

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5339 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BINDER

ON THE 5 DAY OF FEBRUARY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 36, EAST OF OTIS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 74.46 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL ) & A-3 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 6, DISTRICT 11). (ZC15-01-006)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-01-006, 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-4 (Single Family Residential ) & A-3 (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-4 (Single Family Residential ) & A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MARCH , 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: JANUARY 29 , 2015

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

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

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

Exhibit "A"

ZC15-01-006

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, being in Section 21, Township 7 South, Range 13 East, located as Lot 1, Pinehurst Subdivision, and being further described as follows, to-wit:

From the Section Corner common to Sections 16, 17, 20 and 21, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana, run North 115.23 feet to a point on the South Right of Way of Park Avenue; thence run along said Right-of-way South 74 degrees 14 minutes 08 seconds East, 2733.62 feet, said point being the Northwest Corner of Lot 1 Pinehurst Subdivision and the Point of Beginning.

From the Point of Beginning, run along the South Right-of-way of Park Drive (Revoked), South 74 degrees 14 minutes 08 seconds East, 726.75 feet to a point on the West Right-of-way of Blakely Drive, said point also being the Northeast Corner of Lot 1 Pinehurst Subdivision, thence run along the West Right-of-way of McGehee Drive, South 00 degrees 09 minutes 45 seconds West,

690.00 feet to a point on the North Right-of-way of Stewart Avenue (Revoked, said point being the southeast Corner of Lot 1 Pinehurst Subdivision; thence run along the North Right-of-way of Stewart Avenue (Revoked) North 89 degrees 33 minutes 15 seconds West, 700.00 feet to a point on the East Right-of-way of McGehee Drive, said point being the Southwest Corner of Lot 1 Pinehurst Subdivision; thence run along said Right-of-way, North 00 degrees 09 minutes 45 seconds East, 882.00 feet back to the Point of Beginning.

This tract contains 12.63 Acres.

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining situated in the State of Louisiana, Parish of St. Tammany, being in Section 21, Township 7 South, Range 13 East, located as Lot 2, Pinehurst Subdivision, and being further described as follows, to-wit:

From the Section corner common to Sections 16, 17, 20 and 21, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana run North, 115.23 feet to a point on the South Right-of-way of Park Avenue; thence run along said Right-of-way South 74 degrees 14 minutes 08 seconds East, 2027.62 feet, said point being the Northwest Corner of Lot 2 Pinehurst Subdivision and the Point of Beginning.

From the Point of Beginning run along the South Right-of-way of Park Drive South 74 degrees 14 minutes 08 seconds East, 643.70 feet to a point on the West Right-of-way of McGehee Drive, said point also being the Northeast Corner of Lot 2 Pinehurst Subdivision; thence run along the West Right-of-way of McGehee Drive, South 00 degrees 09 minutes 45 seconds West, 898.46 feet to a point on the North Right-of-way of Stewart Avenue, said point being the Southeast Corner of Lot 2 Pinehurst Subdivision; thence run along the North right-of-way of Stewart Avenue North 89 degrees 33 minutes 15 seconds West, 620.00 feet to a point, said point being the Southwest Corner of Lot 2 Pinehurst Subdivision; thence run North 00 degrees 09 minutes 45 seconds East, 1068.51 feet back to the Point of Beginning.

This tract contains 14.00 Acres.

Exhibit "A"

ZC15-01-006 CONT'D

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, being in Section 21, Township 7 South, Range 13 East, located as Lot 8, Pinehurst Subdivision, and being further described as follows, to-wit:

From the Section Corner common to Sections 16, 17, 20 and 21 Township 7 South, Range 13 East, St. Tammany Parish, Louisiana run North 115.23 feet to a point on the South Right-of-way of Park Avenue; thence run along said right-of-way South 74 degrees 14 minutes 08 seconds East, 2027.62 feet to a point; thence South 00 degrees 09 minutes 45 seconds West, 1128.51 feet to a point on the South Right-of-way of Stewart Avenue said point being the Northeast Corner of Lot 8 Pinehurst Subdivision and the Point of Beginning.

