

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6587

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF FEBRUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LOUISIANA HIGHWAY 41, SOUTH OF SID CRAWFORD ROAD; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 73.567 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 6, DISTRICT 6) (2020-2062-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2062-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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF MARCH , 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: JANUARY 27 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2062-ZC

A CERTAIN PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, PRESCRIPTIONS AND/OR ADVANTAGES THEIRUNTO BELONGING OR IN ANYWISE APPERTAINING OR ATTACHED, SITUATED IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, IN SECTION 38, TOWNSHIP SOUTH, RANGE 14 EAST. GREENSBURG LAND DISTRICT. COMMENCE FROM THE NORTHWEST CORNER OF SECTION 38, TOWNSHIP 7 SOUTH, RANGE 14 EAST; THENCE, NORTH 10 DEGREES 58 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 1320.00 FEET TO A POINT; THENCE, NORTH 12 DEGREES 13 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 466.00 FEET TO A POINT; THENCE, NORTH 86 DEGREES 51 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 657.14 FEET TO A POINT; THENCE, NORTH 12 DEGREES 13 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 595.08 FEET TO A POINT; THENCE, NORTH 70 DEGREES 12 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 647.05 FEET TO A POINT; THENCE, NORTH 14 DEGREES 32 MINUTES 04 SECONDS WEST A DISTANCE OP 1407.58 FEET TO AN IRON ROD FOUND BEING THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 03 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 649.61 FEET TO A POINT; THENCE NORTH 06 DEGREES 04 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 539.08 FEET TO A POINT; THENCE NORTH 65 DEGREES 31 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 70 DEGREES 46 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 1492.98 FEET TO A POINT; THENCE SOUTH 30 DEGREES 56 MINUTES 50 SECONDS EAST, FOR 4 DISTANCE OF 83.49 FEET TO A POINT; THENCE NORTH 76 DEGREES 03 MINUTES 3S SECONDS EAST, FOR A DISTANCE OF 4037 FEET TO A POINT; THENCE SOUTH 23 DEGREES 33 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 105.83 FEET TO A POINT; THENCE SOUTH 65 DEGREES 39 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 137.01 FEET TO A POINT; THENCE SOUTH 03 DEGREES 28 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 64.62 FEET TO A POINT; THENCE SOUTH 34 DEGREES 07 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 89.94 FEET TO A POINT; THENCE SOUTH 52 DEGREES 54 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 136.85 FEET TO A POINT; THENCE SOUTH 41 DEGREES 31 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 42.15 FEET TO A POINT; THENCE SOUTH 16 DEGREES 55 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 40.18 FEET TO A POINT; THENCE SOUTH 11 DEGREES 31 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 30032 FEET TO A POINT; THENCE NORTH 79 DEGREES 35 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 72.76 FEET TO A POINT; THENCE SOUTH 37 DEGREES 24 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 52.37 FEET TO A POINT; THENCE SOUTH 26 DEGREES 34 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 56.08 FEET TO A POINT; THENCE SOUTH 73 DEGREES 35 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 71.31 FEET TO A POINT; THENCE SOUTH 07 DEGREES 48 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 142.81 FEET TO A POINT; THENCE SOUTH 50 DEGREES 12 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 193.22 FEET TO A POINT; THENCE SOUTH 73 DEGREES 35 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 303.70 FEET TO A POINT; THENCE SOUTH 29 DEGREES ii MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 121.15 FEET TO A POINT; THENCE SOUTH 68 DEGREES 50 MINUTES 45 SECONDS EAST, FOR A DISTANCE OF 108.51 FEET TO A POINT; THENCE SOUTH 02 DEGREES 14 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 157.96 FEET TO A POINT; THENCE SOUTH 43 DEGREES 01 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 145.90 FEET TO A POINT; THENCE SOUTH 08 DEGREES 01 MINUTES 17 SECONDS EAST, FOR A DISTANCE OF 117.80 FEET TO A POINT; THENCE SOUTH 51 DEGREES 23 MINUTES 32 SECONDS EAST, FOR A DISTANCE OP 68.92 FEET TO A POINT; THENCE SOUTH 09 DEGREES 59 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 74.77 FEET TO A POINT; THENCE SOUTH 14 DEGREES 11 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 20.77 FEET TO A POINT; THENCE NORTH 84 DEGREES 25 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 401.81 FEET TO A POINT; THENCE SOUTH 57 DEGREES 07 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 171.33 FEET TO A POINT; THENCE SOUTH 59 DEGREES 33 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 127.76 FEET TO A POINT; THENCE SOUTH 87 DEGREES 59 MINUTES 54 SECONDS WEST, FOR A DISTANCE OF 101.43 FEET TO A POINT; THENCE NORTH 89 DEGREES 38 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 105.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 36 MINUTES 54 SECONDS WEST, FOR A DISTANCE OF 101.25 FEET TO A POINT; THENCE SOUTH 66 DEGREES 33 MINUTES 42 SECONDS WEST, FOR A DISTANCE OF 60.89 FEET TO A POINT, LOCATED ON THE RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 41 SPUR; THENCE ALONG THE RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 41 SPUR NORTH 29 DEGREES 34 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 504.41 FEET TO A POINT; THENCE, SOUTH 78 DEGREES 55 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 669.18 FEET TO AN IRON PIPE FOUND-, THENCE, NORTH 11 DEGREES 04 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 946.44 FEET TO A POINT; THENCE, NORTH 18 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 745.00 FEET TO LOUISIANA STATE HIGHWAY 41 AND A 112" IRON ROD FOUND BEING THE POINT OF BEGINNING. CONTAINING 2,507 600 SQUARE FEET OR **57.567 ACRES** OF LAND MORE OR LESS.

