

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6747

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LOUISIANA HIGHWAY 1077, SOUTH OF POST OAK LANE, AND NORTH OF GALATAS ROAD; MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.28 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 1, DISTRICT 1) (2021-2401-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2401-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) 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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF SEPTEMBER , 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: JULY 28 , 2021

Published Adoption: \_\_\_\_\_ , 2021

Delivered to Parish President: \_\_\_\_\_ , 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2021 at \_\_\_\_\_

**Case No.:** 2021-2401-ZC

**PETITIONER:** St. Tammany Fire District No. 2 – Randy Hess

**OWNER:** Darling Design Homes, Inc. – Buddy Coate

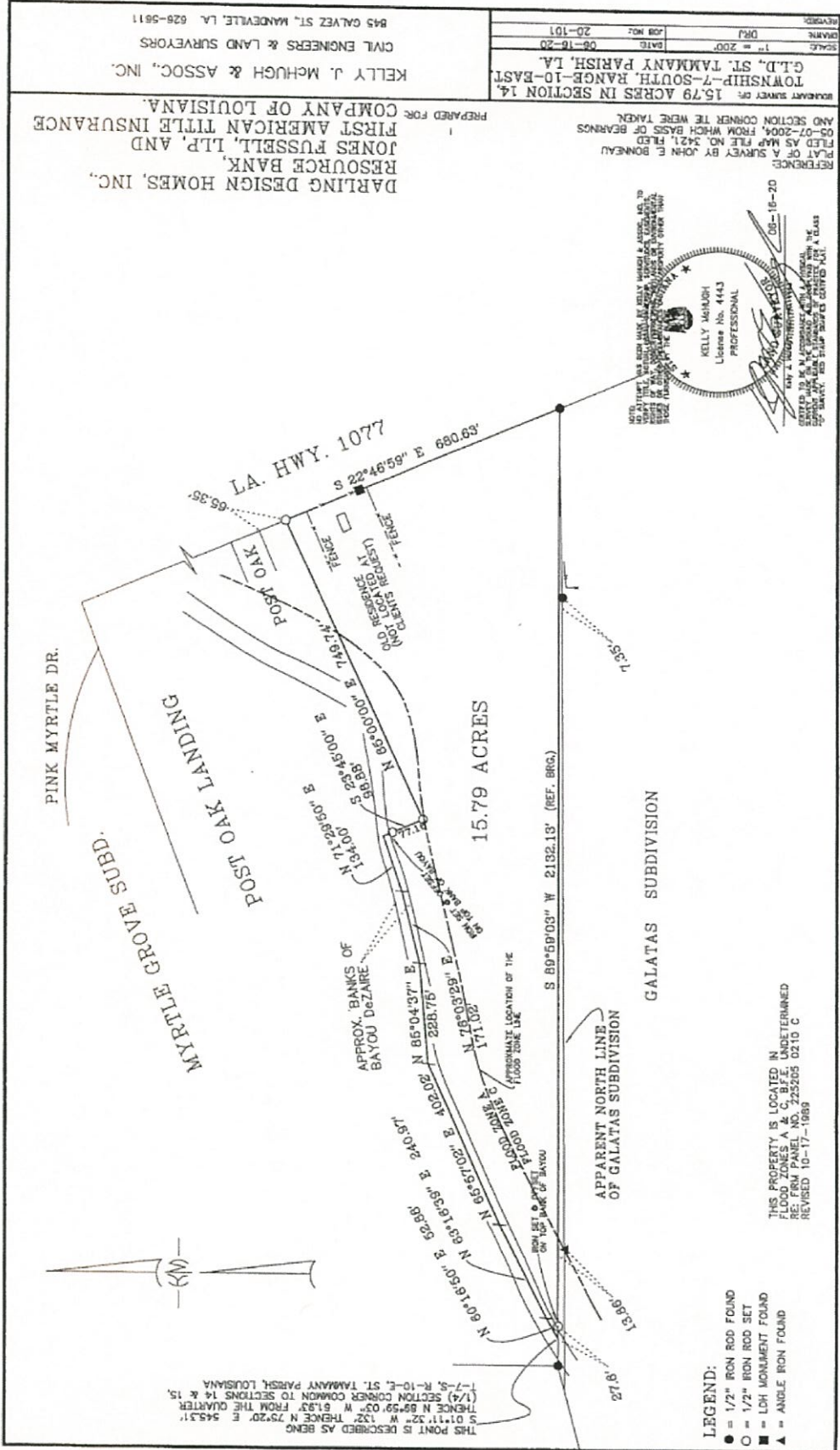
**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

**SIZE:** 2.28 acres



2021-2401-ZC



2021-2401-ZC

A-2

PINK MYRTLE

A-4

COQUILLE

POST OAK  
PUD

DE ZAIRE

A-3

TURNPIKE RD

1077

13

T7 - R10E

KEYS

A-2

A-2

GALATAS

A-3

ED-1

NC-6

C S OWENS

A-2

ED-1

ED-1

ED-1

A-3

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2401-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: St. Tammany Fire District No. 2 – Randy Hess
OWNER: Darling Design Homes, Inc. – Buddy Coate
REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville; S14, T7S, R10E; Ward 1, District 1
SIZE: 2.28 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, West with corresponding use and zone descriptions.

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 to PF-1 Public Facilities District. The site is located on the west side of Louisiana Highway 1077, South of Post Oak Lane, and North of Galatas Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is an undeveloped tract of land that is currently zoned to accommodate residential dwellings on the west side of LA Highway 1077. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional amenities to the public. The reason for the request is to allow for the location of a new fire sub-station. A change in zoning will allow for the location of protective services located along a developing State Highway.

Allowable uses within the PF-2 Public Facilities District include State or federal wildlife management areas, State parks and commemorative areas, Local, state or national parks, privately owned conservation areas, Habitat and wetland mitigation banks, Passive recreational facilities, Marinas and boat launches, overlooks, boardwalks, hiking and bicycle paths, Pavilions, displays, and similar structures accessory to the above-mentioned uses used to enhance environmental education programs