From the Point of Beginning run South 00 degrees 09 minutes 45 seconds West, 1075.00 feet to a point on the North Right-of-way of Hotel Avenue said point also being the Southeast Corner of Lot 8 Pinehurst Subdivision; thence run said Right-of-way North 89 degrees 33 minutes 15 seconds West, 620.00 feet to a point on the East Right-of-way of Otis Drive, said point being the Southwest Corner of Lot 8 Pinehurst Subdivision; thence run along said Right-of-way North 00 degrees 09 minutes 45 seconds East, 1075.00 feet to a point on the South Right-of-way of Stewart Avenue said point also being the Northwest Corner of Lot 8; thence run along said Right-of-way South 89 degrees 33 minutes 15 seconds East, 620.00 feet back to the Point of Beginning.

This tract contains 15.28 Acres.

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, being in Section 21, Township 7 South, Range 13 East, located as Lot 10, Pinehurst Subdivision, and being further described as follows, to-wit:

From the Section Corner common to Sections 16, 17, 20 and 21, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana run North, 115.23 feet to a point on the South Right-of-way of Park Avenue; thence run along said Right-of-way South 74 degrees 14 minutes 08 seconds East, 2733.62 feet to a point on the East Right-of-way of McGehee Drive; thence run along said Northwest Corner of Lot 10 Pinehurst Subdivision and the Point of Beginning.

From the Point of Beginning run along the South Right-of-way of Stewart Avenue (Revoked) South 89 degrees 33 minutes 15 seconds East, 700.00 feet to a point on the West Right-of-way of Blakely Drive, said point also being the Northeast corner of Lot 10 Pinehurst Subdivision; thence run along the West Right-of-way of Blakely Drive South 00 degrees 09 minutes 45 seconds West, 1075.00 feet to a point on the North Right-of-way of Hotel Avenue, said point being the Southeast Corner of Lot 10 Pinehurst Subdivision; thence run along the North Right-of-way of Hotel Avenue North 89 degrees 33 minutes 15 seconds West, 700.00 feet to a point on the East Right-of-way of McGehee Drive, said point being the Southwest Corner of Lot 10 Pinehurst Subdivision; thence run along said Right-of-way, North 00 degrees 09 minutes 45 seconds east, 1075.00 feet back to the Point of Beginning.

