

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5487                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: TANNER/BRISTER                      PROVIDED BY: DEVELOPMENT  
INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MR. BELLISARIO  
ON THE 5 DAY OF NOVEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LIBERTY DRIVE, WEST OF CARROLL ROAD, BEING 35647 LIBERTY DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 0.94 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT), (WARD 9, DISTRICT 14). (ZC15-10-073)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-10-073, 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-3 (Suburban District) to an ED-1 (Primary Education 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 ED-1 (Primary Education 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-3 (Suburban District) to an ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF DECEMBER , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 29 , 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

**Exhibit "A"**

**ZC15-10-073**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in BAYOU LIBERTY GARDENS SUBDIVISION, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

LOT 12, SQUARE I, BAYOU LIBERTY GARDENS SUBDIVISION, St. Tammany Parish, Louisiana, and more fully described as follows:

Said Lot 12 measures 100.1 feet fronting on Liberty Drive, the same width in the rear by a depth of 406.91 feet between equal and parallel lines.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-10-073

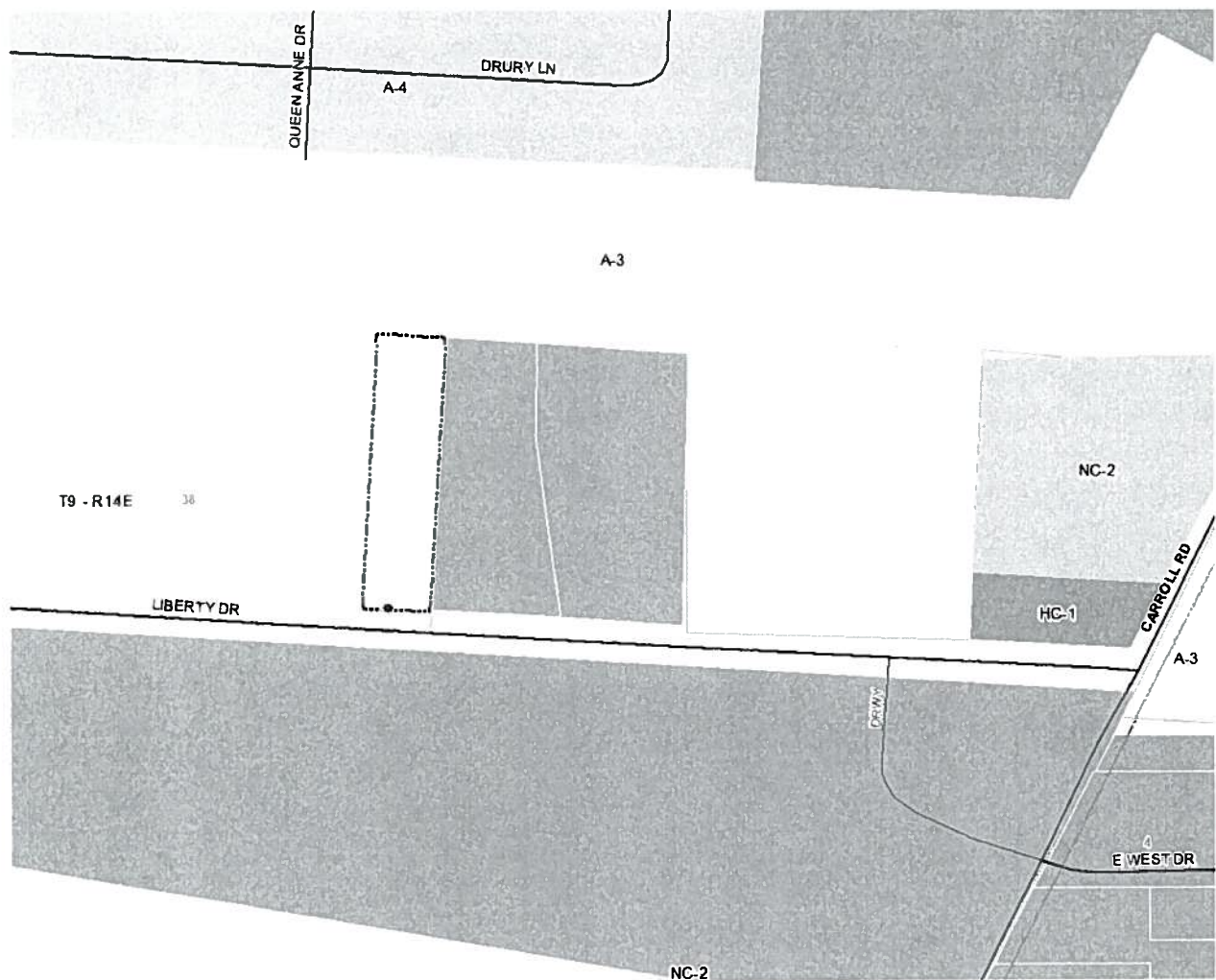
Kelly Coker

VFC Properties 25 L.L.C.

From A-3 (Suburban District) to ED-1 (Primary Education District)

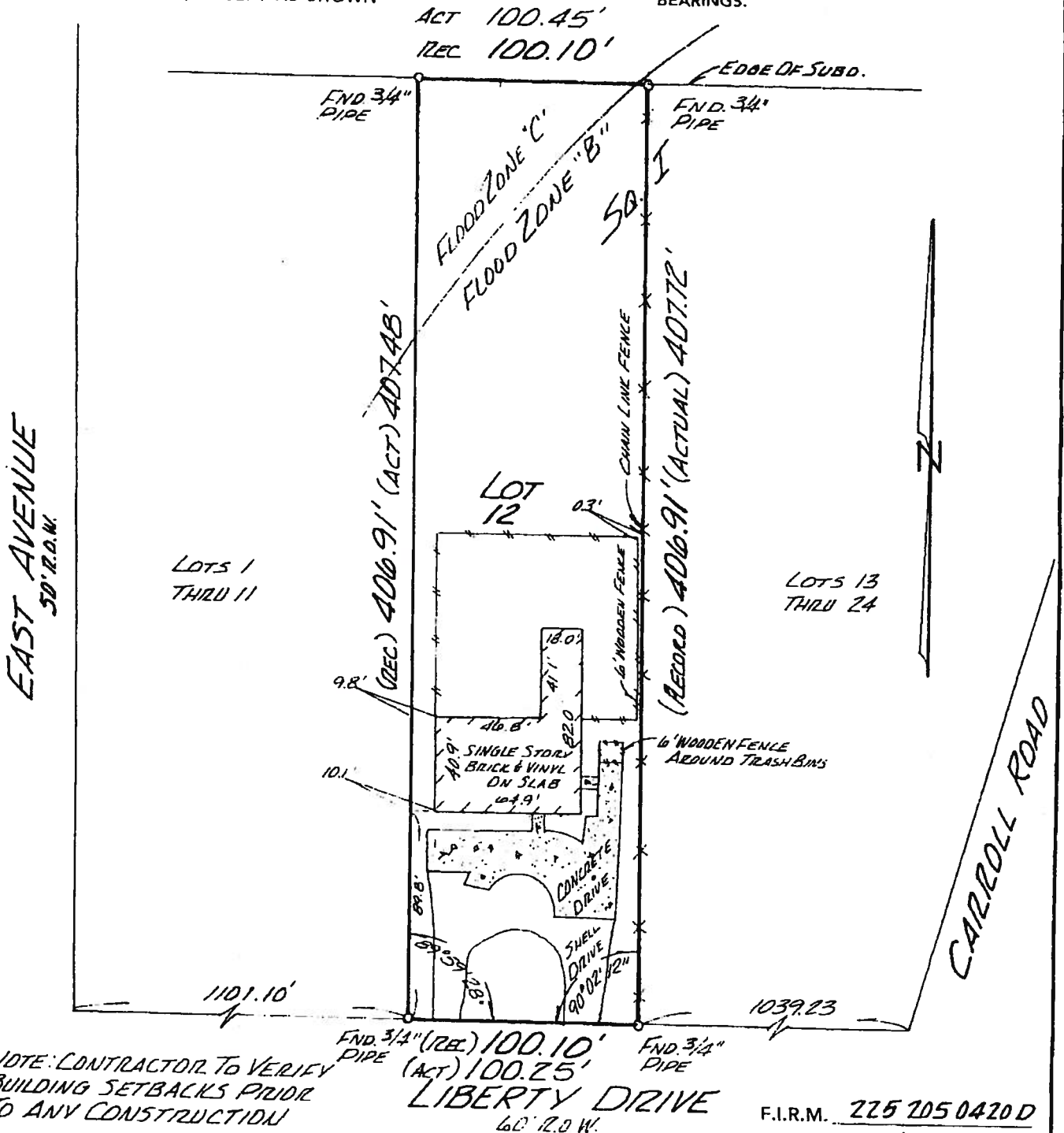
Parcel located on the north side of Liberty Drive, west of Carroll Road, being 35647 Liberty Drive, Slidell; S38, T9S, R14E; Ward 9, District 14

