

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6694

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 3 DAY OF JUNE , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LOUISIANA HIGHWAY 40, EAST OF BOB BAXTER ROAD, AND WEST OF LOUISIANA HIGHWAY 1083; BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF .137 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 5, DISTRICT 6) (2021-2315-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2315-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY , 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: MAY 26 , 2021

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

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

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

## EXHIBIT "A"

### 2021-2315-ZC

LEASE AREA BEING A PORTION OF THE MICHAEL JENKINS TRACT SITUATED IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, AS DESCRIBED IN INSTRUMENT NO. 2061009, IN THE OFFICE OF CLERK OF COURT OF SAID ST. TAMMANY PARISH, LOUISIANA, IDENTIFIED AS PARCEL NO.120-037~7716, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 39 AND RUN N23°49'100"E A DISTANCE OF 744.37 FEET TO A FOUND 1/4" REBAR AND MARKING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N 65°43'~53" WA DISTANCE OF 225.01 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING; THENCE N 66°14'~29" WA DISTANCE OF 100.00 FEET TO A SET 5/8" REAR; THENCE N 23°45'31" E A DISTANCE OF 60.00 FEET TO A SET 5/8' REBAR; THENCE S 66°14'29" E A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR; THENCE S 23°45'31" WA DISTANCE OF 60.00 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING.

CONTAINING 6000.00 SQUARE FEET, (0.14 ACRES) OF LAND MORE OR LESS.

