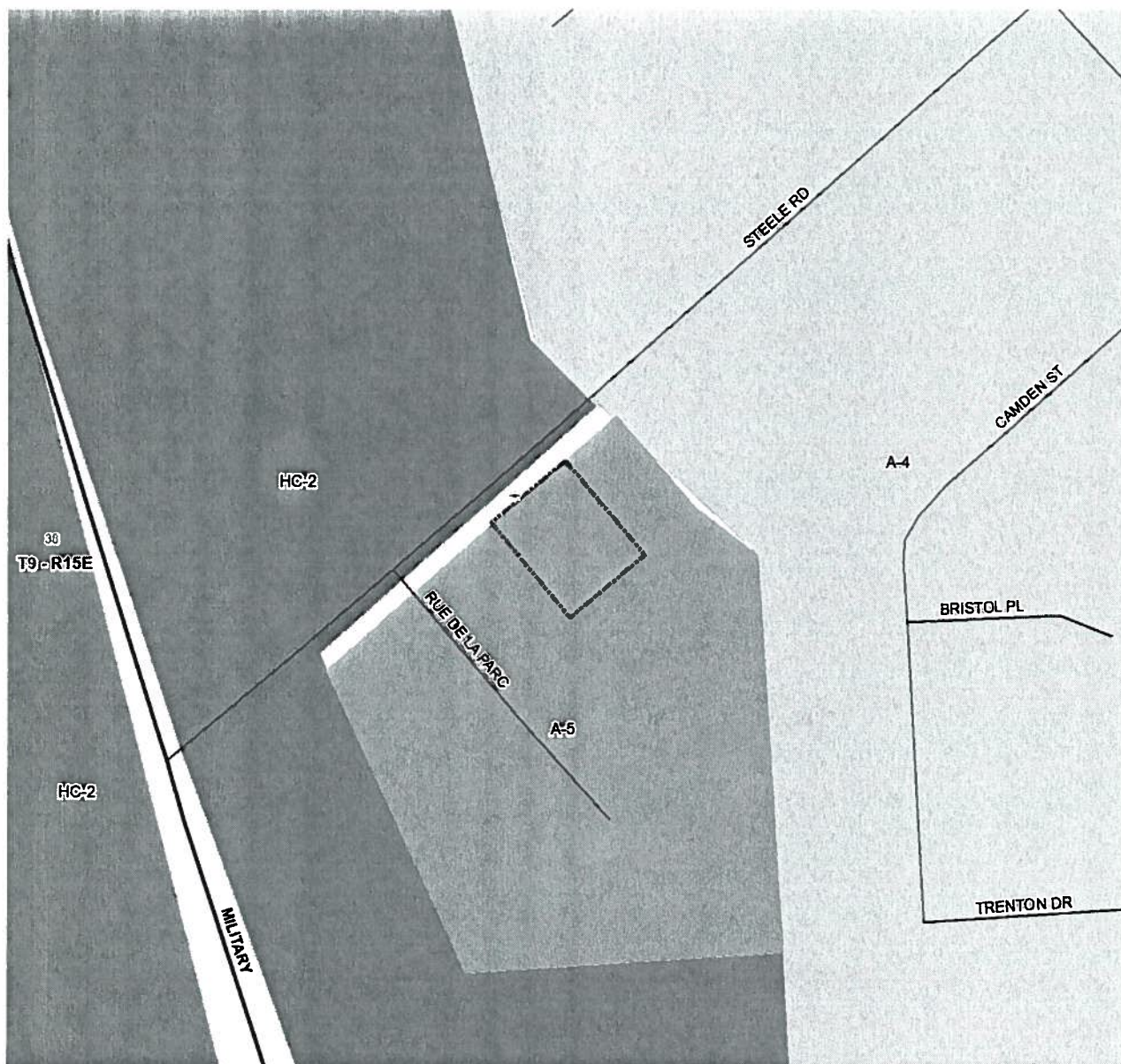
ZC13-02-006

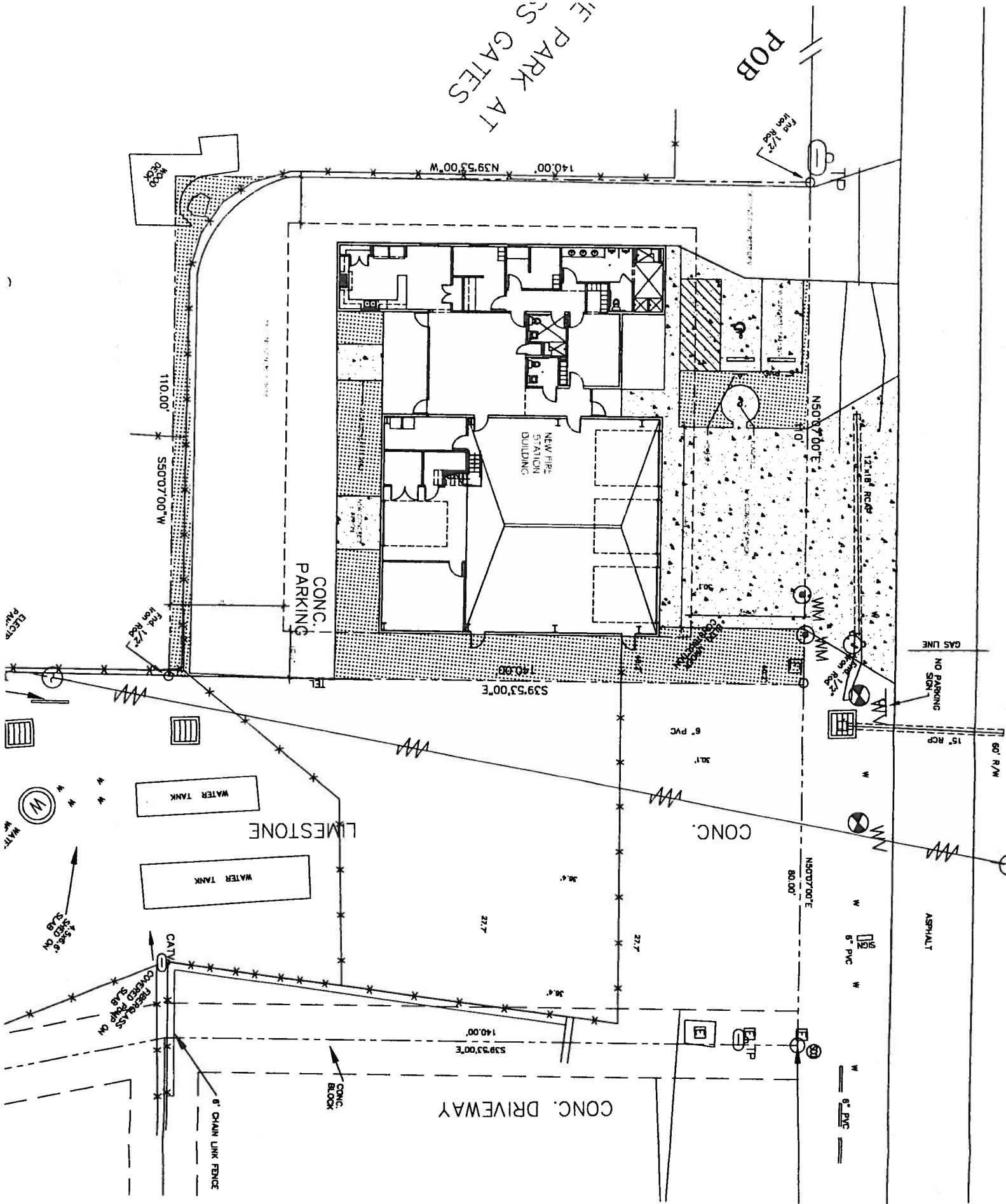
All that certain lot or parcel of land lying and being situated in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

From the section corner common to Sections 7, 37 & 38 of said Township and Range go North 49 degrees 17 minutes 17 seconds East - 2082.43 feet to a point; thence North 7 degrees 41 minutes 10 seconds West - 1068.48 feet to a point; thence North 13 degrees 18 minutes 10 seconds West - 374.62 feet to a point; thence North 19 degrees 0 minutes 10 seconds West - 629.23 feet to a point; thence North 18 degrees 09 minutes 00 seconds West - 111.71 feet to a point; thence North 45 degrees 13 minutes 41 seconds East - 44.62 feet to a point; thence North 18 degrees 09 minutes 00 seconds West - 76.80 feet to a point; thence North 16 degrees 30 minutes 00 seconds West - 479.45 feet to a point; thence North 50 degrees 07 minutes 00 seconds East - 420.00 feet to the point of beginning.

From the point of beginning continue North 50 degrees 07 minutes 00 seconds East - 110.00 feet; thence South 39 degrees 53 minutes 00 seconds East - 140.00 feet; thence South 50 degrees 07 minutes 00 seconds West - 110.00 feet; thence North 39 degrees 53 minutes 00 seconds West - 140.00 feet back to the point of beginning. Said parcel contains 0.3535 acres.

CASE NO.: ZC13-02-006
PETITIONER: Chris Kaufmann
OWNER: St. Tammany Fire District, #1
REQUESTED CHANGE: From A-5 (Two Family Residential District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the south side of Steele Road, east of Military Road, being 297 Steele Road, Slidell; S38, T9S, R15E; Ward 8, District 9
SIZE: 0.3535 acre





