

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6775

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. TOLEDANO

ON THE 29 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MAIN STREET, EAST OF SOUTH 1ST STREET; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 25.936 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-2 (PUBLIC FACILITIES DISTRICT) (WARD 7, DISTRICT 7) (2021-2462-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2462-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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF OCTOBER , 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: AUGUST 25 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2462-ZC

Commencing at the southwest corner of Lot 1 of the Francois Cousin Subdivision go north 21°15'00" east for a distance of 1952.20 feet;

Thence go south 65°30'00" east for a distance of 693 feet to an iron rod, said iron rod is the point of beginning.

From the said point of beginning go north 87°30'00" east for a distance of 85 feet to an iron rod;

Thence North 65°30'30" east for a distance of 39 feet to an iron rod;

Thence North 26°00'00" east for a distance of 34 feet to an iron rod;

Thence North 09°15'00" west for a distance of 552.83 feet to an iron rod;

Thence North 45°52'51" west for a distance of 75.36 feet to an iron rod;

Thence North 61°38'52" east for a distance of 193 feet to an iron rod;

On the west bank of bayou Lacombe;

Thence following the meanders of said Bayou downstream a distance of 2286 (+/-) feet to the north right of way of Tammany Trace, formerly N.O.G.N. railroad;

Thence north 65°30'00" west for a distance of 1201 feet back to the point of beginning, altogether containing 21.4 (+/-) acres.

and

Commencing at the southwest corner of Lot 1 of the Francois Cousin Subdivision Go North 21°15'00" east for a distance of 1952.20 feet to an 1" iron pipe; Said iron pipe is the point of beginning.

From said point of beginning go thence south 65°30'00" east for a distance of 693 feet to an iron rod,

Thence North 87°30'00" east for a distance of 85 feet to an iron rod;

Thence North 65°30'00" east for a distance of 39 feet to an iron rod;

Thence North 26°00'00" east for a distance of 34 feet to an iron rod;

Thence North 09°15'00" west for a distance of 357 feet;

Thence South 78°10'00" west for a distance of 390.50 feet;

Thence North 72°00'00" west for a distance of 142 feet;

Thence North 68°40'00" west for a distance of 150 feet;

Thence South 21°05'00" west for a distance of 143.37 feet;

Back to the point of beginning, altogether containing 4.127 acres.

and

THAT PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the community of Lacombe, St. Tammany Parish, being situated in a portion of Lot 1 of the Francois Cousin Subdivision, Section 37, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Commencing at the Southwest corner of Lot 1 of the Francois Cousin Subdivision go North 21 degrees 15 minutes East, a distance of 1952.2 feet;

Thence go North 65 degrees 30 minutes West, a distance of 7.0 feet;

Thence go North 22 degrees 30 minutes East, a distance 448 feet;

Thence go North 84 degrees East, a distance of 380.5 feet to the Point of Beginning.

From the Point of Beginning go North 84 degrees East, a distance of 215 feet to a point on the right descending bank of Bayou Lacombe;

Thence continue along said bank of Bayou Lacombe South 2 degrees 33 minutes 57 seconds East, a distance of 19.03 feet;

Thence go South 57 degrees 54 minutes 46 seconds East, a distance of 40.96 feet;

Thence leaving said bank of Bayou Lacombe go South 61 degrees 38 minutes 52 seconds West, a distance 193.28 feet;

Thence go North 45 degrees 52 minutes 51 seconds West (shown on referenced survey as South 45 degrees 52 minutes 51 seconds East), a distance of 33.34 feet;

Thence go North 32 degrees 30 minutes West, a distance of 103.00 feet to the Point of Beginning.

Said parcel of ground contains 0.409 acres.