AND

2020-2062-ZC CON'T

A CERTAIN PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, PRESCRIPTIONS AND/OR ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING OR ATTACHED, SITUATED IN THE PARISH OF Sr. TAMMANY, STATE OF LOUISIANA, IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT. COMMENCE FROM THE NORTHWEST CORNER OF SECTION 38, TOWNSHIP 7 SOUTH, RANGE 14 EAST; THENCE, NORTH to DEGREES 58 MINUTES 30 SECONDS WEST A DISTANCE OF 1320.00 FEET TO A POINT; THENCE, NORTH 12 DEGREES t~ MINUTES 30 SECONDS WEST A DISTANCE OF 466.00 FEET TO A POINT; THENCE, NORTH 86 DEGREES 51 MINUTES 30 SECONDS EAST A DISTANCE OF 657.14 FEET TO A POINT; THENCE, NORTH 12 DEGREES 13 MINUTES 30 SECONDS WEST A DISTANCE OF 595.08 FEET TO A POINT; THENCE, NORTH 70 DEGREES 12 MINUTES 30 SECONDS WEST A DISTANCE OF 647.05 FEET TO A POINT; THENCE, NORTH 14 DEGREES 32 MINUTES 04 SECONDS WEST A DISTANCE OF 1407.58 FEET TO A 1/2" IRON ROD FOUND BEING THE POINT OF BEGINNING; THENCE, NORTH 78 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 745.00 FEET TO A POINT; THENCE, NORTH ii DEGREES 04 MINUTES 08 SECONDS WEST A DISTANCE OF 946.44 FEET TO AN IRON PIPE FOUND; THENCE, SOUTH 78 DEGREES ~ MINUTES ~ SECONDS WEST A DISTANCE OF 669.18 FEET TO LOUISIANA STATE HIGHWAY 41 SPUR THENCE, ALONG LOUISIANA STATE HIGHWAY 41 SPUR, SOUTH 29 DEGREES ~ MINUTES 30 SECONDS EAST A DISTANCE OF 132.74 FEET TO A 1/2" IRON ROD FOUND; THENCE, ALONG LOUISIANA STATE HIGHWAY 41 SPUR, SOUTH 2~ DEGREES 26 MINUTES 13 SECONDS EAST A DISTANCE OF 188.87 FEET (ACTUAL) 18847 FEET (PLAN) TO LOUISIANA STATE HIGHWAY 41 AND A RIGHT OF WAY MONUMENT FOUND; THENCE, ALONG LOUISIANA STATE HIGHWAY 41, NORTH 06 DEGREES ~ MINUTES 18 SECONDS WEST A DISTANCE OF 232.08 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE, ALONG LOUISIANA STATE HIGHWAY 41, SOUTH ~ DEGREES 12 MINUTES 58 SECONDS EAST A DISTANCE OF 134.67 FEET TO A 1/2" IRON ROD FOUND; THENCE, ALONG LOUISIANA STATE HIGHWAY 41, NORTH ii DEGREES 04 MINUTES 08 SECONDS WEST A DISTANCE OF 272.04 FEET TO A 1/2" IRON ROD FOUND BEING THE POINT OF BEGINNING. CONTAINING 697,129 SQUARE FEET OR **16.000 ACRES OF LAND** MORE OR LESS.