IF PARK AT IS GATES

POB

CONC. PARKING

NEW FIRE STATION BUILDING

LIMESTONE

WATER TANK

WATER TANK

CONC. DRIVEWAY

8' CHAIN LINK FENCE

SITE PLAN
SCALE: 1/8" = 1'-0"

C-1

SITE PLAN

DISTRICT 1
FIRE STATION 4

297 STEELE ROAD
SL DELL, LA

JOB No	DATE: 2/7/2012
DRAWN BY: L.F.	CHECKED BY: KJK



DAMMON
ENGINEERING INC.
Architects & Engineers

LICENSED ENGINEER: JARVETT DAMMON, P.E.
LICENSED ARCHITECT: KEVIN M. HENRY
574 OLD SPANISH TRAIL
ALTIUS, LA 70349

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 28, 2013
Case No.: ZC13-02-006
Posted: 01/17/13

Meeting Date: February 5, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Chris Kaufmann
OWNER: St. Tammany Fire District, #1
REQUESTED CHANGE: From A-5 (Two Family Residential District) to PF-1 (Public Facilities District)
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SIZE: 0.3535 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Gym	HC-2 Highway Commercial District
South	Residential	A-5 Multi Family District
East	Residential/ Apartments	A-5 Multi Family District
West	Residential/ Apartments	A-5 Multi Family District

EXISTING LAND USE:

Existing development? Yes **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-5 (Two Family Residential District) to PF-1 (Public Facilities District). The site is located on the south side of Steele Road, east of Military Road, being 297 Steele Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. There is an existing fire station located on this site. The request appears to be an attempt to bring the existing facility into compliance. Staff supports the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 (Public Facilities District) designation be approved.