**Case No.:** 2021-2315-ZC

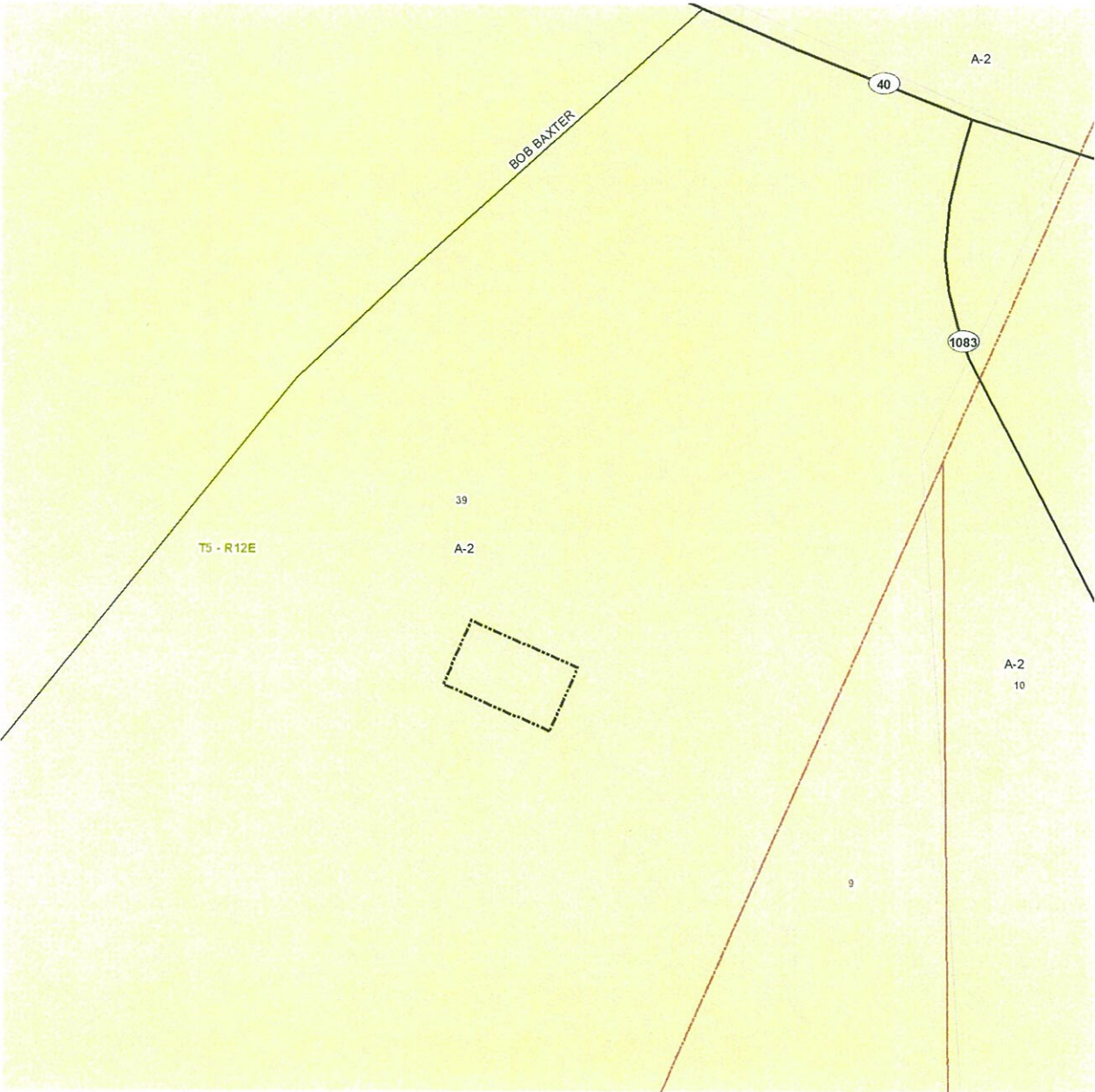
**PETITIONER:** Jon Leyens

**OWNER:** Michael Jenkins

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

**LOCATION:** Parcel located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush; S39, T5S, R12E; Ward 5, District 6

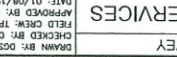
**SIZE:** .137 acres



## Subject Property

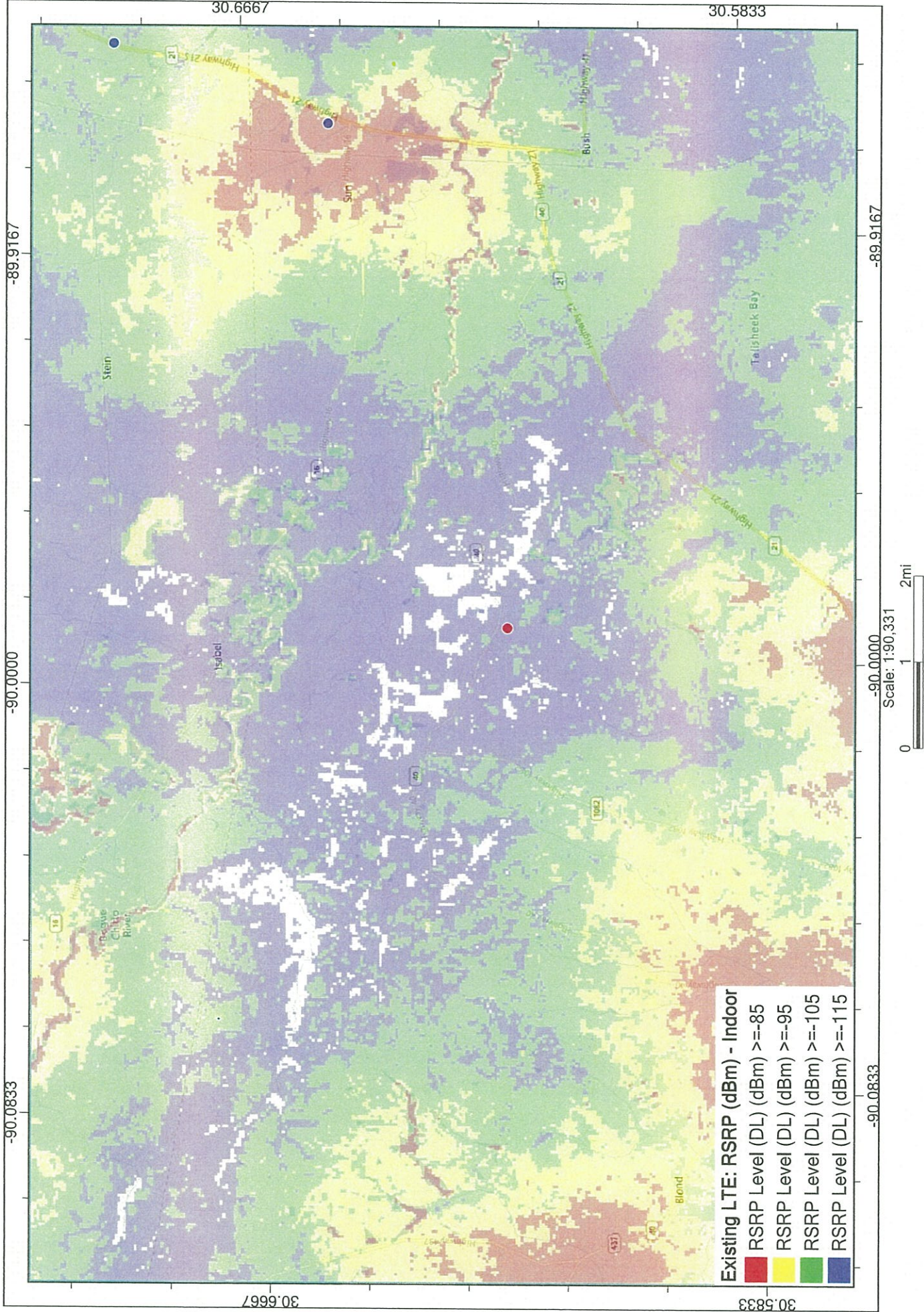


SCALE: 1" = 100'

<p><b>TOWER INFO</b></p> <p>LATITUDE: 30°37'22.797" NORTH          LONGITUDE: 88°59'51.984" WEST          (NAD 83)          GROUND ELEVATION: 168.9          ABOVE MEAN SEA LEVEL (NAVD83)</p>	<p><b>VICINITY MAP</b></p> 	<p><b>LOUISIANA SOUTH</b></p> <p>GRID NORTH</p> <p>GRID TO TRUE NORTH          CORRECTION          00°46'15.536"</p> <p>TRUE NORTH TO MAGNETIC          DECLINATION          01°05' W</p> <p>COMBINED SCALE FACTOR          0.999898476</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ = 5/8" REBAR SET</li> <li>● = FOUND PROPERTY MARKER</li> <li>POB = POINT OF BEGINNING</li> <li>POC = POINT OF COMMENCEMENT</li> <li>POE = POINT OF ENDING</li> <li>▲ = CALCULATED