

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4923 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 NORTH SIDE OF LA HIGHWAY 1088, WEST OF SOULT STREET, BEING 1211 HIGHWAY 1088, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL 2.4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO A PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 4, DISTRICT 5) (ZC12-11-112)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-112, 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 a 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-3 (Suburban District) to a 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

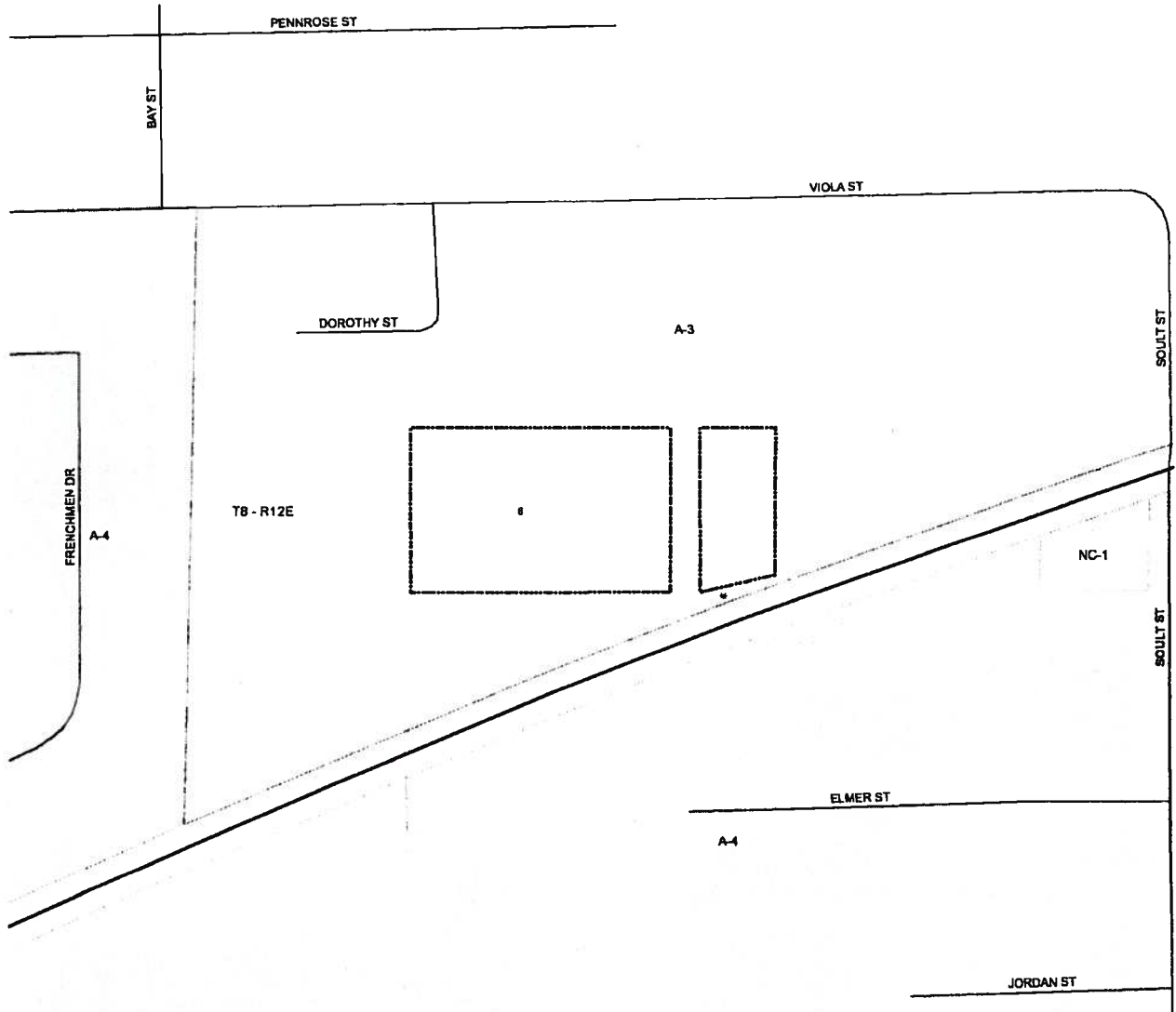
ZC12-11-112

ALL THOSE CERTAIN LOTS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, Louisiana, in that part thereof known as MANDEVILLE ANNEX SUBDIVISION, per plan of subdivision by Howard Burns, C.E., dated May 1913, as follows, to-wit:

LOTS 17, 19, 23, 25, 27, 29, 31 AND 33, SQUARE 28.

