

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6628

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF APRIL , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 434, SOUTH OF BERRY TODD ROAD BEING LOTS 11A, 11B, AND 11C; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 3.147 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 7, DISTRICT 7) (2020-2201-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2201-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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MAY, 2021; 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: MARCH 24, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2201-ZC

Lot 11A, Glenwood Acres, St. Tammany Parish, Louisiana
Further in accordance with plan of resubdivision by J.V. Burkes & Associates, Inc., Drawing No. 1061533,
dated 5/18/06, under Map File No. 4251B

Lot 11-B, Glenwood Acres Subdivision, St Tammany Parish, Louisiana
Containing in all 1.00 acres of land in accordance with a plan of resubdivision by J. V. Burkes & Associates,
Inc., dated May 18, 2006, Survey No. 1061533, approved by the St. Tammany Parish Planning and Zoning
Commission on July 7, 2006 and designated as Map File No. 4251-B.

Lot 11-C, Glenwood Acres Subdivision, St Tammany Parish, Louisiana
Containing in all 1.147 acres of land in accordance with a plan of resubdivision by J. V. Burkes &
Associates, Inc., dated May 18, 2006, Survey No. 1061533, approved by the St. Tammany Parish
Planning and Zoning Commission on July 7, 2006 and designated as Map File No. 4251-B.

Case No.: 2020-2201-ZC

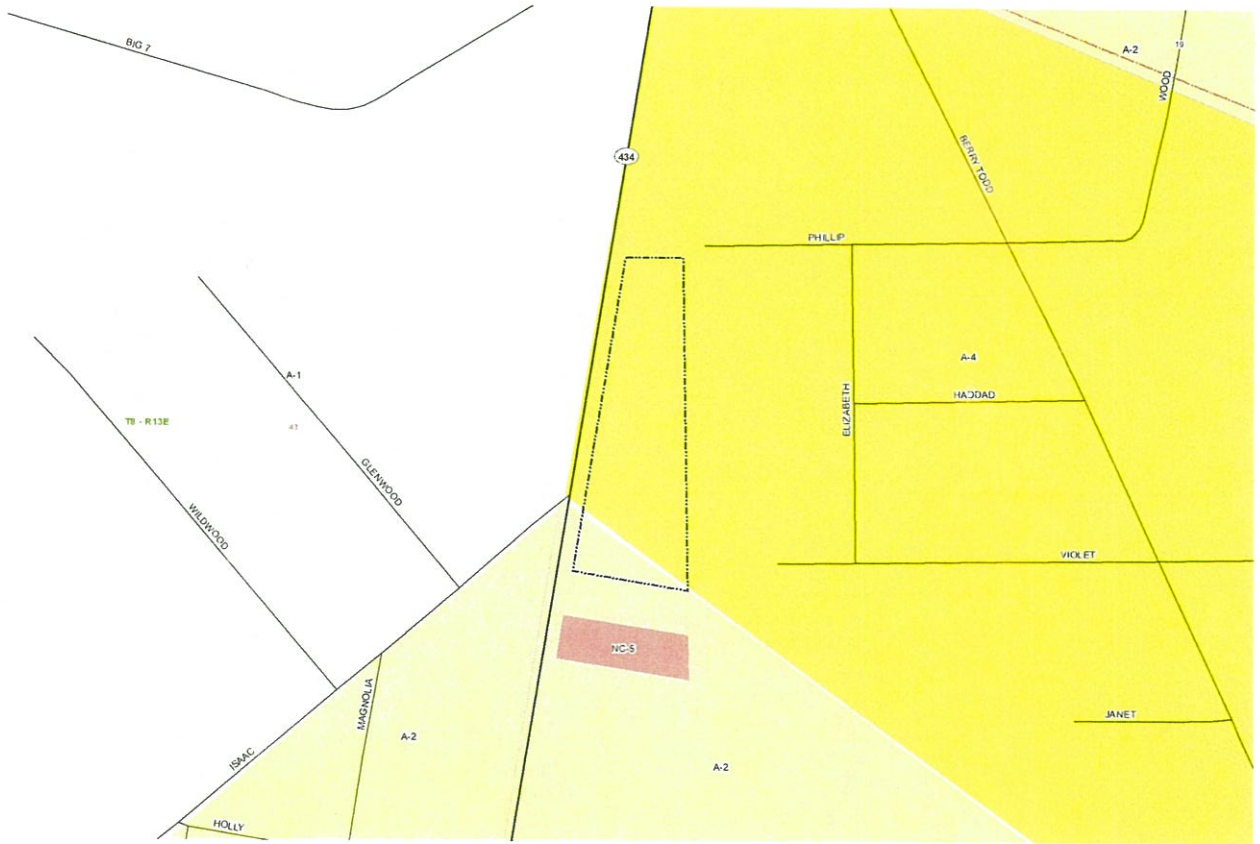
PETITIONER: Julie Agan

OWNER: Carroll and Robert Gales

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 434, south of Berry Todd Road being Lots 11A, 11B, and 11C; Lacombe

SIZE: 3.147 acres



2021-2201-ZC

Subject Property

APPROVED:

