

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5226 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 10 DAY OF JULY, 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF C. S. OWENS ROAD & LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 3.91ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT), (WARD 1, DISTRICT 1). (ZC14-06-045)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-06-045, 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 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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF AUGUST, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: June 26, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

EXHIBIT "A"

ZC14-06-045

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component part, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in **Section 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana**, consisting of a **portion of Lot 12, Galatas Subdivision**, and being more particularly described as follows, to-wit:

From the southwest corner of Lot No. 12 of Galatas Subdivision, Section 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, run North 64 degrees 00 minutes East a distance of 480.0 feet to an ½ rebar found (bent) located on the northerly right-of-way line of C. S. Owens Road and the POINT OF BEGINNING.

From the POINT OF BEGINNING, run North 14 degrees 46 minutes 27 seconds West 318.44 feet to an ½ inch iron pipe found; thence run North 63 degrees 43 minutes 12 seconds East 149.64 feet to an ½ inch iron pipe found; thence run South 25 degrees 31 minutes 13 seconds East 313.46 feet to an 1 inch iron pipe found on the northerly right-of-way line of C. S. Owens Road; thence run along the northerly right-of-way line of C. S. Owens Road South 64 degrees 05 minutes 59 seconds West 209.1 feet back to the POINT OF BEGINNING.

This tract contains 1.29 acres, all as more fully shown on the survey of Bruce M. Butler, III, Registered Land Surveyor, dated September 19, 2013, revised October 8, 2013.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, and being a **part of Lot 12 of the Galatas Subdivision** in Section 14, Township 7 South, Range 10 East, Greensburg District, Louisiana, and being more fully described as follows, to-wit:

Commencing at a point which is reported to be North 519.0 feet, thence South 89 degrees 30 minutes West 1276.5 feet; thence North 23 degrees 30 minutes West 670.4 feet from the corner common to Sections 14, 41 and 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, which point is located at the intersection of the northerly right of way line of C. S. Owens Road and the westerly right of way line of La. Highway 1077 and is designated as Point "A", being the POINT OF BEGINNING.

From the POINT OF BEGINNING run along the northerly right of way line of C. S. Owens Road South 63 degrees 34 minutes 46 seconds West 414.34 feet to a 1 inch iron pipe found; thence run North 25 degrees 31 minutes 13 seconds West 283.69 feet to an ½ inch iron pipe found; thence run North 66 degrees 08 minutes 14 seconds East 418.05 feet to an ½ inch rebar set on the westerly right of way line of La. Highway 1077; thence run along the westerly right of way line of La. Highway 1077 South 24 degrees 44 minutes 37 seconds East 265.17 feet back to the POINT OF BEGINNING.

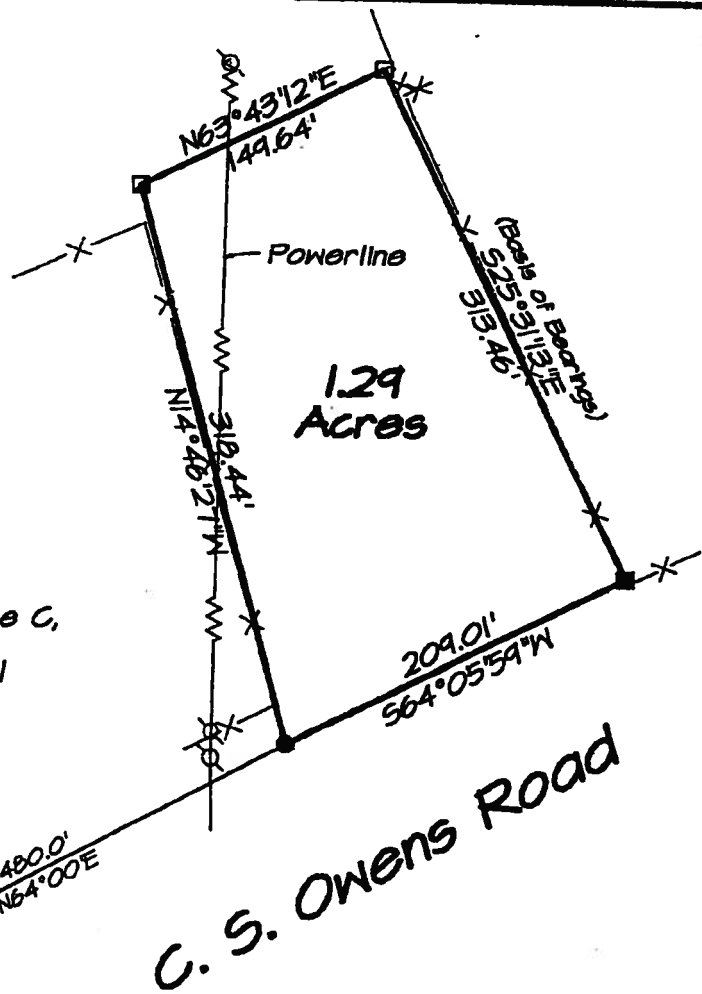
CASE NO.: ZC14-06-045
PETITIONER: Jeff Schoen
OWNER: St. Tammany Parish School Board
REQUESTED CHANGE: From A-2 (Suburban District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the northwest corner of C. S. Owens Road & LA Highway 1077; S14,T7S,R10E; Ward 1, District 1
SIZE: 3.91 acres