POINT</li> <li>(R) = REFERENCED INFORMATION</li> <li>(M) = MEASURED</li> <li>☒ = POWER POLE</li> <li>☒ = TELEPHONE PEDestal</li> <li>☒ = CONCRETE</li> </ul>	<p><b>FLOOD NOTE</b></p> <p>By graphic plotting only, the subject property appears to lie in Zone "C" for Flood Hazard Determination, Community Panel No. 22502050058, which bears an effective date of MARCH 1, 1984 and is in an area of minimal flooding.</p>	<p><b>WALDHEIM LWVIN</b></p> <p>144444737</p> <p>CC. 39, T-5-S, R-12-E</p> <p>WARD PARISH, LOUISIANA</p>	<p><b>SMW Engineering Group, Inc.</b></p> <p>158 Business Center Drive          Birmingham, Alabama 35244          Ph: 205-252-6885          Fax: 205-252-6885          www.smweng.com</p>	<p><b>RAWLAND TOWER SURVEY</b></p> <p>PROJECT NO. 18-2928</p> <p>SHEET 1 OF 2</p> <p>DATE: 01/04/1998</p> <p>APPROVED BY: JC</p> <p>FIELD CHECK: JP</p> <p>CHECKED BY: JC</p> <p>DRAWN BY: JCS</p> <p>PROJECT NO. 18-2928</p> <p>1. ADD TITLE REPORT</p> <p>2. ADD AREA TO BE REZONED</p> <p>3. ADD EASE AREA</p> <p>4. ADD OWNER NAME</p> <p>DATE: 11-23-20</p> <p>BY: JCS</p>
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## AT&T Existing Coverage