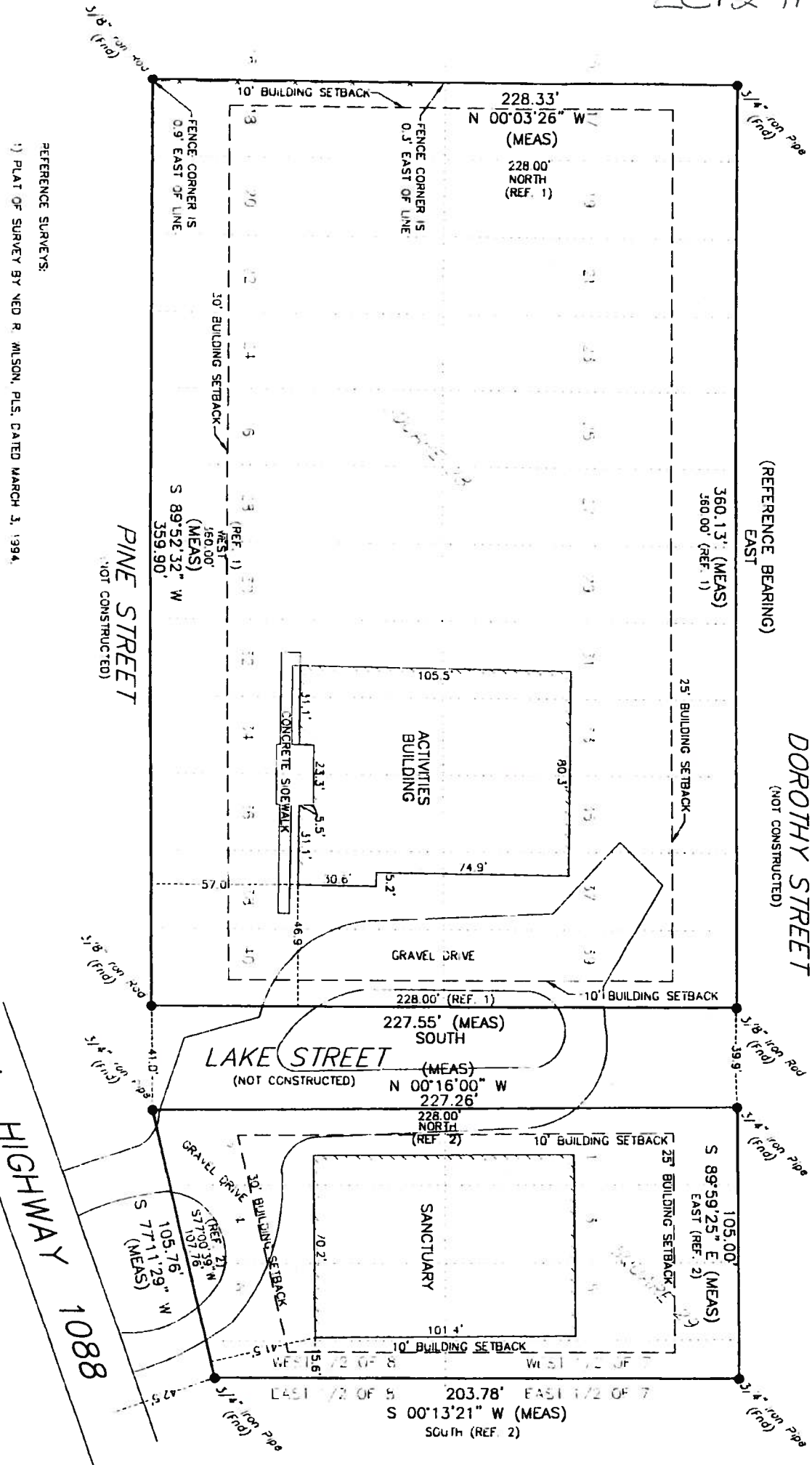
HENRY J. FOLSE, JR. Acquired by inheritance as evidenced by Judgment of Possession in the Succession of Henry J. Folse, Sr., CDC Proceedings No. 89-8112, per act dated June 12, 1990, filed December 26, 1990, under Entry No. 770022, registered in COB 1446, folio 735; further acquired by Act of Partition with Helen Cambias Folse, per passed before Gerald S. Quinlan, N.P., dated November 28, 1990, filed December 26, 1990, under Entry No. 770023, registered in COB 1446, folio 745, St. Tammany Parish, Louisiana.

**CASE NO.:** ZC12-11-112  
**PETITIONER:** David Bankston  
**OWNER:** Mandeville Christian Fellowship Church/David Bankston  
**REQUESTED CHANGE:** From A-3 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the north side of LA Highway 1088, west of Soult Street, being 1211 Highway 1088, Mandeville; S6,T8S,R12E; Ward 4, District 5  
**SIZE:** 2.4 acres



2012-11-112

LOTS 17-40, SQUARE 28  
 AND THE WEST 1/2 LOTS 7 & 8, SQUARE 29  
 MANDEVILLE ANNEX  
 SECTION 6  
 TOWNSHIP 8 SOUTH, RANGE 12 EAST  
 ST. TAMMANY PARISH, LOUISIANA



REFERENCE SURVEYS:  
 1) PLAT OF SURVEY BY NED R. WILSON, PLS. DATED MARCH 3, 1994.

(REFERENCE BEARING)  
 EAST

DOROTHY STREET  
 (NOT CONSTRUCTED)

PINE STREET  
 (NOT CONSTRUCTED)

HIGHWAY 1088



LEGEND

— FENCE  
 (REF) FROM  
 (MEAS) MEASUREMENT

The Servitudes and Restrictions shown on these plat are as shown on the description furnished herein. The surveyor has made no title in compiling the data for this survey. I have consulted the Federal Insurance Boundary Maps and found this property Area.

F.L.A. ZONE: "C"  
 BASE FLOOD ELEVATION: NONE  
 COMMUNITY PANEL NO.: 225205 0245 C  
 EFFECTIVE DATE: 10/17/89

CERTIFICATION:

I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS FOR THE

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** October 29, 2012  
**Case No.:** ZC12-11-112  
**Posted:** 10/11/2012

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

### GENERAL INFORMATION

**PETITIONER:** David Bankston  
**OWNER:** Mandeville Christian Fellowship Church/David Bankston  
**REQUESTED CHANGE:** From A-3 (Suburban District) to PF-1 (Public Facilities District)  
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**SIZE:** 2.4 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State      **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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential/Undeveloped	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 PF-1 (Public Facilities District). The site is located on the north side of LA Highway 1088, west of Soutl Street, being 1211 Highway 1088, Mandeville. The 2025 Future Land Use Plan calls for residential zoning in this area. There is an existing church on the site. It appears that the applicant is trying to match the zoning to the existing use. Staff has no objection to the request.

#### STAFF RECOMMENDATION:

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