

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6440

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. CANULETTE

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 comer 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

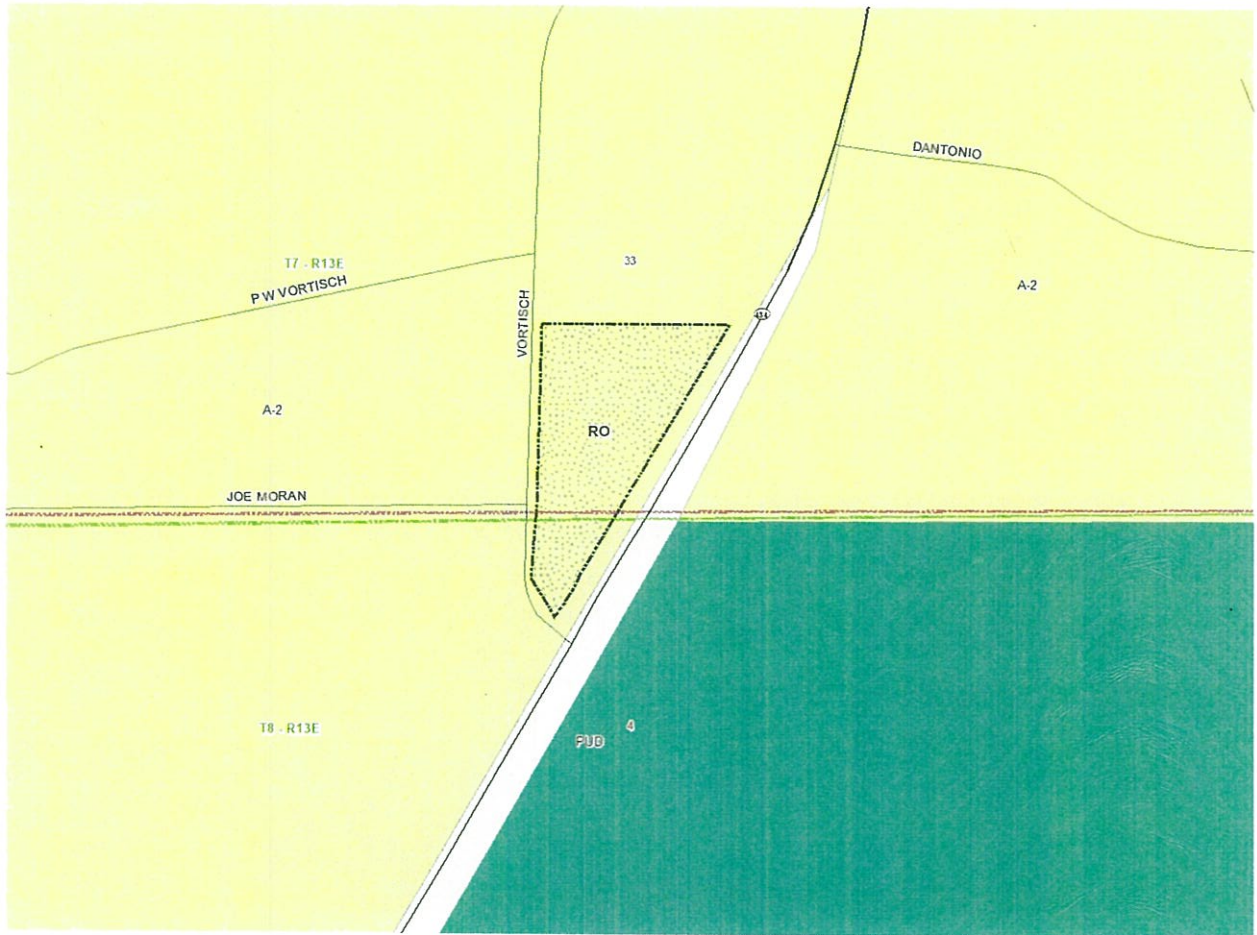
PETITIONER: Timothy Moreau

OWNER: Pro Multis – Timothy Moreau

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

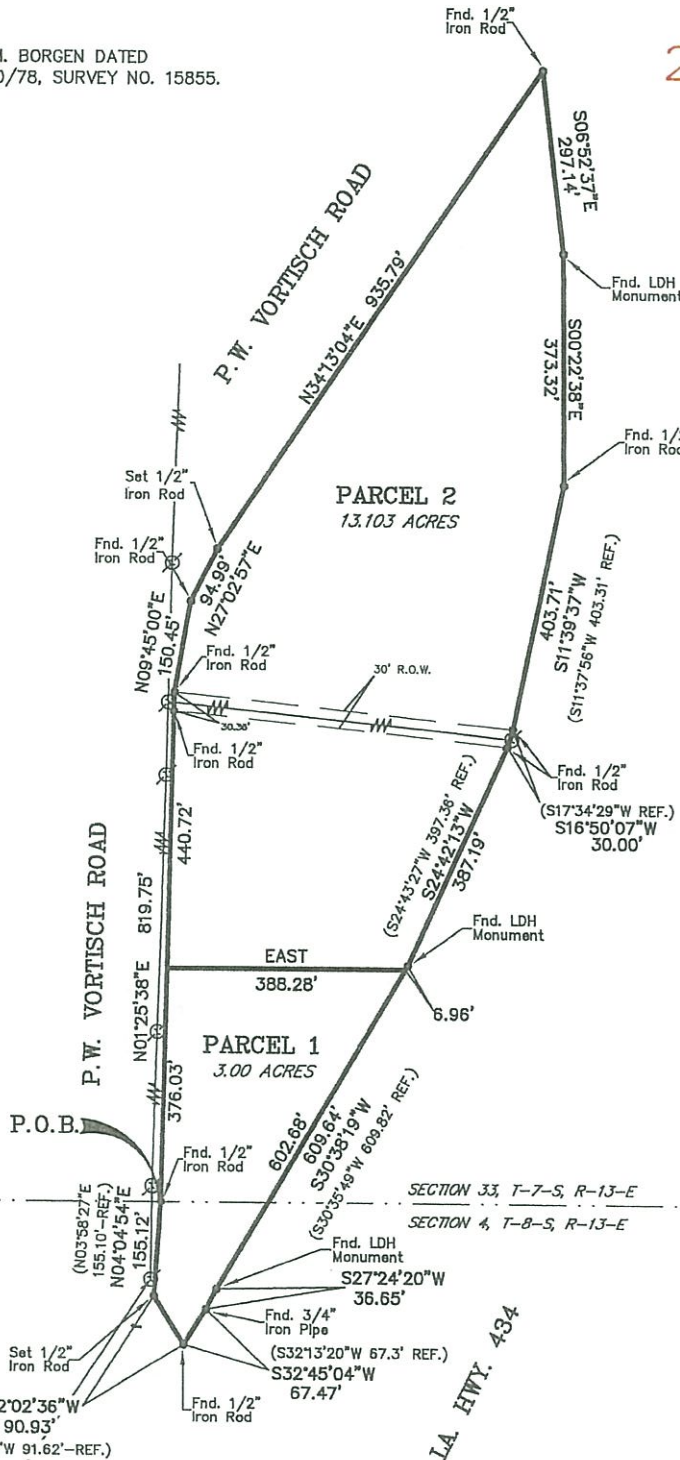
LOCATION: Parcel located on the west side of Louisiana Highway 434 and the east side of Vortisch Road, being 66110 Vortisch Road, Lacombe

SIZE: 3 acres



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

2020-1809-ZC



LA. HWY. 434

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.

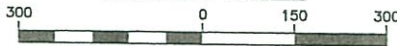
APPROVED:

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

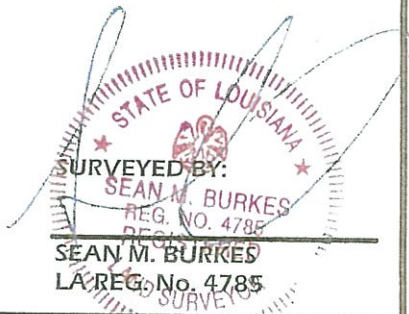
SCALE:
 1" = 300'



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



VORTISCH

DANTONIO

PWVORTISCH

A-2

A-2

JOE MORAN

T7-R13E

T8-R13E

PUD

33

4

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

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

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

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.