

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5303 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6 DAY OF NOVEMBER , 2014

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 1078, WEST OF CHURCH ROAD, EAST OF J AND B DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) & RO (RURAL OVERLAY) , (WARD 2, DISTRICT 3). (ZC14-10-086)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-10-086, 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-1 (Suburban District) & RO (Rural Overlay) to an PF-1 (Public Facilities District) & RO (Rural Overlay) 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) & RO (Rural Overlay) .

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-1 (Suburban District) & RO (Rural Overlay) to an PF-1 (Public Facilities District) & RO (Rural Overlay) .

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF DECEMBER, 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: OCTOBER 30, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

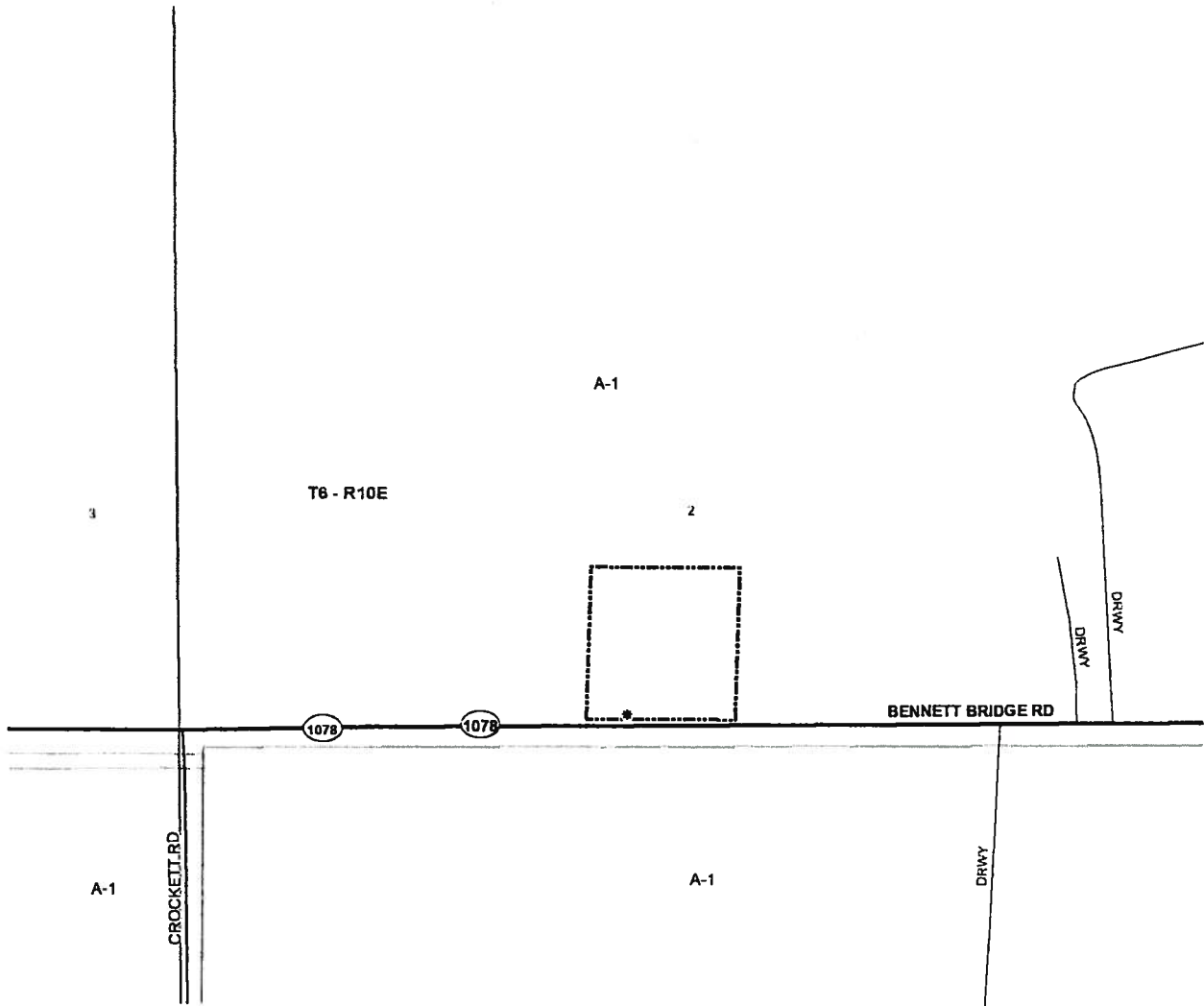
Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-10-086

THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, situated in Section 2, Township 6 South, Range 10 East. Commencing at a point common to Sections 34, 35, 3 & 2, Township 6 South, Range 10 East, proceed South 44 degrees 20 minutes East, a distance of 875.4 feet to a point; thence proceed South 01 degree 42 minutes 00 seconds West, a distance of 711.80 feet to a point being the Point of Beginning. From the Point of Beginning proceed South 89 degrees 44 minutes 32 seconds East, a distance of 210 feet along the northern right of way of La. Highway 1078 to a point; thence leaving the highway right of way proceed North 01 degree 42 minutes 00 seconds East, a distance of 210 feet to a point; thence proceed North 89 degrees 44 minutes 32 seconds West, a distance of 210 feet to a point; thence proceed South 01 degree 42 minutes 00 seconds West, a distance of 210 feet to the Point of Beginning. Said parcel of ground contains 1 acre, more or less.

