

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5330

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

COUNCIL SPONSOR: \_\_\_\_\_

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: FALCONER/BRISTER

SECONDED BY: \_\_\_\_\_

ON THE 8 DAY OF JANUARY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE INTERSECTION OF LA HIGHWAY 1085 & BRICKER ROAD, NORTH OF LA HIGHWAY 21 AND WHICH PROPERTY COMPRISES A TOTAL OF 43.11 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) & PF-2 (PUBLIC FACILITIES DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 1, DISTRICT 1). (ZC14-12-103)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-12-103, 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 CB-1 (Community Based Facilities District) & PF-2 (Public Facilities 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 CB-1 (Community Based Facilities District) & PF-2 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF FEBRUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 25 , 2014

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

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

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

**Exhibit "A"**

**ZC14-12-103**

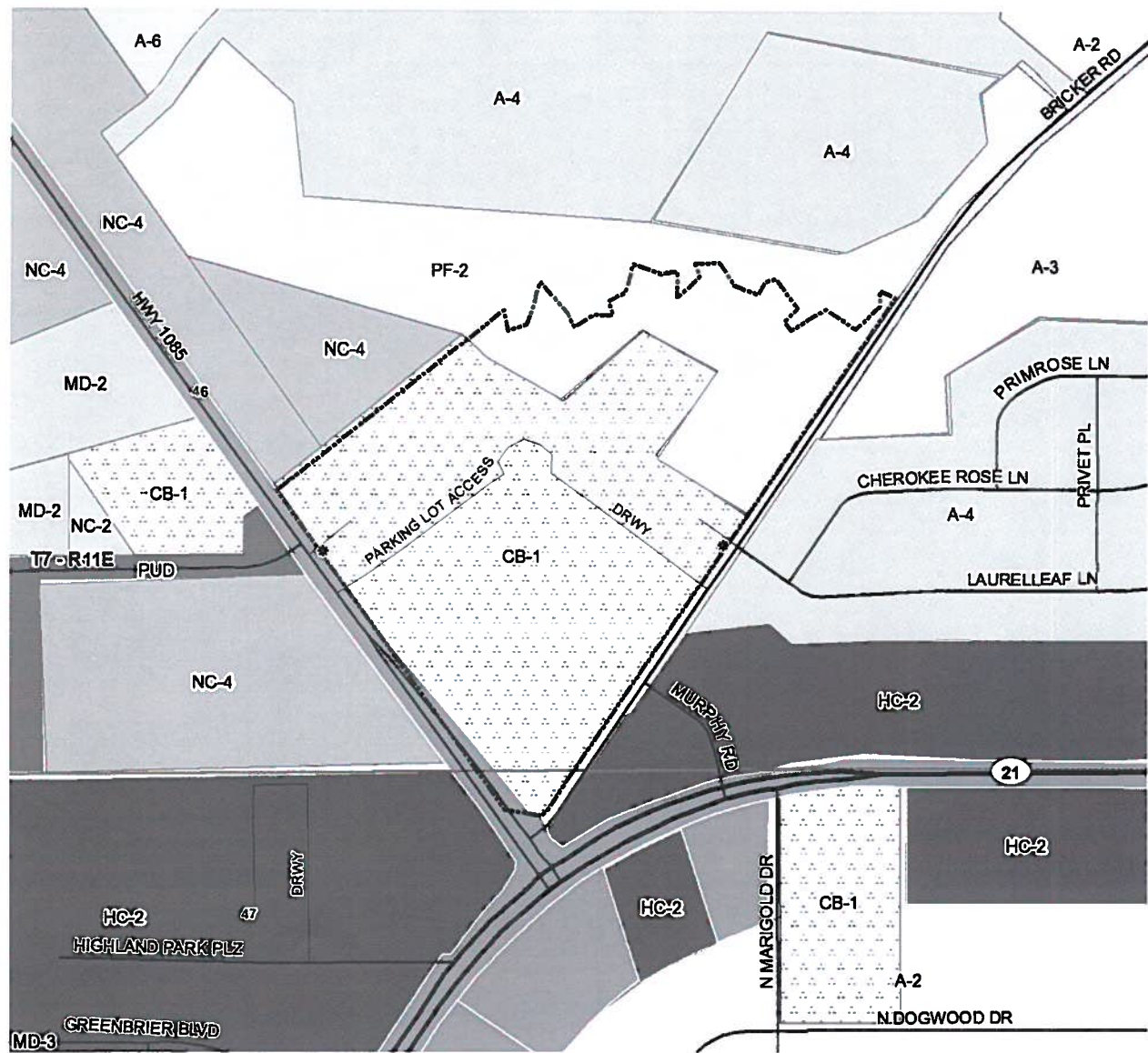
ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 46 and 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

From the Northwest Corner of Section 46, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, run South 89 degrees 23 minutes 00 seconds East, 3897.31 feet to a point on the East Right-of-Way of La. Hwy. 1085 and the Point of Beginning.

