

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4848

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 2 DAY OF AUGUST , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1077, NORTH OF LA HIGHWAY 1085 AND WHICH PROPERTY COMPRISES A TOTAL 86.85 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 1, DISTRICT 3) (ZC12-07-062)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-062, 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) 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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

Exhibit "A"

ZC12-07-062

A CERTAIN PARCEL OF LAND LOCATED IN SECTION 3 , TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND SECTIONS 34 & 35, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 00 DEGREES 33 MINUTES EAST (T=S00°20'W) A DISTANCE OF 1362.40 FEET (T=1362.22') TO A POINT; THENCE RUN SOUTH 89 DEGREES 12 MINUTES WEST (T=N00°20'E) A DISTANCE OF 1475.36 FEET (T=1468.42') TO A POINT; THENCE RUN SOUTH 89 DEGREES 08 MINUTES 47 SECONDS WEST (T=N00°20'E) A DISTANCE OF 959.82 FEET (T=973.16') TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF LA. HWY. 1077; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 24 DEGREES 29 MINUTES WEST (T=N23°41'W) A DISTANCE OF 461.11 FEET (T=599.07') TO A POINT ON SAID RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 24 DEGREES 35 MINUTES WEST (T=N23°W) A DISTANCE OF 1066.53 FEET (T=928.9') TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 89 DEGREES 52 MINUTES EAST (T=S89°17'E) A DISTANCE OF 3056.43 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 86.85 ACRES (3,783,154 SQ. FT.) MORE OR LESS.

CASE NO.:

ZC12-07-062

PETITIONER:

St. Tammany Parish Rec District #14

OWNER:

St. Tammany Parish Rec District #14

REQUESTED CHANGE:

From A-1 (Suburban District) to PF-1 (Public facilities District)

LOCATION:

