

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5208 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE

ON THE 5 DAY OF JUNE , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF MEADOWS BLVD & AIRPORT ROAD, BEING LOT 22 & PART OF LOT 21, HOME ACRES SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL 2.03 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 9, DISTRICT 11). (ZC14-05-042)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-042, 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 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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF OCTOBER , 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: May 29 , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

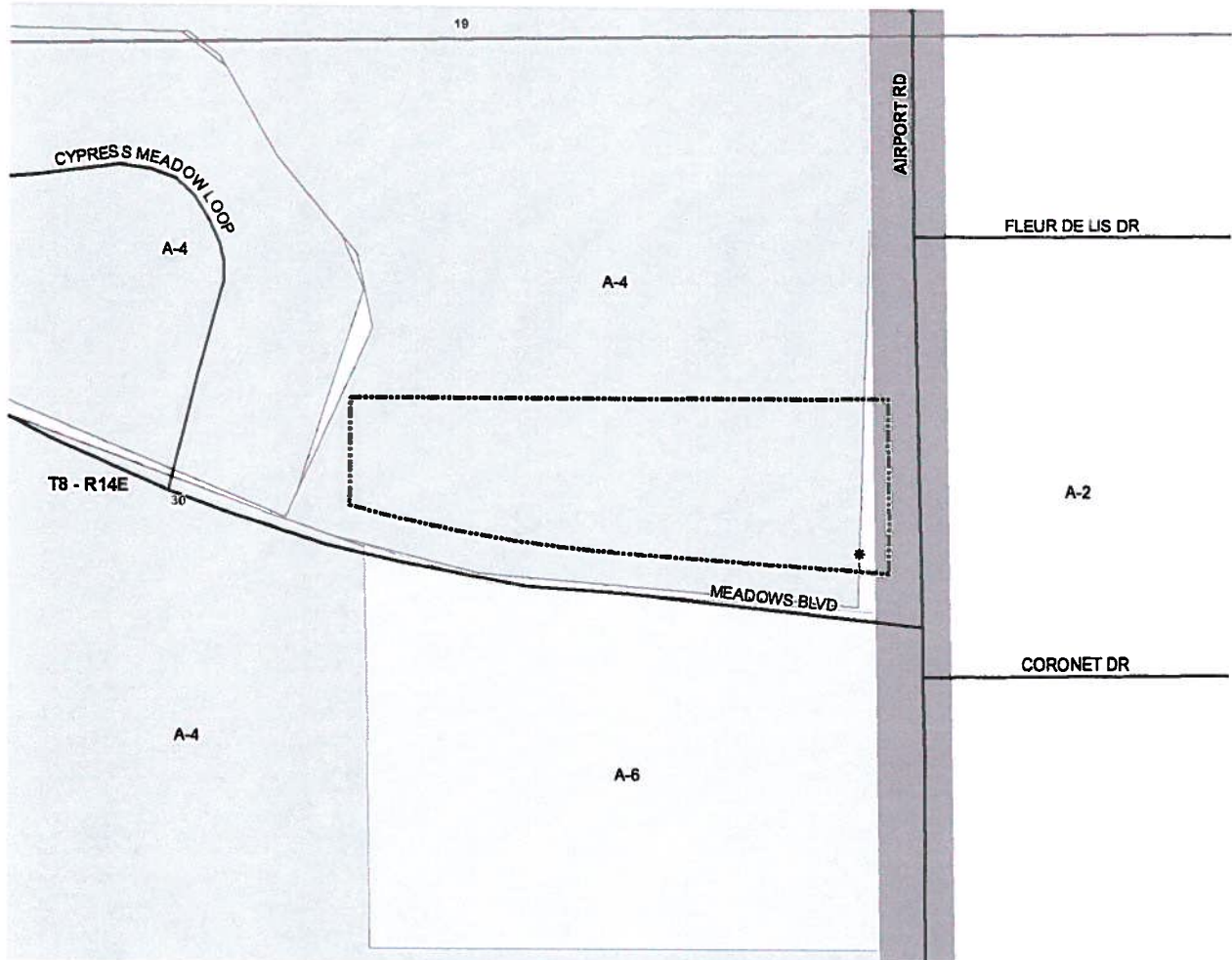
**Exhibit "A"**

**ZC14-05-042**

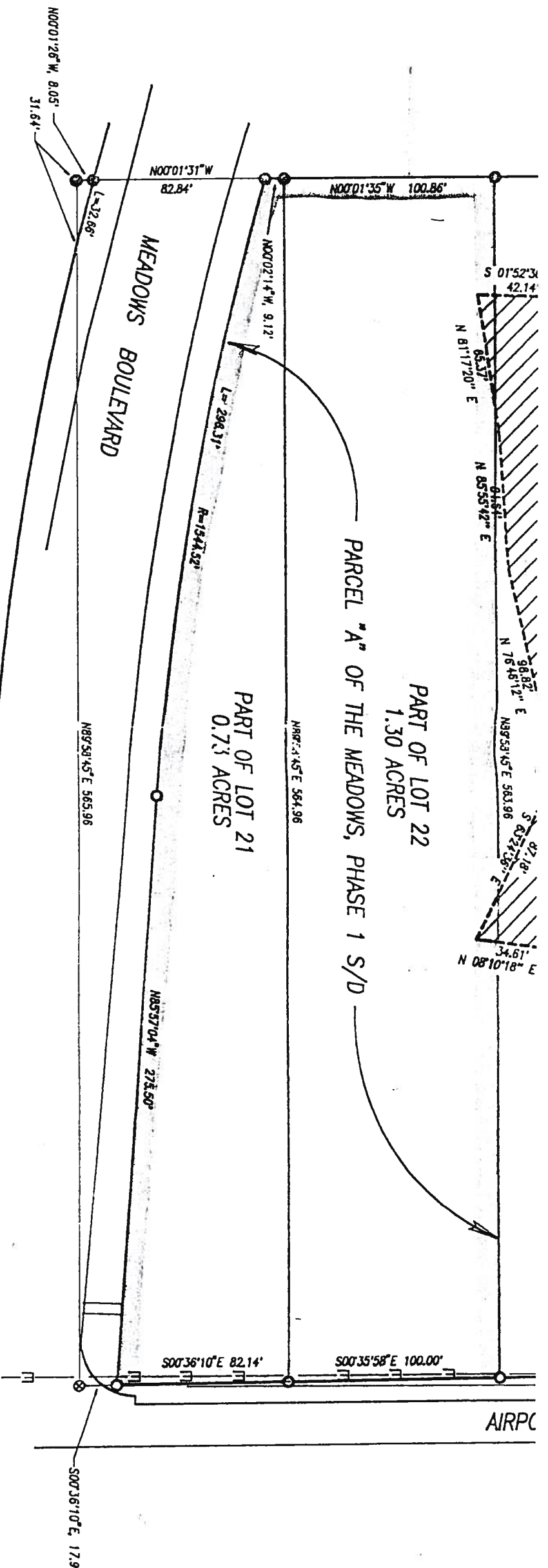
**Lot 22, Part of Lot 21, Home Acres Tract J, being more fully described as follows:**

**From the corners of Sections 24 & 25, Township 8 South, Range 13 East; and Sections 19 & 30, Township 8 South, Range 14 East, proceed S 89-5-00 E, 2091.25 to a point; thence proceed S 89-53-05 E, 650.00' to a point; thence proceed S 00-01-35 E, 400.70' to a point, the point of beginning Phase One, Meadows Subdivision. Thence S 89-56-42 E 564.31' to a point which is the westerly edge of Airport Road, thence S 00-02-47 E 181.42' to a point which is the northerly edge of Meadows Blvd, thence in two courses along the northerly edge of Meadows Blvd in a westerly direction, being 275.03' and 296.17' to a point, which is S-00-01-35 E and 109.39' S of the point of beginning of Phase One, being a part of the Meadows Subdivision Phase One, in accordance with Map File # 810-A recorded on January 24, 1984, in the official records of St. Tammany Parish, Louisiana.**

**CASE NO.:** ZC14-05-042  
**PETITIONER:** Troy G. Ingram/St. Tammany Fire Protection District No. 1  
**OWNER:** Martin A. Smith, Jr.  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the northwest corner of Meadows Blvd & Airport Road, being lot 22 & part of lot 21, Home Acres Subdivision; S30,T8S,R14E; Ward 9, District 11  
**SIZE:** 2.03 acres



2014-05-042



1. DRAWING NO. 26,949 DATED JUNE 1981, BY N.W. M. BORGEN, C.E., P.L.S.
2. MAP FILE NO. 810-A, FILED 1/24/84, THE MEADOWS PHASE ONE S/D.
