

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4920

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 6 DAY OF DECEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF HARRISON AVENUE AND FUCHSIA STREET AND WHICH PROPERTY COMPRISES A TOTAL 1.4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 3, DISTRICT 5) (ZC12-11-109)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-109, 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-2 (Suburban 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-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JANUARY , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: NOVEMBER 29 , 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

Exhibit "A"

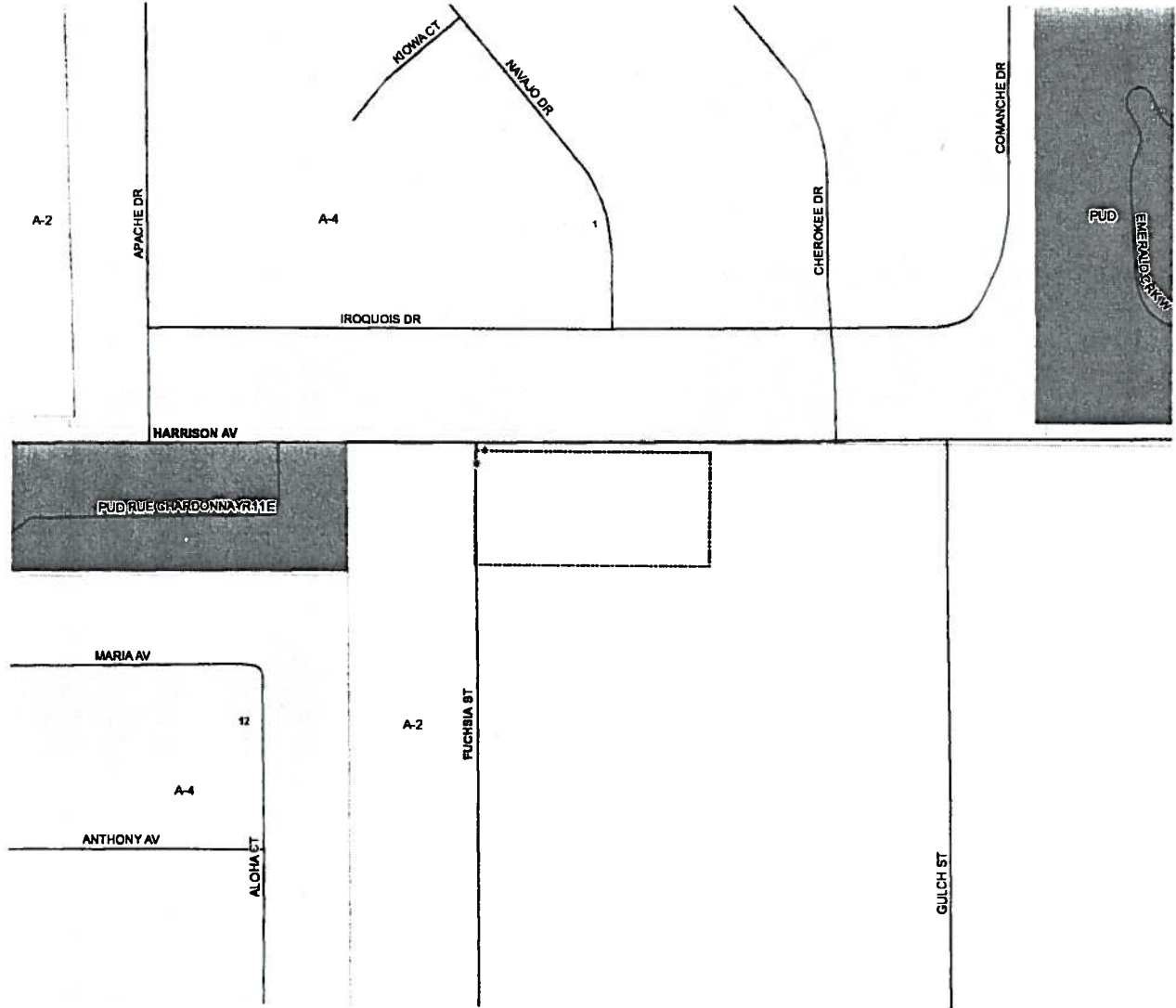
ZC12-11-109

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 12, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