2014-06-045

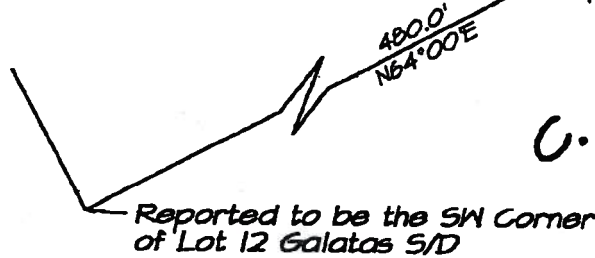


Reference Survey:
 (Basis of Bearings)
 1. Survey prepared by Land Surveying, Inc. dated August 28, 2008 Survey No. 13746
 2. Survey prepared by Land Surveying, Inc. dated April 22, 1987 Survey No. 4560



This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0220 C, map dated 4-2-1991

Building setback lines should be determined by owner or contractor prior to any construction



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

- Legend:
- 1/2" Rebar Found (bent)
 - 1" Iron Pipe Found
 - 3/4" Iron Pipe Found
 - 1/2" Iron Pipe Found
 - * Fence
 - Powerpoles

MAP PREPARED FOR **St. Tammany Parish School Board**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Part of Lot 12, Galatas Subdivision, Section 14 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana

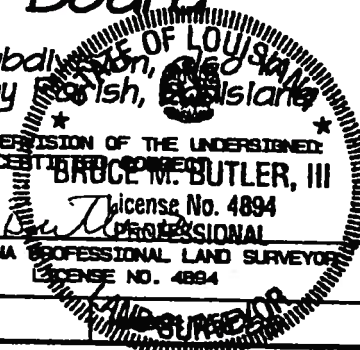
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 848-0955 fax

Revised: Oct. 8, 2013

Bruce M. Butler, III
 License No. 4894
 PROFESSIONAL
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