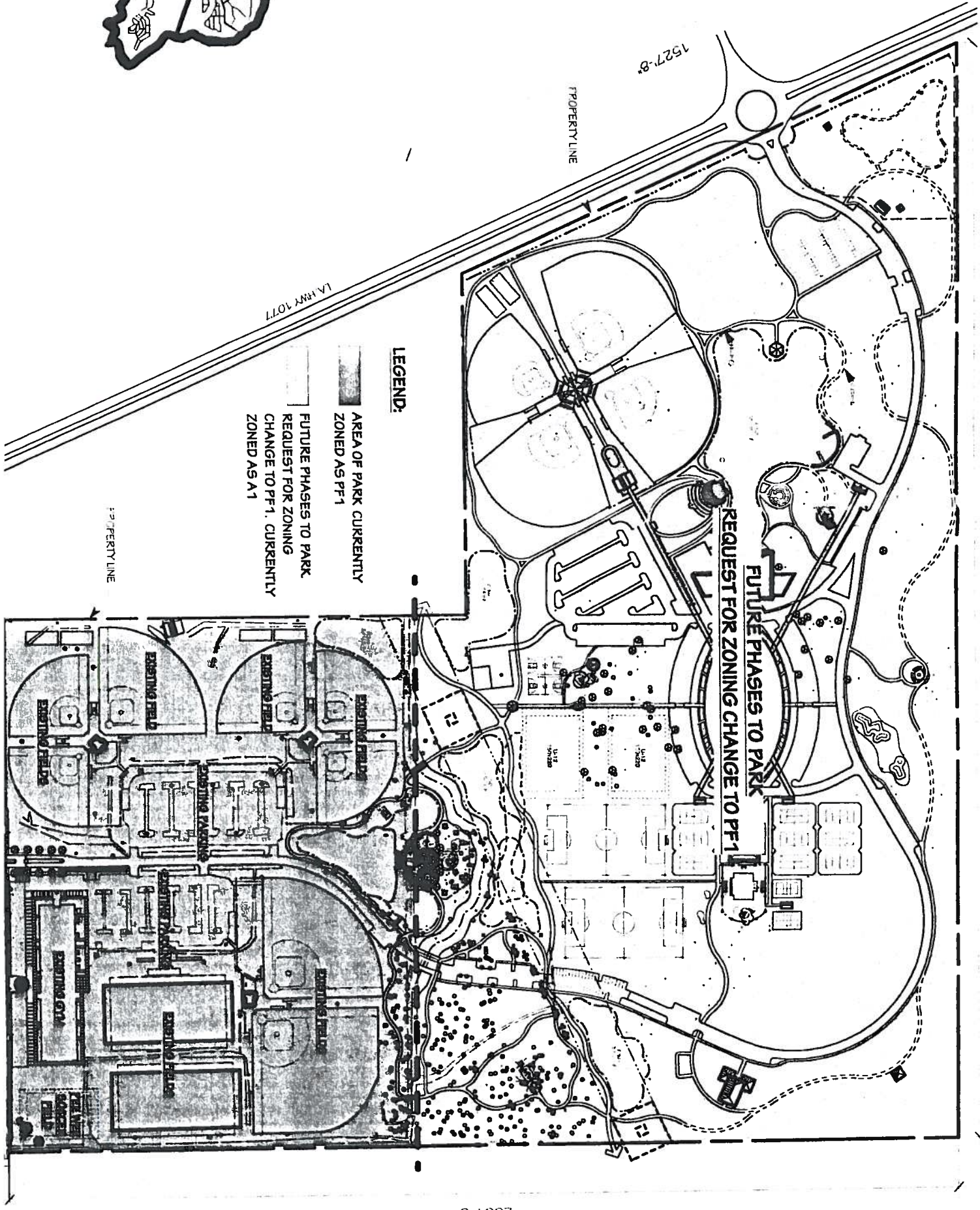
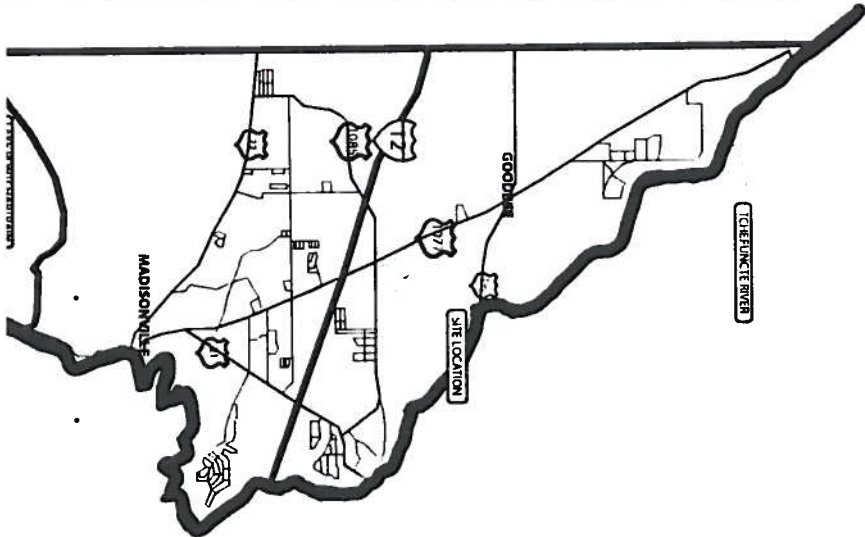
Parcel located on the east side of LA Highway 1077, north of LA Highway 1085; S3,T7S,R10E; Ward 1, District 3

SIZE:

86.85 acres



2012-07-062



LEGEND:

- AREA OF PARK CURRENTLY ZONED AS PF-1
- FUTURE PHASES TO PARK REQUEST FOR ZONING CHANGE TO PF-1. CURRENTLY ZONED AS A1

PARKS AND RECREATION FINDING

DATE 05/08/12
 DRAWN: ALM
 CHECKED: JMF
 SCALE AS NOTED

ISSUED FOR: DM1

JOSEPH FURR DESIGN STUDIO LANDSCAPE ARCHITECTURE

FDS
 633 MAIN STREET
 BAYCON HOUSLE, LA 70801
 225.383.0111 (PH)
 225.383.0112 (FAX)

Administrative Comment
ZONING STAFF REPORT

Date: June 25, 2012

Case No.: ZC12-07-062

Posted: June 14, 2012

Meeting Date: July 3, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: St. Tammany Parish Rec District #14
OWNER: St. Tammany Parish Rec District #14
REQUESTED CHANGE: From A-1 (Suburban District) to PF-1 (Public facilities District)
LOCATION: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085; S3,T7S,R10E; Ward 1, District 3
SIZE: 86.85 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	School	Ed-2 Educational District
East	Undeveloped	A-1 Suburban District
West	Commercial	HC-2 Highway Commercial 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) to PF-1 (Public facilities District). The site is located on the east side of LA Highway 1077, north of LA Highway 1085. The 2025 Future Land Use Plan calls for residential and agricultural uses in this area. Staff has no objection to the request to rezone the area to PF-1 Public Facilities District.

Note that the site is directly abutting Coquille Recreation District. The zoning change to PF-1 will allow for the expansion of the recreational facility.

STAFF RECOMMENDATION:

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