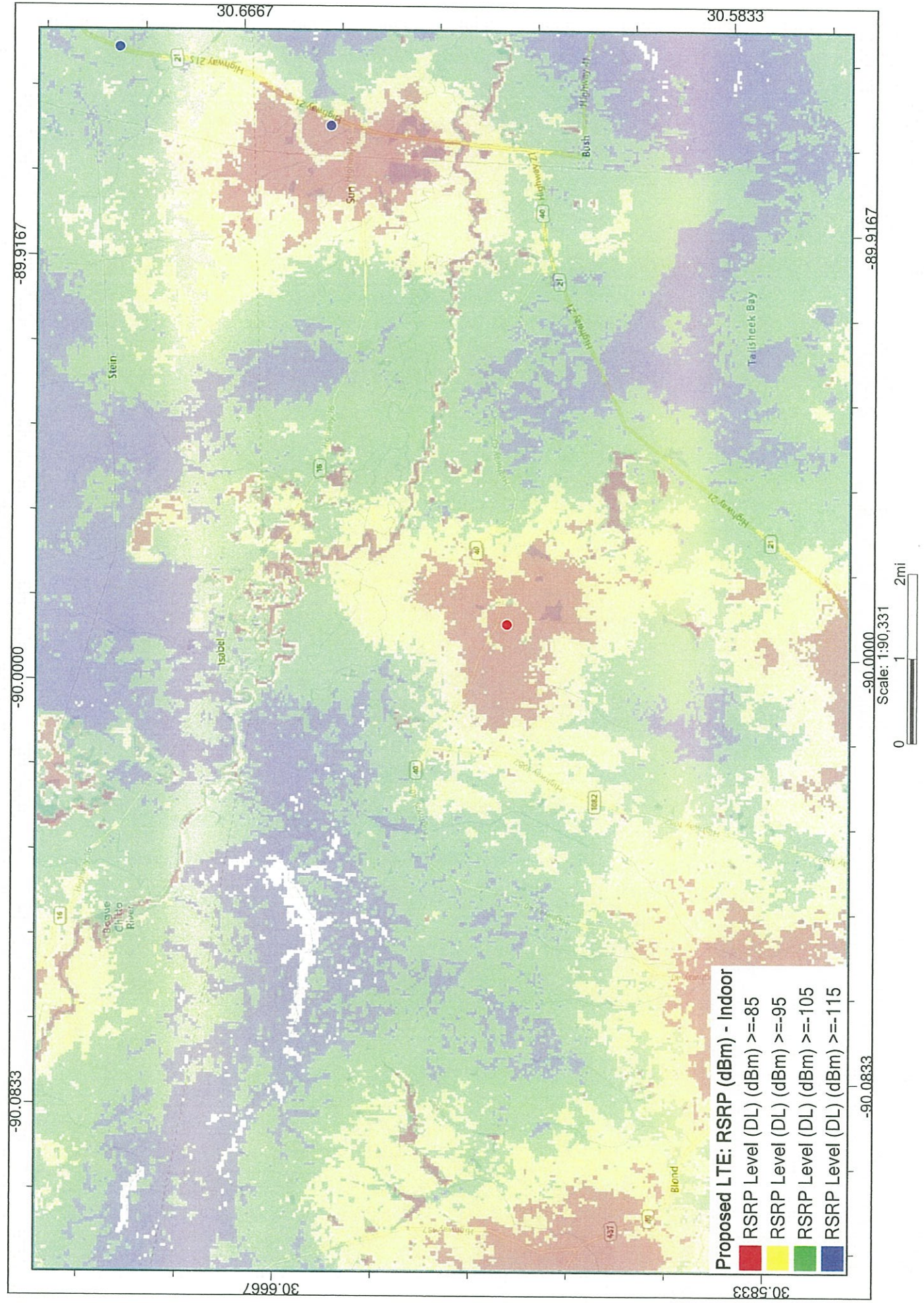


**Proposed LTE: RSRP (dBm) - Indoor**

- RSRP Level (DL) (dBm)  $\geq -85$
- RSRP Level (DL) (dBm)  $\geq -95$
- RSRP Level (DL) (dBm)  $\geq -105$
- RSRP Level (DL) (dBm)  $\geq -115$

Scale: 1:90,331  
0 1 2mi

Coordinates: 30.6667, 30.5833, -89.9167, -90.0833, -90.0000





2021-2315-ZC

40

A-2

BUSH FOLSOM RD

BOB BAXTER

BEN WILLIAMS RD

1083

39

T5 - R12E

A-2

A-2  
10

9





**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** April 27, 2021  
**Case No.:** 2021-2315-ZC  
**Posted:** April 23, 2021

**Meeting Date:** May 4, 2021  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Jon Leyens  
**OWNER:** Michael Jenkins  
**REQUESTED CHANGE:** From A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to PF-1 Public Facilities District  
**LOCATION:** Parcel located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush; S39, T5S, R12E; Ward 5, District 6  
**SIZE:** .137 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-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
South	Undeveloped	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
East	Undeveloped	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
West	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:** No    **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**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.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay to PF-1 Public Facilities District. The site is located on the south side of Louisiana Highway 40, east of Bob Baxter Road, and west of Louisiana Highway 1083; Bush. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The subject site is flanked on all sides by property that is zoned A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay. The site is adjacent to residential dwellings along the northern and western boundaries and undeveloped land along the southern and eastern boundaries. The purpose of the PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities. The reason for the request is to accommodate a future cellular tower.