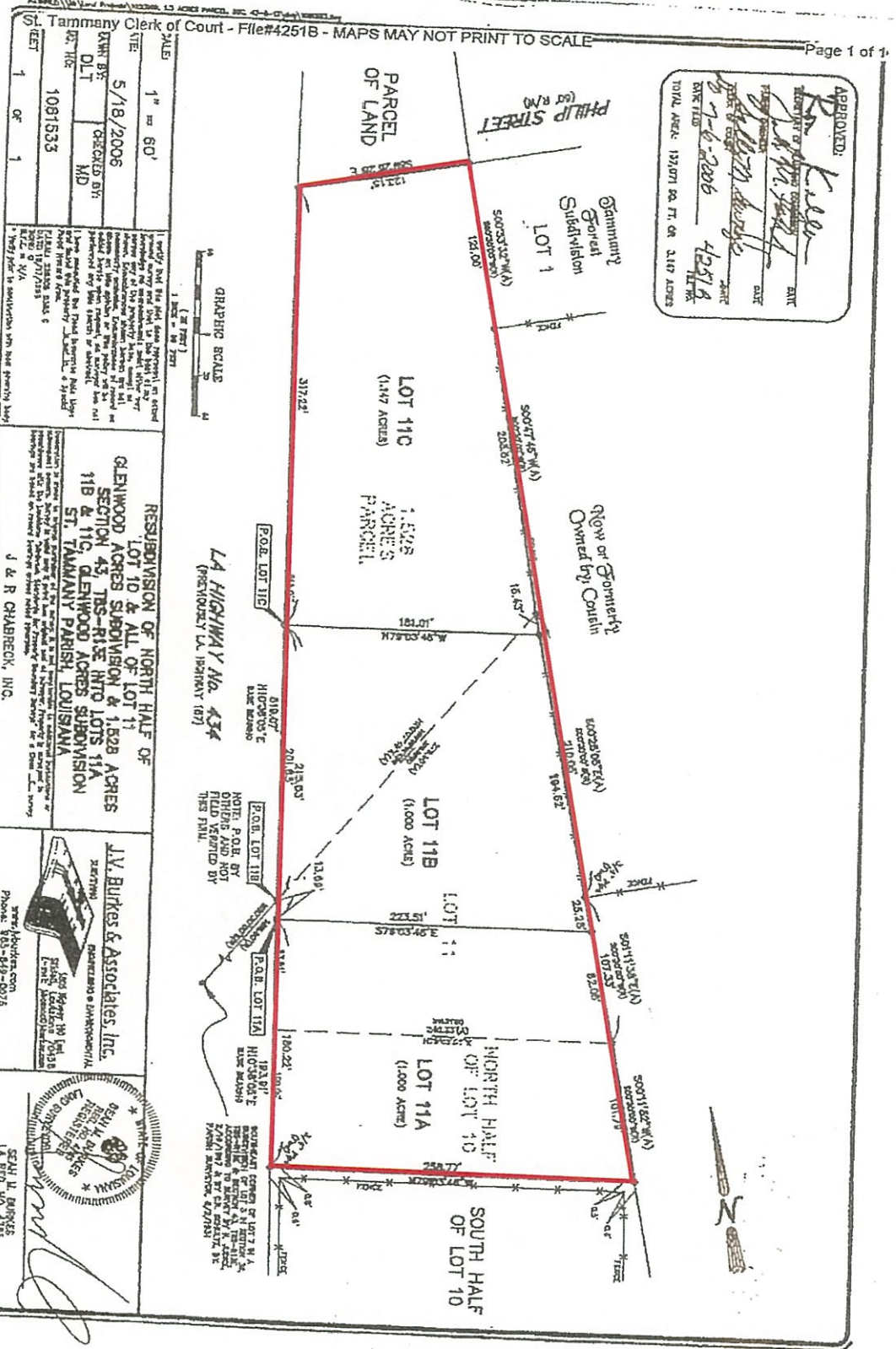
[Signature] DATE: 5/18/2006

REGISTERED PROFESSIONAL ENGINEER

PROJECT NO: 42818

DATE: 5-18-2006

TOTAL AREA: 193,071 SQ. FT. OR 4.417 ACRES



Tammany Clerk of Court - File #4251B - MAPS MAY NOT PRINT TO SCALE

Page 1 of 1

DATE: 5/18/2006

TIME: 11:00 AM

BY: [Signature]

CHECKED BY: MD

FILED: 1081533

RESUBDIVISION OF NORTH HALF OF LOT 10 & ALL OF LOT 11

SECTION 45, TMS-R13E H7D LOTS 11A, 11B & 11C, GLENWOOD ACRES SUBDIVISION

ST. TAMMANY PARISH, LOUISIANA

J & R CHABRECK, INC.

J.V. Burkes & Associates, Inc.

REGISTERED PROFESSIONAL ENGINEER

1001 Highway 190 East

Slidell, Louisiana 70598

Phone: 855-258-0154

Fax: 855-258-0154

SEAL: J.V. BURKES

LA REG. NO. 4785

[Signature]



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 22,2021
Case No.: 2020-2201-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Julie Agan

OWNER: Carroll and Robert Gales

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 434, south of Berry Todd Road being Lots 11A, 11B, and 11C; Lacombe

SIZE: 3.147 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

Road Surface: 2 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	A-4 Single-Family Residential District
South	Residential	A-2 Suburban District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

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-4 Single-Family Residential District to PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 434, south of Berry Todd Road being Lots 11A, 11B, and 11C; Lacombe. The 2025 Future Land Use plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public. The reason for the request is to accommodate the new proposed location for the Council on Aging St. Tammany. Although flanked by residential uses, the site is located along a State Highway and could provide needed centralized services to the residents of St. Tammany Parish.