Case No.: 2020-2062-ZC

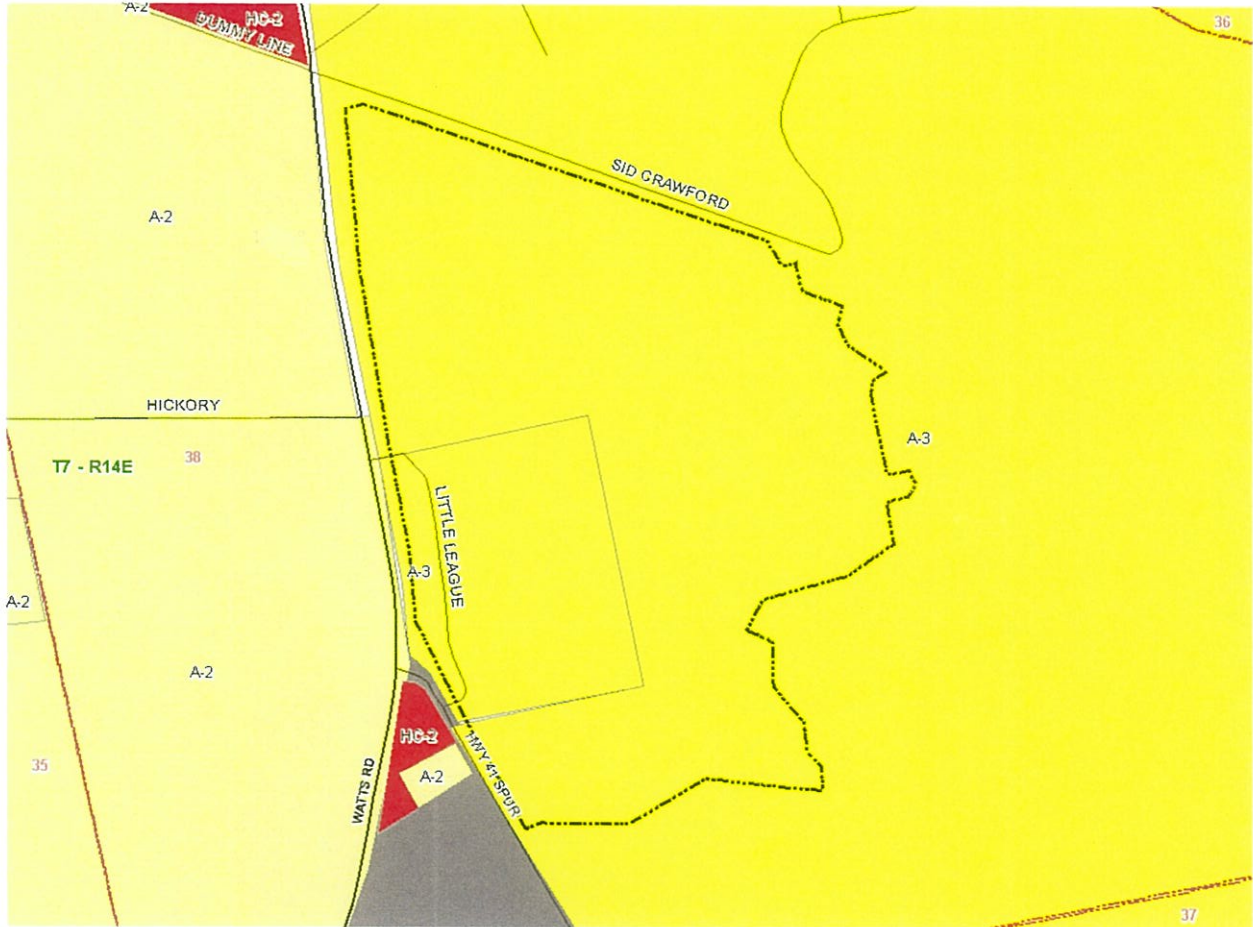
PETITIONER: St. Tammany Parish Council

OWNER: St. Tammany Parish Recreation District No. 7

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 41, south of Sid Crawford Road; Pearl River

SIZE: 73.567 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 28, 2020
Case No.: 2020-2062-ZC
Posted: December 25, 2020

Meeting Date: January 5, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: St. Tammany Parish Council

OWNER: St. Tammany Parish Recreation District No. 7

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 41, south of Sid Crawford Road; Pearl River

SIZE: 73.567 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	Residential	A-3 Suburban District, MHO Manufactured Home Overlay, Rural Overlay
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential and Commercial	A-2 Suburban District, HC-2 Highway Commercial

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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.

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 41, south of Sid Crawford Road; Pearl River. The 2025 Future Land Use Plan designates part of the property to be utilized for institutional and residential uses, and part of the property to be set aside for agricultural uses and conservation.

The site is currently developed as a recreational facility and park and ride for the St. Tammany Parish Recreational District #7. The purpose of the 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 bring the existing recreational facility into compliance with the correct zoning designation. As such, staff is not opposed to the request.