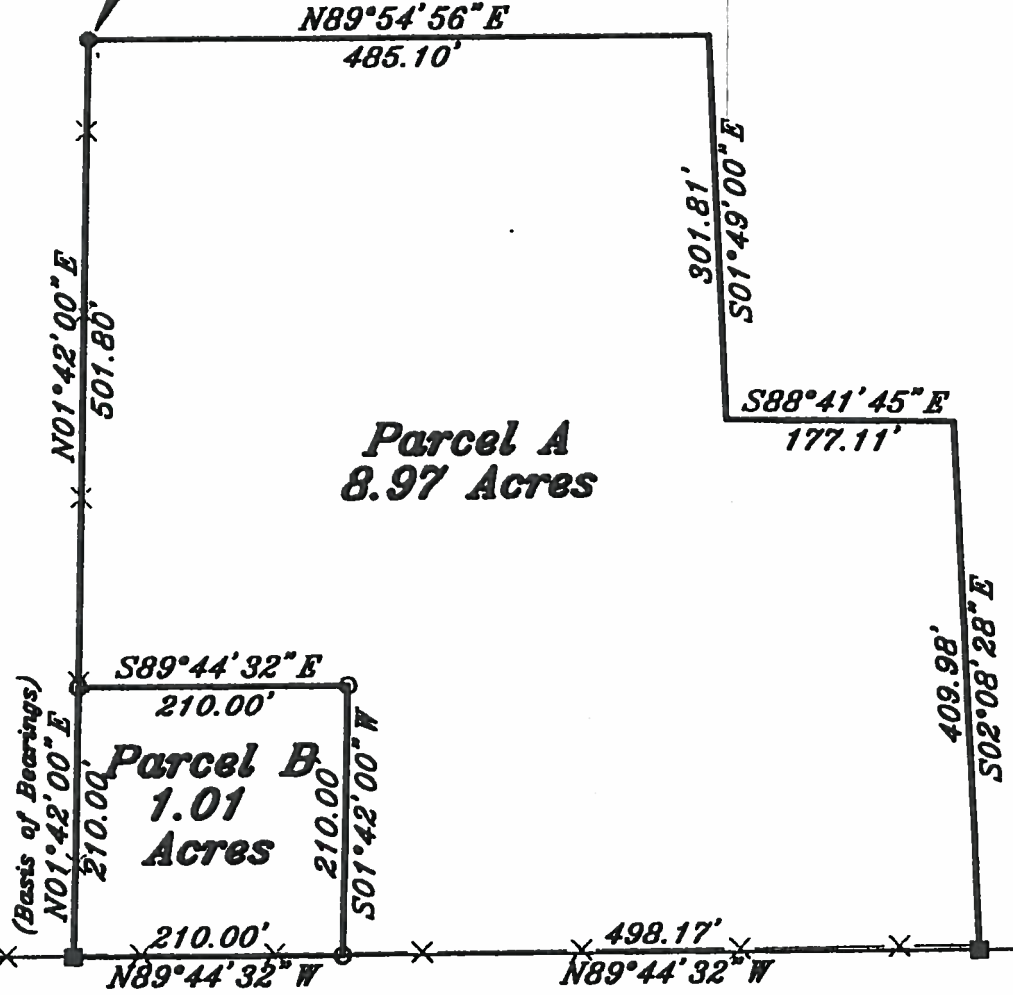
CASE NO.: ZC14-10-086
PETITIONER: Robert Barnett
OWNER: JoAnn Thompson
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R10E; Ward 2, District 3
SIZE: 1.1 acres



2014-10-086

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989

This point is S44°20'E, 875.4' from the Section Corner common to Sections 34 & 35 Township 5 South Range 10 East and Sections 2 & 3 Township 6 South Range 10 East, St. Tammany Parish, Louisiana



Parcel A
8.97 Acres

Parcel B
1.01
Acres

La. Hwy. 1078

Note: Improvements were not located at the time of this survey except as shown.

Reference Survey
Survey prepared by Land Surveying, Inc. dated Nov. 14, 2008 Survey No. 13806 (Basis of Bearings)

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 STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Legend:
○ 1/2" Rebar Set
● 1/2" Rebar Found
■ 1 1/4" Iron Pipe Found
* Fence

MINOR SUBDIVISION OF PROPERTY LOCATED IN SECTION 2 TOWNSHIP 6 SOUTH RANGE 10 EAST INTO PARCELS A AND B, ST. TAMMANY PARISH, LOUISIANA

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL
L.A. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LS Land Surveying, Inc. LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6211 office (985) 848-0355 fax

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-086
Posted: 9/18/14

Meeting Date: October 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Robert Barnett
OWNER: JoAnn Thompson
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive; S2, T6S, R10E; Ward 2, District 3
SIZE: 1.1 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	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

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-1 (Suburban District) & RO (Rural Overlay) to PF-1 (Public Facilities District) & RO (Rural Overlay). The site is located on the north side of LA Highway 1078, west of Church Road, east of J and B Drive. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The requested zoning change to PF-1 does not meet the objectives of the 2025 future land use plan. However, the purpose of the PF-1 zoning is to provide for the location of governmental and other institutional uses to the public. Considering the purpose of the PF-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed with a Fire Station.

STAFF RECOMMENDATION:

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