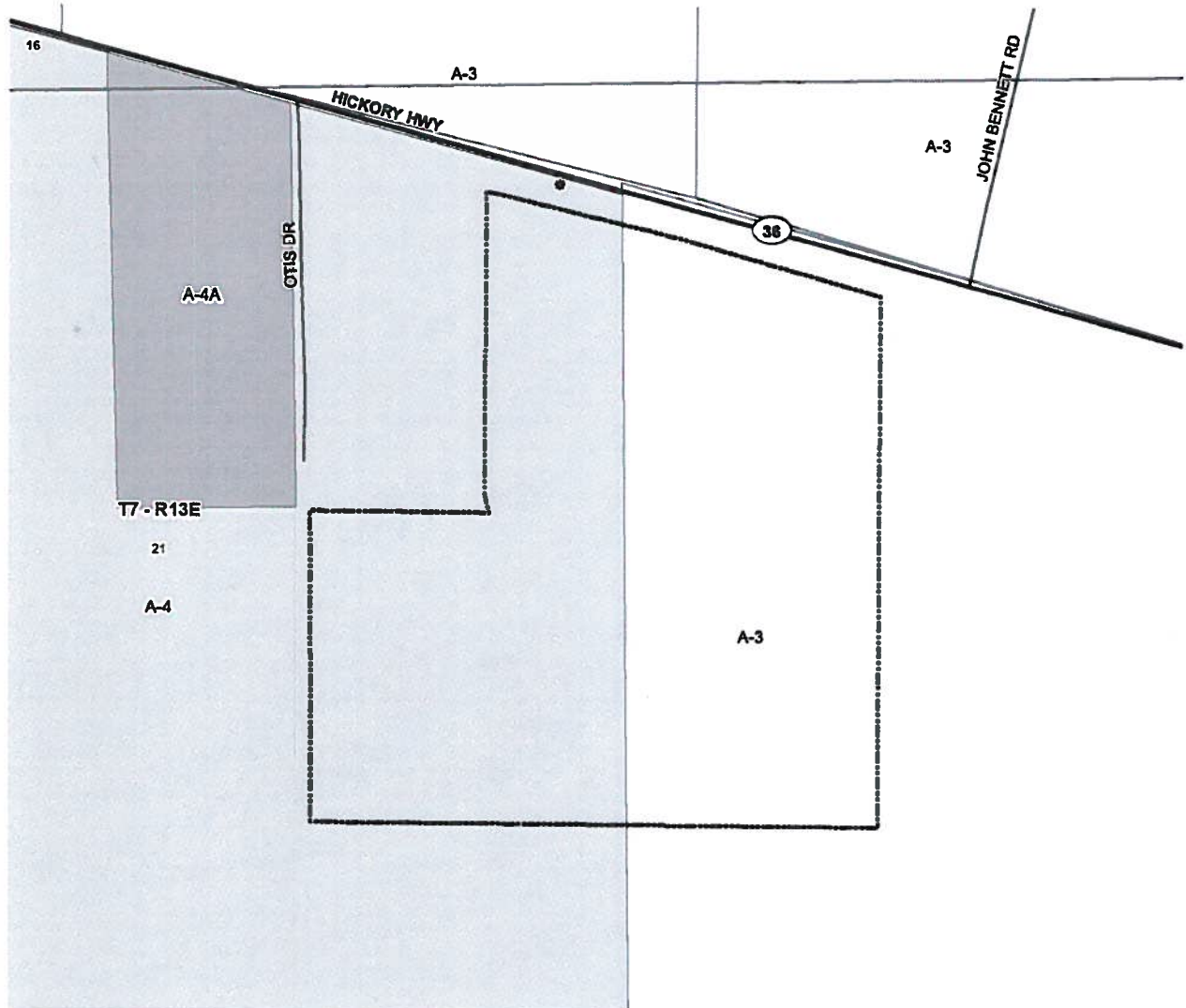
This tract contains 17.27 Acres.

Exhibit "A"

ZC15-01-006 CONT'D

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Pinehurst near the Town of St. Tammany, Parish of St. Tammany, State of Louisiana, designated as Lot 9, bounded by Stewart and Hotel Avenues, McGehee and Otis Drives, measuring 620 feet on Stewart Avenue, 620 feet on Hotel Avenue, 1075 feet on McGehee Drive and 1075 feet on line separating said lot from Lot No. 8, containing fifteen point thirty (15.30) acres. The whole according to the plan of said Town, made by C. Nilo Williams, Surveyor, dated October 8, 1900, deposited for reference in the office of the Clerk of Court and Ex-official Recorder for said Parish of St. Tammany.**

**CASE NO.:** ZC15-01-006  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the south side of LA Highway 36, east of Otis Road  
**SIZE:** 74.46 acres