From the Point of Beginning run along the East Right-of-way of La. Hwy. 1085 North 35 degrees 28 minutes 45 seconds West, a distance of 1158.77 feet to a point; thence North 51 degrees 54 minutes 53 seconds East, a distance of 970.78 feet to a point in the centerline of Timber Branch; thence run along said centerline South 11 degrees 38 minutes 25 seconds East, a distance of 69.59 feet to a point; thence North 70 degrees 39 minutes 59 seconds East, a distance of 66.85 feet to a point; thence North 20 degrees 04 minutes 46 seconds East, a distance of 63.01 feet to a point; thence North 15 degrees 07 minutes 53 seconds East, a distance of 84.43 feet to a point; thence South 41 degrees 52 minutes 46 seconds East, a distance of 138.32 feet to a point; thence South 25 degrees 25 minutes 45 seconds East, a distance of 53.51 feet to a point; thence North 58 degrees 12 minutes 24 seconds East, a distance of 78.36 feet to a point; thence South 88 degrees 56 minutes 08 seconds East, a distance of 65.13 feet to a point; thence North 18 degrees 47 minutes 24 seconds West, a distance of 49.34 feet to a point; thence North 64 degrees 18 minutes 28 seconds East, a distance of 60.59 feet to a point; thence North 16 degrees 16 minutes 46 seconds East, a distance of 98.36 feet to a point; thence South 71 degrees 02 minutes 01 seconds East, a distance of 98.48 feet to a point; thence North 81 degrees 24 minutes 25 seconds East, a distance of 53.93 feet to a point; thence South 00 degrees 00 minutes 49 seconds West, a distance of 88.33 feet to a point; thence North 46 degrees 46 minutes 30 seconds East, a distance of 104.41 feet to a point; thence North 19 degrees 55 minutes 10 seconds West, a distance of 45.29 feet to a point; thence North 88 degrees 39 minutes 23 seconds East, a distance of 82.70 feet to a point; thence South 34 degrees 00 minutes 23 seconds East, a distance of 87.21 feet to a point; thence South 67 degrees 47 minutes 03 seconds East, a distance of 86.62 feet to a point; thence North 29 degrees 56 minutes 10 seconds East, a distance of 49.22 feet to a point; thence North 75 degrees 23 minutes 03 seconds East, a distance of 37.51 feet to a point; thence South 36 degrees 30 minutes 26 seconds East, a distance of 120.02 feet to a point; thence South 43 degrees 45 minutes 41 seconds West, a distance of 61.46 feet; thence South 35 degrees 25 minutes 01 seconds East, a distance of 36.18 feet to a point; thence North 59 degrees 02 minutes 35 seconds East, a distance of 136.28 feet to a point; thence South 56 degrees 28 minutes 13 seconds East, a distance of 120.68 feet to a point; thence North 46 degrees 40 minutes 01 seconds East, a distance of 109.69 feet; thence North 00 degrees 42 minutes 22 seconds East, a distance of 52.86 feet to a point; thence South 65 degrees 44 minutes 11 seconds East, a distance of 56.11 feet to a point on the West Right-of-way of Bricker Road; thence run along said Right-of-way South 34 degrees 27 minutes 19 seconds West, a distance of 1921.71 feet to a point; thence South 34 degrees 30 minutes 25 seconds West, a distance of 147.04 feet to a point; thence South 45 degrees 18 minutes 49 seconds West, a distance of 29.73 feet to a point; thence North 80 degrees 23 minutes 35 seconds West, a distance of 126.34 feet to a point on the East Right-of-way of La. Hwy. 1085; thence run along said Right-of-way North 35 degrees 28 minutes 45 seconds West, a distance of 151.46 feet back to the Point of Beginning.

This tract contains 43.11 Acres, more or less.

**CASE NO.:** ZC14-12-103  
**PETITIONER:** Jeffery D. Schoen  
**OWNER:** First Baptist Church, Covington  
**REQUESTED CHANGE:** From CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21 ; S46 & 47, T7S, R11E; Ward 1, District 1  
**SIZE:** 43.11 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 24, 2014

Case No.: ZC14-12-103

Posted: 11/17/14

Meeting Date: December 2, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

Jeffery D. Schoen

First Baptist Church, Covington

From CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District)

Parcel located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21 ; S46 & 47, T7S, R11E; Ward 1, District 1

43.11 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

| SURROUNDING LAND USE AND ZONING: |                                       |  |
|----------------------------------|---------------------------------------|--|
| Direction                        | Land Use                              | Zoning   |
| North                            | Undeveloped                           | PF-2 (Public Facilities District) & NC-4 (Neighborhood Institutional District)   |
| South                            | Commercial                            | HC-2 (Highway Commercial District)   |
| East                             | Commercial & Residential              | HC-2 (Highway Commercial District) & A-4 (Single Family Residential District)  |
| West                             | Commercial, Undeveloped & Residential | HC-2 (Highway Commercial District), NC-4 (Neighborhood Institutional District) & PUD (Planned Unit Development District) |

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 (Community Based Facilities District) to PF-1 (Public Facilities District). The site is located at the intersection of LA Highway 1085 & Bricker Road, north of LA Highway 21. The 2025 future land use plan calls for the area to be developed with institutional uses. The site is currently developed with a church exceeding the maximum allowable square footage of 30,000 square feet under CB-1 (Community Based Facilities District). Staff does not have any objections to the request considering that it would bring the existing facility in compliance with the appropriate zoning and allow for future expansion.

STAFF RECOMMENDATION:

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