

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6440

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL ON THE WEST SIDE OF LOUISIANA HIGHWAY 434 AND THE EAST SIDE OF VORTISCH ROAD, BEING 66110 VORTISCH ROAD, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARDS 6 & 7, DISTRICT 11) (2020-1809-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1809-ZC, 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) & RO (Rural Overlay) 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 A-2 (Suburban District) & RO (Rural Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## **EXHIBIT "A"**

### **2020-1809-ZC**

A certain parcel of land, lying and situated in Section 33, Township 7 South, Range 13 East & Section 4, Township 8 South, Range 13 East, Saint Tammany Parish Louisiana and being more fully described as follows.

Commence from a 1/2 " iron rod found on the on the easterly right of way line .of P.W. Vortisch Road and being Quarter Section corner common to Section 33, Township 7 South, Range 13 East & Section 4, Township 8 South, Range 13 East Saint Tammany Parish, Louisiana, run along said easterly right of way line of P.W. Vortisch Road

North 01 Degrees 25 Minutes 38 Seconds East a distance of 376.03 feet to a point; Thence leaving said easterly right of way line of P.W. Vortisch Road run East a distance of 388.28 to a point on the westerly right of way line of Louisiana Highway No. 434; Thence run along said westerly right of way line of Louisiana Highway No. 434 South 30 Degrees 38 Minutes 19 Seconds West a distance of 602.68 feet to a LDH monument; Thence run South 27 Degrees 24 Minutes 20 Seconds West a distance of 36.65 feet to a ¾ "iron pipe found; Thence run South 32 Degrees 45 Minutes 04 Seconds West a distance of 67.47 feet to a 1/2" iron rod found at the intersection of the westerly right of way line of Louisiana Highway No. 434 and the easterly right of way line of P.W. Vortisch Road; Thence run along said easterly right of way line of P.W. Vortisch Road North 32 Degrees 02 Minutes 36 Seconds west a distance of 90.93 feet to a 1/2" iron rod set; Thence run along said easterly right of way line of P.W. Vortisch Road North 04 Degrees 04 Minutes 54 Seconds East a distance of 155.12 feet and back to the Point of Commencement.

Said parcel contains 3.00 acres of land more or less, lying and situated in Section 33, Township 7 South, Range 13 East & Section 4, Township 8 South, Range 13 East, Saint Tammany Parish, Louisiana.

