

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5260 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF SEPTEMBER, 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF FUSCHIA STREET, SOUTH OF HARRISON AVENUE AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 3, DISTRICT 5). (ZC14-08-074)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-074, 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 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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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: AUGUST 28 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

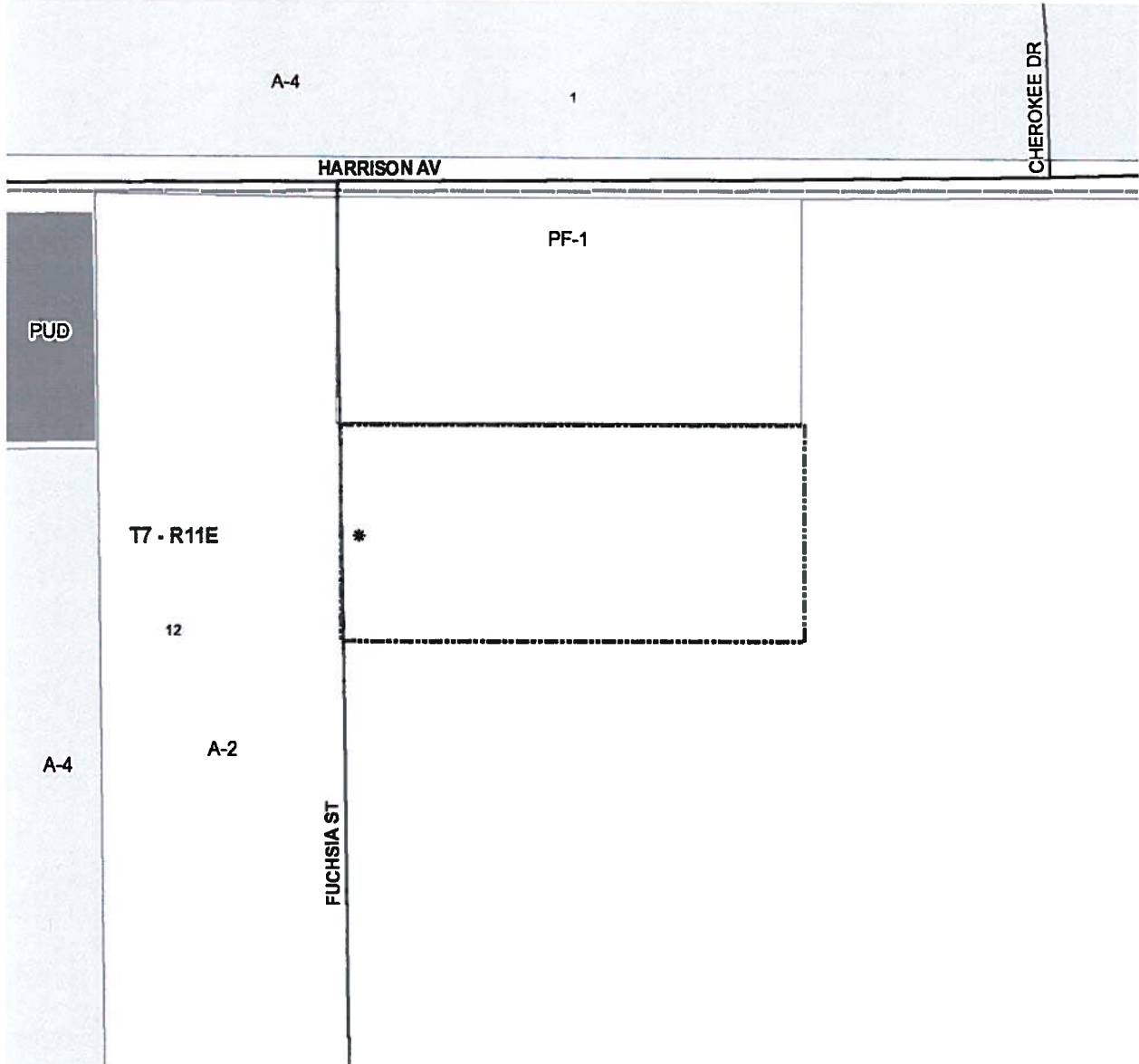
Exhibit "A"

ZC14-08-074

A CERTAIN PORTION OF GROUND, together with all the improvements thereon and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, being a portion of Section 12, Township 7 South, Range 11 East, and more particularly described as follows:

Beginning at the northwest corner of Section 12, thence east 1635 feet to a point, thence at right angles south 210 feet to a point which is the point of beginning; thence south 200 feet to a point, thence at right angles east 435 feet to a point, thence at right angles north 200 feet to a point, thence a right angles west 435 feet back to the point of beginning.