2C15-01-006

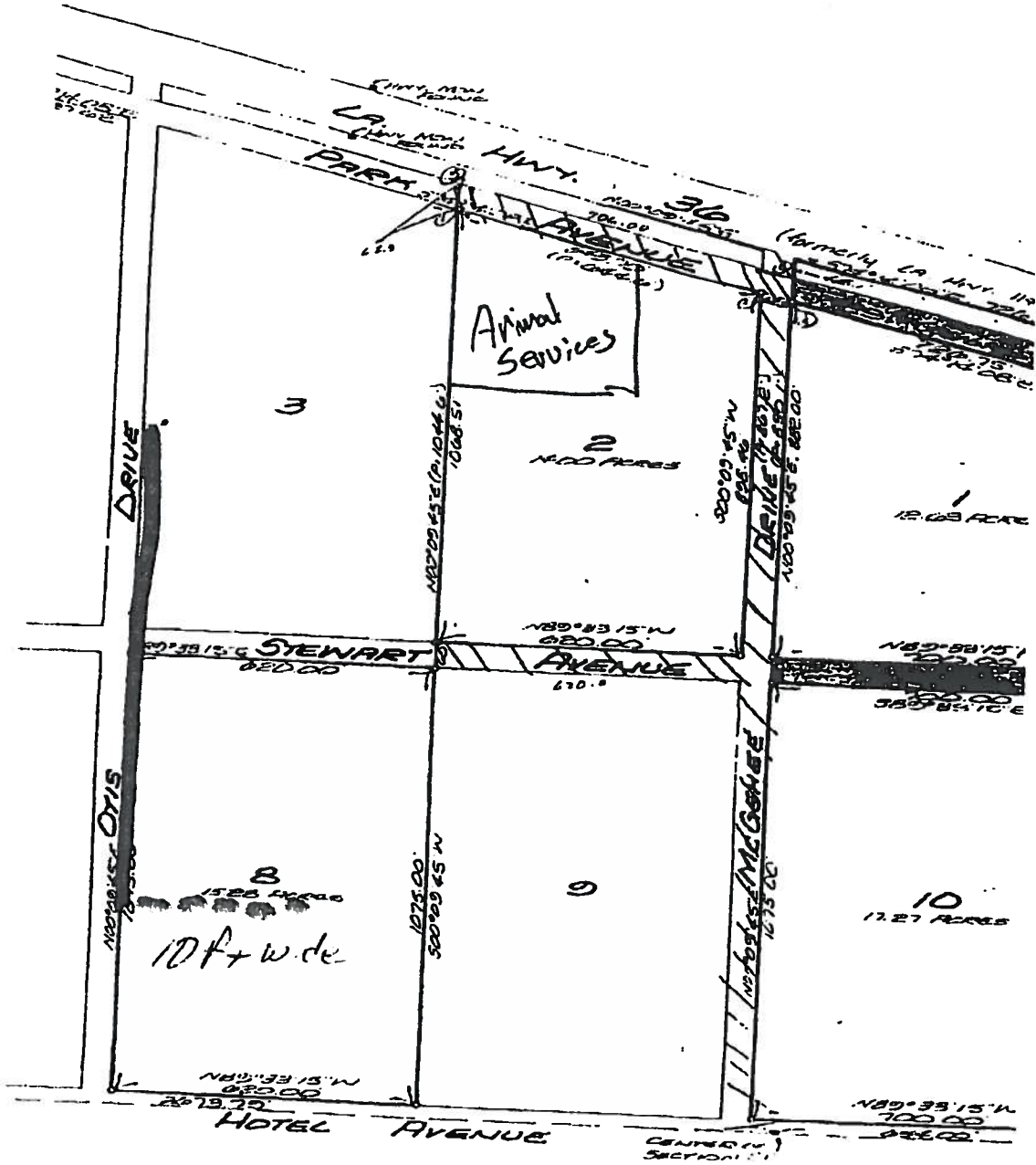
SURVEY

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—— Overhead 15ft + wide on both sides  
- - - - Under ground 10ft + wide

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** December 29, 2014  
**Case No.:** ZC15-01-006  
**Posted:** 12/10/14

**Meeting Date:** January 6, 2015  
**Determination:** Approved

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### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the south side of LA Highway 36, east of Otis Road; S21, T7S, R13E; Ward 6, District 11  
**SIZE:** 74.46 acres

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### 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            | Undeveloped               | A-3 (Suburban District)                  |
| South            | Undeveloped               | A-3 (Suburban District)                  |
| East             | Undeveloped               | A-3 (Suburban District)                  |
| West             | Residential & Undeveloped | A-4 (Single Family Residential District) |

#### EXISTING LAND USE:

**Existing development?** Yes **Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) & A-3 (Suburban District) to PF-1 (Public Facilities District). The site is located on the south side of LA Highway 36, east of Otis Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objections to the request considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public.

Note that a portion of the site is currently developed with the St. Tammany Parish Animal Services Department Building and a cellular tower.

#### STAFF RECOMMENDATION:

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