**Case No.:** 2020-1809-ZC

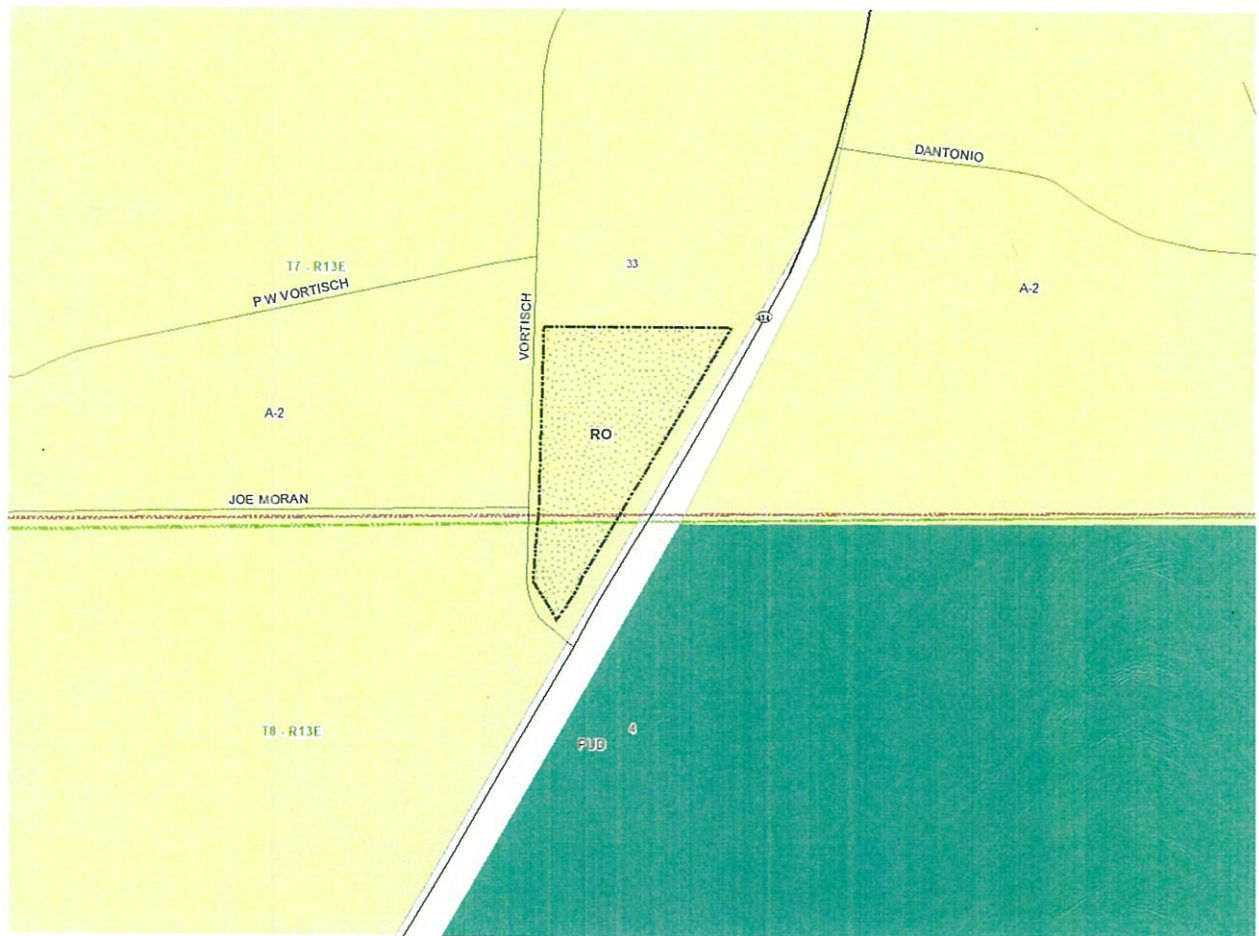
**PETITIONER:** Timothy Moreau

**OWNER:** Pro Multis – Timothy Moreau

**REQUESTED CHANGE:** From A-2 Suburban District and RO Rural Overlay to PF-1 Public Facilities District

**LOCATION:** Parcel located on the west side of Louisiana Highway 434 and the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe