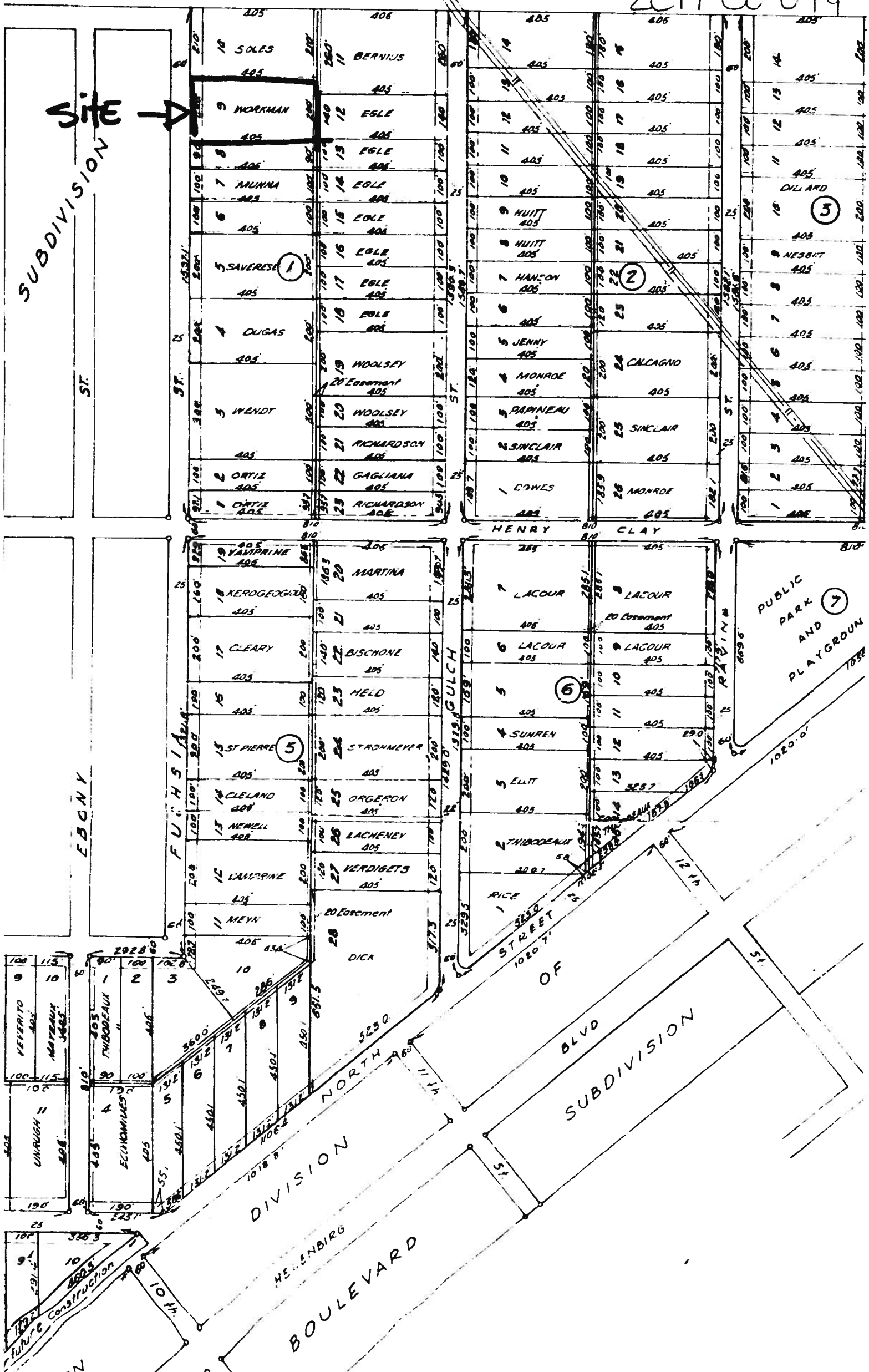
CASE NO.: ZC14-08-074
PETITIONER: Robert Barnett
OWNER: Robert I. & Phyllis B. Burns
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the east side of Fuschia Street, south of Harrison Avenue; S12,T7S,R11E; Ward 3, District 5
SIZE: 2 acres



Notice: 30' R/W Dedicated to United Gas Co.

United Gas Pipeline

ZC14-08-074



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2014

Case No.: ZC14-08-074

Posted: 07/15/14

Meeting Date: August 5, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Robert Barnett
OWNER: Robert I. & Phyllis B. Burns
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the east side of Fuschia Street, south of Harrison Avenue; S12,T7S,R11E; Ward 3, District 5
SIZE: 2 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	Fire Station	PF-1 Public Facilities District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Multi Family	A-2 Suburban District

EXISTING LAND USE:

Existing development? No

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 PF-1 (Public Facilities District). The site is located on the east side of Fuschia Street, south of Harrison Avenue.

The 2025 Future Land Use Plan calls for this area to be developed with residential uses. There is a fire station currently under construction on the abutting property. The zoning change is being requested to allow for future expansion of the fire station.

STAFF RECOMMENDATION:

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