3. MAP FILE NO. 809-B, FILED 1/23/84, THE MEADOWS PHASE ONE S/D.

REFERENCES



Scale 1" = 50'

MAP SHOWING SURVEY OF

WETLAND PORTIONS OF LOTS 21-26, HOME ACRES S/D,  
 LYING WEST OF AIRPORT ROAD AND NORTH OF MEADOWS  
 BLVD., ALL LOCATED IN SECTION 30, T8S-R14E, ST.  
 HELENA MERIDIAN, GREENSBURG LAND DISTRICT, NEAR  
 SLIDELL, ST. TAMMANY PARISH, LOUISIANA

FOR WINDBREAKER DEVELOPMENT CORPORATION

I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS  
 ACTUALLY MADE ON THE GROUND UNDER MY DIRECT  
 SUPERVISION AND MEETS OR EXCEEDS CLASS "B"  
 SURVEY STANDARDS FOR THE STATE OF LOUISIANA

CLINTON P. LOVELL, P.L.S.  
 LOUISIANA P.L.S. REGISTRATION NO. 4520  
 MISSISSIPPI P.L.S. REGISTRATION NO. 07581

**ALBERT A. LOVELL & ASSOCS., INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2811 SGT. ALFRED DRIVE, SLIDELL, LOUISIANA

DATE:	SEPT. 24, 1996	JOB NO.:	102360A
REVISED:		DRAWN BY:	CPL

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** April 28, 2014

**Case No.:** ZC14-05-042

**Posted:** 03/24/14

**Meeting Date:** May 6, 2014

**Determination:** Approved

---

### GENERAL INFORMATION

**PETITIONER:** Troy G. Ingram/St. Tammany Fire Protection District No. 1  
**OWNER:** Martin A. Smith, Jr.  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the northwest corner of Meadows Blvd & Airport Road, being lot 22 & part of lot 21, Home Acres Subdivision; S30,T8S,R14E; Ward 9, District 11  
**SIZE:** 2.03 acres

---

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

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-4 (Single-Family Residential District)
South	Multi Family	A-2 (Suburban District)
East	Residential	A-6 (Multi Family Residential District)
West	Residential	A-4 (Single-Family Residential District)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to PF-1 (Public Facilities District). The site is located on the northwest corner of Meadows Blvd & Airport Road, being lot 22 & part of lot 21, Home Acres Subdivision. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Considering that the site is surrounded by residential uses, staff has no objection to the request, considering that the permitted uses listed under PF-1 would allow for public and institutional uses to serve the area. 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) designation be approved.