0.94 acres



AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPER BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.



NOTE: CONTRACTOR TO VERIFY BUILDING SETBACKS PRIOR TO ANY CONSTRUCTION

LIBERTY DRIVE

F.I.R.M. 225 205 0420 D  
4-2-91  
ZONE B+C B.F.E. N/A

ADDRESS:

SURVEY No. 981358  
DATE: 5-28-98

J. V. BURKES & ASSOC., INC.  
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461  
504 • 649 • 0075

DRAWN BY: kp  
SCALE: 1"=60'

REVISED:

SURVEY MAP OF: LOT 12

SQUARE I

LOCATED IN:

BAYOU LIBERTY GARDENS SUBD.

ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JOSEPH A. SIEVERS  
AND VICKI McBRAVER SIEVERS  
AND COMMONWEALTH LAND  
TITLE INSURANCE CORP.

SURVEYED BY:

J. V. Burkess III  
LA. REG. No 840



ZC15-10-073

DRURY

125

QUEEN ANNE

207

205

203

201

144

142

140

138

136

134

132

130

A-3

T9-R14E

38

35645

35647

35657

35707

35613

LIBERTY

0

270 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date:

September 28, 2015

Case No.:

ZC15-10-073

Posted:

09/15/15

Meeting Date:

October 13, 2015

Determination:

Approved

GENERAL INFORMATION

PETITIONER:

Kelly Coker

OWNER:

VFC Properties 25 L.L.C.

REQUESTED CHANGE:

From A-3 (Suburban District) to ED-1 (Primary Education District)

LOCATION:

Parcel located on the north side of Liberty Drive, west of Carroll Road, being 35647 Liberty Drive, Slidell; S38, T9S, R14E ; Ward 9 , District 14

SIZE:

0.94 acres

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            | Undeveloped     | A-3 (Suburban District) |
| South            | School          | City of Slidell         |
| East             | Residential     | City of Slidell         |
| West             | Residential     | A-3 (Suburban 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-3 (Suburban District) to ED-1 (Primary Education District). The site is located on the north side of Liberty Drive, west of Carroll Road, being 35647 Liberty Drive, Slidell. The 2025 future land use plan calls for the site to be developed with a single family residential use. Staff feels that there is no compelling reason to recommend approval, considering that the north side of Liberty Drive is currently developed with residential uses.

Note that there is an existing building on the site, which was previously operated as a daycare (CP93-03-026). The zoning change is being requested in order to make the site conform to the appropriate zoning to reopen the daycare facility.

**STAFF RECOMMENDATION:**  
The staff recommends that the request for an ED-1 (Primary Education District) designation be denied.