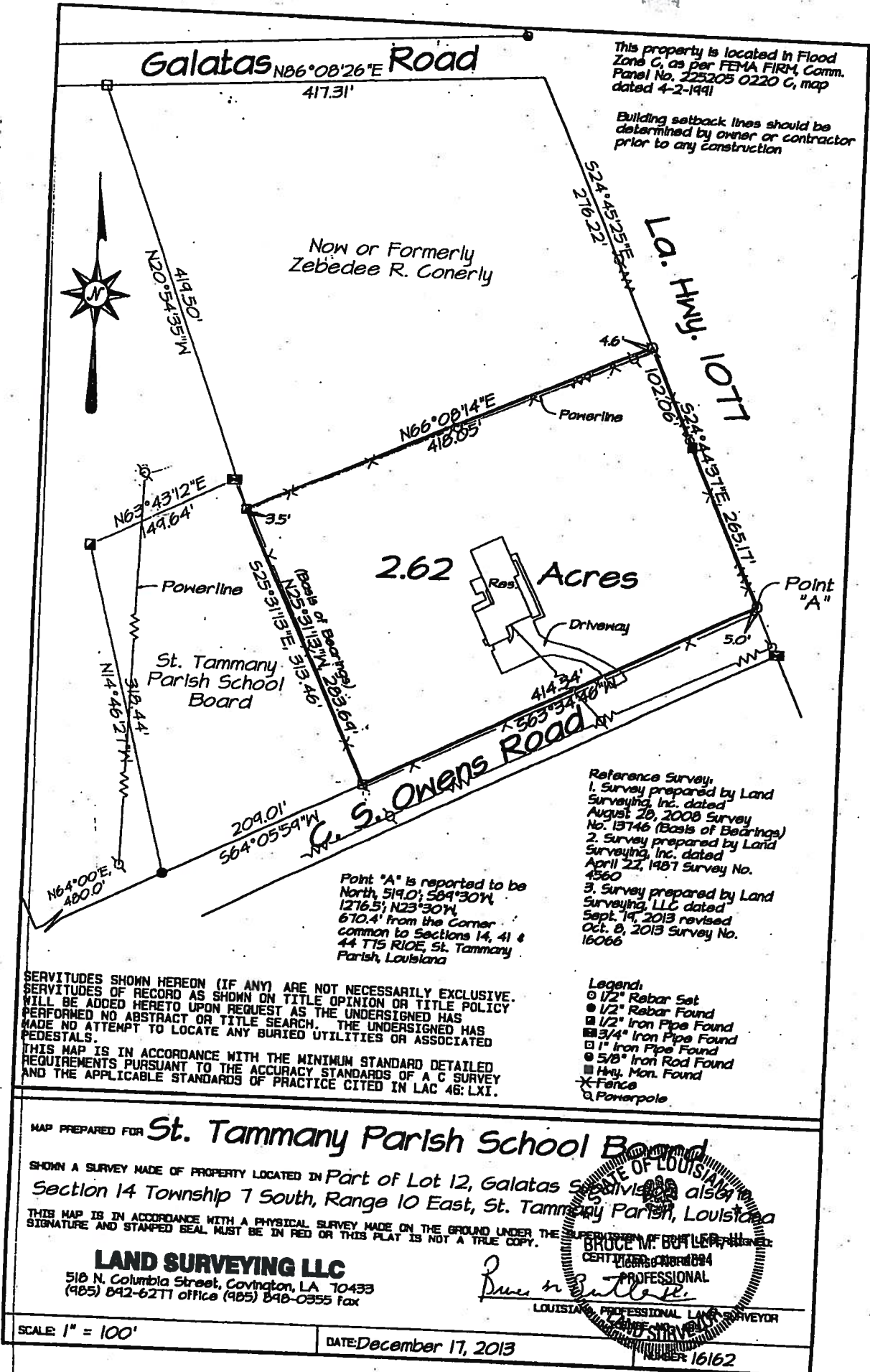


SCALE: 1" = 100'

DATE: September 19, 2013

2014-06-045

St. Tammany Parish Clerk of Court In 1934715



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 27, 2014
Case No.: ZC14-06-045
Posted: 05/20/14

Meeting Date: June 3, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: St. Tammany Parish School Board
REQUESTED CHANGE: From A-2 (Suburban District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the northwest corner of C. S. Owens Road & LA Highway 1077; S14,T7S,R10E; Ward 1, District 1
SIZE: 3.91 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residence	A-2 (Suburban District)
South	School	ED-1 (Primary Education District)
East	Undeveloped	NC-6 (Public, Cultural & Recreation District)
West	School	ED-1 (Primary Education 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-2 (Suburban District) to ED-1 (Primary Education District). The site is located on the northwest corner of C. S. Owens Road & LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential uses. The site is currently surrounded on the south and west sides by the Madisonville Elementary School. The zoning change is being requested to allow for an expansion of the school. Staff has no objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.