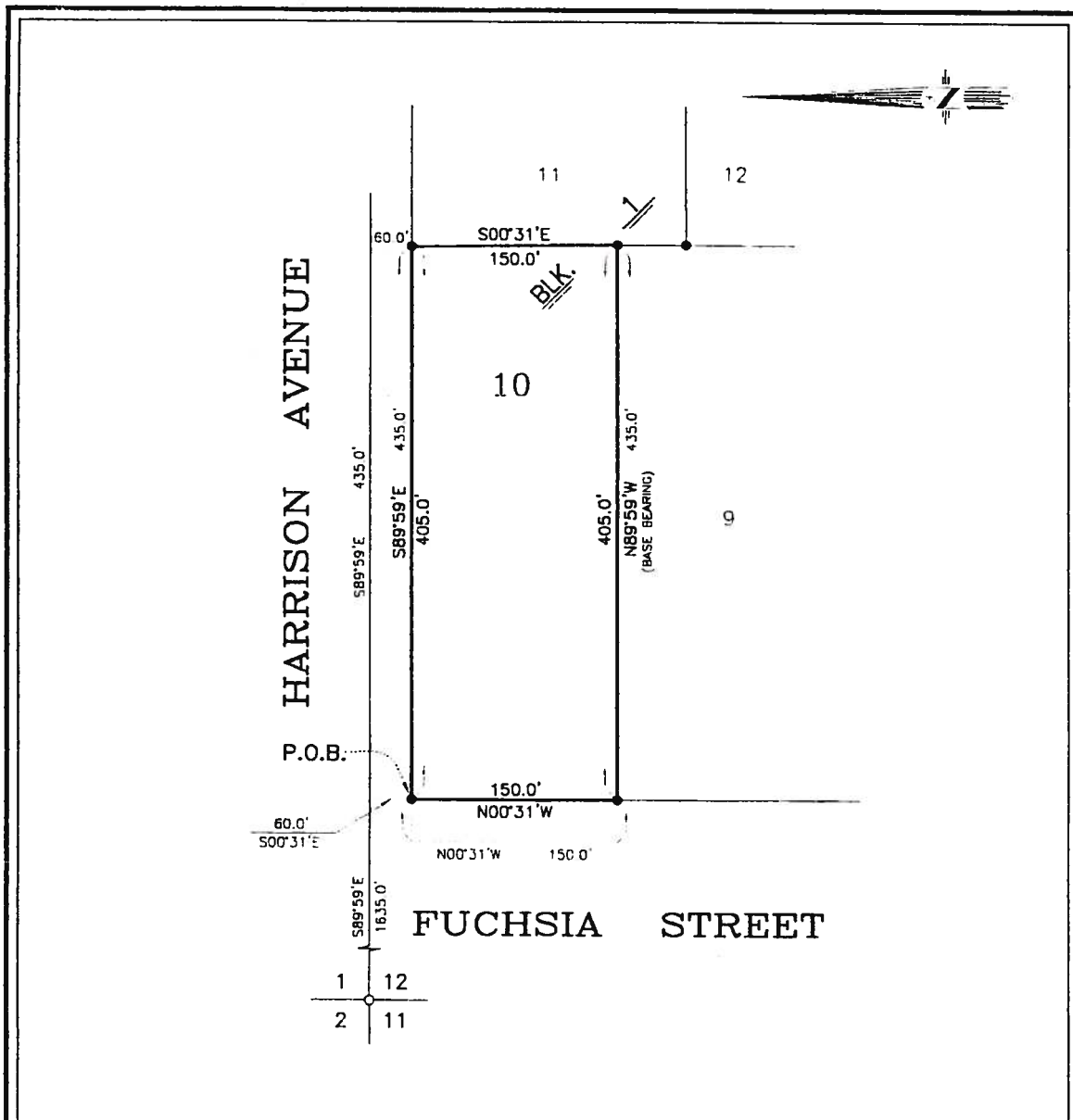
LOT 10, BLOCK 1, RED GAP ACRES, St. Tammany Parish, Louisiana.

Beginning at the Northwest corner of Section 12, thence East 1635 feet to a point which is the point of Beginning; thence at right angles South 210 feet to a point; thence at right angles East 435 feet to a point; thence at right angles North 210 feet to a point; thence at right angles West 435 feet back to the point of Beginning. Subject to that portion of the property lying within the ROW for Harrison Avenue as shown on survey of Fontcuberta Surveys, Inc. dated 5-19-2005.

**CASE NO.:** ZC12-11-109  
**PETITIONER:** Laura Lei Bodin  
**OWNER:** Hancock Bank of Louisiana/ Brad Stillwagon  
**REQUESTED CHANGE:** From A-2 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the southeast corner of Harrison Avenue & Fuchsia Street; S12,T7S,R11E; Ward 3, District 5  
**SIZE:** 1.4 acres



ZC12-11-109



**LEGEND**

● = IRON ROD FOUND

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**

PLAT OF SURVEY BY NED R. WILSON & ASSOCIATES, INC., DATED 9-08-82.

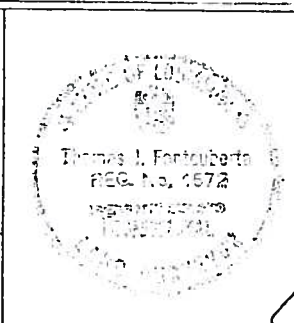
**NOTE:**

ANY UTILITIES, DITCHES, AND/OR ADDITIONAL SERVICES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "B" & "C" PER PANEL NUMBER 225205 0235 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF LOT 10  
BLOCK 1  
RED GAP ACRES SUBDIVISION  
SITUATED IN SECTION 12  
TOWNSHIP 7 SOUTH  
RANGE 11 EAST  
ST. TAMMANY PARISH, LA



**Fontcuberta**  
SURVEYS  
INCORPORATED

PROFESSIONAL  
LAND SURVEYORS

*Thomas J. Fontcuberta*  
SURVEYOR

PREPARED FOR:  
HANCOCK BANK

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
7-25-2011	1" = 100'		JDF	TJF	511111	131-373

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** October 29, 2012  
**Case No.:** ZC12-11-109  
**Posted:** 10/15/12

**Meeting Date:** November 7, 2012  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Laura Lei Bodin  
**OWNER:** Hancock Bank of Louisiana/ Brad Stillwagon  
**REQUESTED CHANGE:** From A-2 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the southeast corner of Harrison Avenue & Fuchsia Street; S12,T7S,R11E; Ward 3, District 5  
**SIZE:** 1.4 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	Residential	A-4 (Single Family Residential District)
South	Undeveloped	A-2 (Suburban District)
East	Church	A-2 (Suburban District)
West	Apartment	A-2 (Suburban District)

#### 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-2 (Suburban District) to PF-1 (Public Facilities District). The parcel is located on the southeast corner of Harrison Avenue & Fuchsia Street. The request does not meet the objectives of the 2025 future land use plan, which calls for the area to be developed with residential uses. However, staff has no objections to the request, considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and institutional uses to the public, in close proximity to residential area.

#### STAFF RECOMMENDATION:

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