**SIZE:** 3 acres



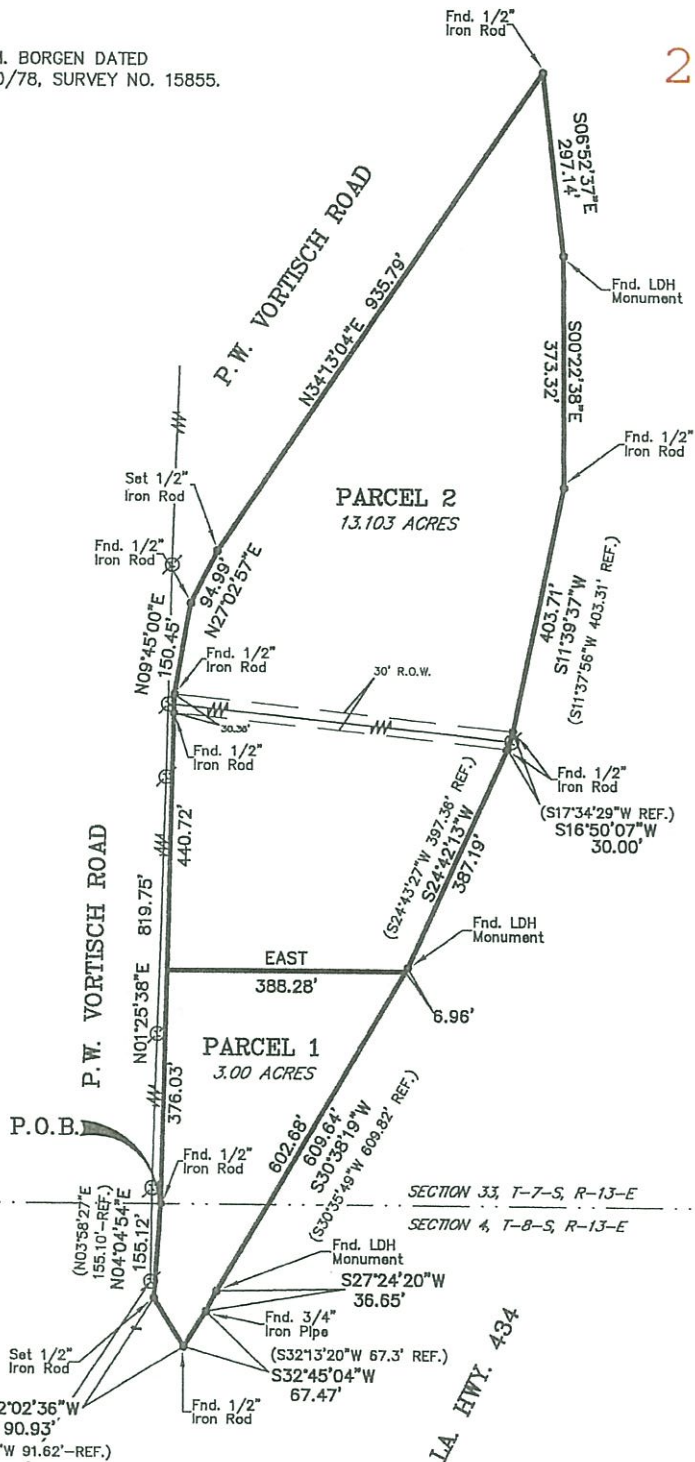


REFERENCE SURVEY:  
1.) SURVEY BY IVAN M. BORGEN DATED  
6/1/78, REVISED 6/20/78, SURVEY NO. 15855.

2020-1809-ZC



P.O.B. IS THE QUARTER SECTION  
CORNER COMMON TO SECTION 33,  
T-7-S, R-13-E AND SECTION 4,  
T-8-S, R-13-E, ST. TAMMANY  
PARISH, LOUISIANA.



APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 701,447 SQ. FT. OR 16.103 ACRES	

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



( IN FEET )  
1 INCH = 300 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)

Front Setback.....\*  
Side Setback.....\*  
Rear Setback.....\*

ADDRESS: LOUISIANA HIGHWAY 434

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
ACTUAL GROUND SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
EXIST EITHER WAY ACROSS ANY OF THE  
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE  
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS" FOR A CLASS D SURVEY.  
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT  
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD  
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE  
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS  
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0275 C  
F.I.R.M. Date 10/17/89  
ZN: A & C B.F.E. N/A  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.  
20140580

DATE:  
8/26/14

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

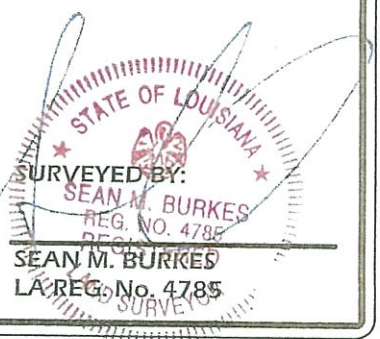
DRAWN BY: JDL  
CHECKED BY: RMK

SCALE:  
1" = 300'

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE  
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS  
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS  
ORIGINAL SEAL OF SURVEYOR.

A MINOR SUBDIVISION MAP OF A  
A 16.103 ACRE TRACT INTO PARCEL 1  
& PARCEL 2 IN SEC. 33, T-7-S,  
R-13-E & SEC. 4, T-8-S, R-13-E,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: EUGENE HOTARD





A-2





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 6/15/2020  
**Case No.:** 2020-1809-ZC  
**Posted:** 6/12/2020

**Meeting Date:** June 23, 2020  
**Determination:** Approved  
**Prior Action:** 4/7/2020 - Postponed  
**Prior Action:** 5/5/2020 – Postponed

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**GENERAL INFORMATION**

**PETITIONER:** Timothy Moreau  
**OWNER:** Pro Multis – Timothy Moreau  
**REQUESTED CHANGE:** From A-2 Suburban District and RO Rural Overlay to PF-1 Public Facilities District  
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**SIZE:** 3 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 1 Lane Asphalt                                      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped Land	A-2 Suburban District
South	Undeveloped Land	A-2 Suburban District and PUD - Tammanend
East	Undeveloped Land	A-2 Suburban District
West	Residential and Undeveloped Land	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 classification from A-2 Suburban District and RO Rural Overlay to PF-1 Public Facilities District. The site is located on the west side of Louisiana Highway 434 and on the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The site is developed with an existing church and is surrounded by undeveloped land to the north, south and east, and residential uses to the west. The purpose of the PF-1 Public Facilities District is to allow for the location of uses that provide institutional establishments to the public. The objective of the request is to allow the existing church to become a conforming use under the current Unified Development Code. As such, staff does not object to the request.