2021-2462-ZC



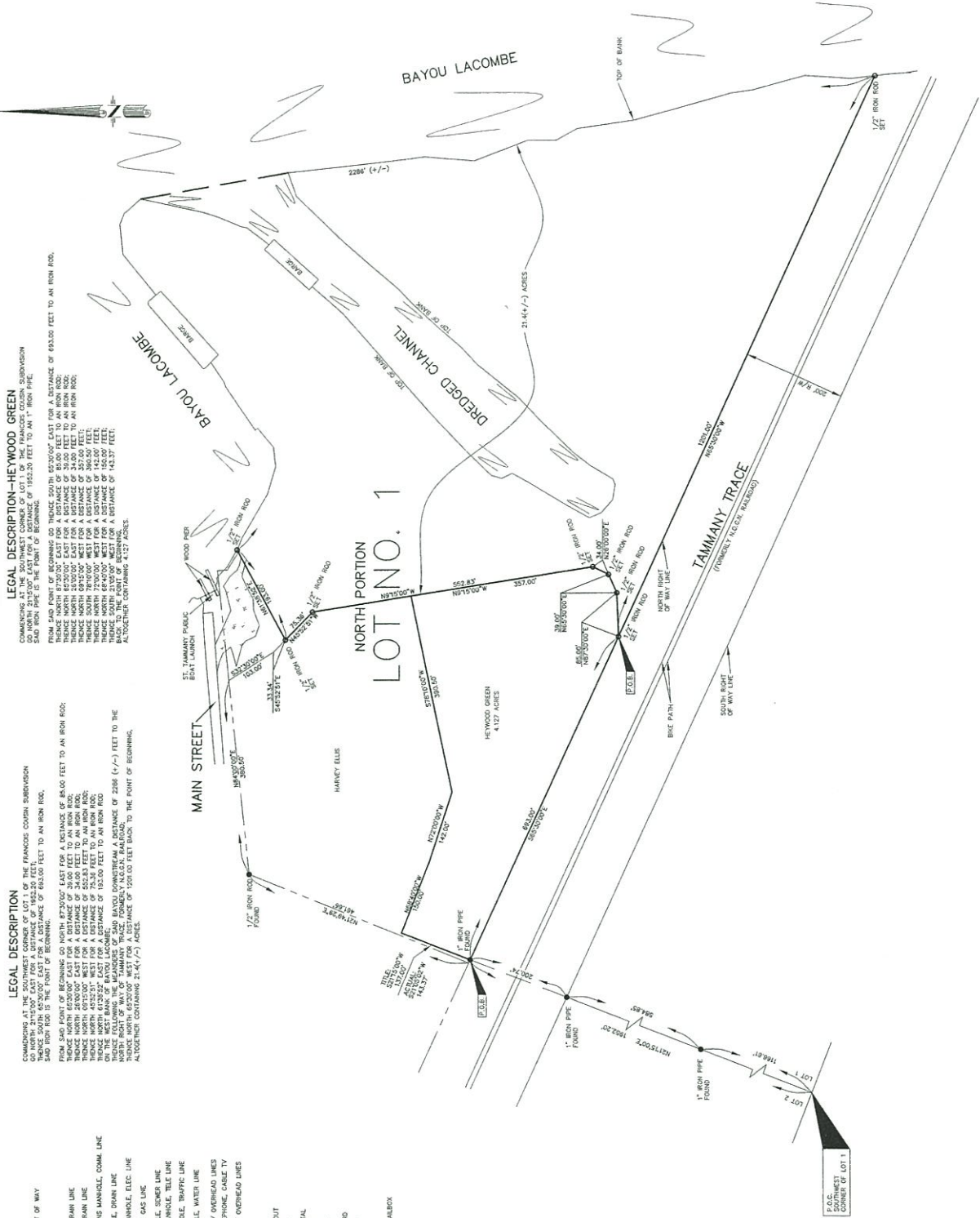
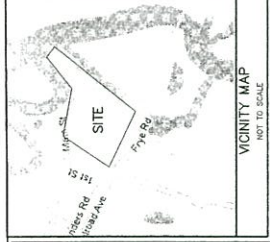
REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES R. BROUSSARD
 LICENSE NO. 4535
 STATE OF LOUISIANA

BPM
 CORPORATION, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 2022 MONROE AVENUE
 SUITE 100
 MONROE, LOUISIANA 70132
 (504) 281-1234
 FAX (504) 281-1235
 HANCOCK COUNTY, MISSISSIPPI, 39765

BOUNDARY SURVEY OF A PORTION OF LAND
 SITUATED IN A PORTION OF LOT 1 OF THE
 FRANCOIS COUSIN SUBDIVISION, SECTION 37,
 TOWNSHIP 8 SOUTH, RANGE 13 EAST,
 ST. TAMMANY PARISH, LOUISIANA

DATE	BY	CHK'D	DESCRIPTION
DECEMBER 20, 2010			

SCALE: 1" = 100'
 DRAWN BY: K.H.N.
 CHECKED BY: K.J.E.
 PROJECT NO.: 70499
 SHEET 1 OF 1



LEGAL DESCRIPTION—HEYWOOD GREEN
 COMMENCING AT THE EAST NEXUS CORNER OF LOT 1 OF THE FRANCOIS COUSIN SUBDIVISION, SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA, AND PROCEEDING AS FOLLOWS: 214.47' (-) ALONG THE 1/2" IRON PIPE TO AN IRON ROD;
 FROM SAID POINT OF BEGINNING GO THENCE 200.10' N 65.20° 00' E FOR A DISTANCE OF 693.00 FEET TO AN IRON ROD;
 THENCE SOUTH 79.00° 00' WEST FOR A DISTANCE OF 30.00 FEET TO AN IRON ROD;
 THENCE NORTH 82.30° 00' EAST FOR A DISTANCE OF 50.00 FEET TO AN IRON ROD;
 THENCE NORTH 01° 12' 00" WEST FOR A DISTANCE OF 312.00 FEET;
 THENCE SOUTH 79° 00' 00" WEST FOR A DISTANCE OF 300.00 FEET;
 THENCE NORTH 66° 40' 00" WEST FOR A DISTANCE OF 140.00 FEET;
 BACK TO THE POINT OF BEGINNING,
 ALTOGETHER CONTAINING 4127 ACRES.

LEGAL DESCRIPTION
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF THE FRANCOIS COUSIN SUBDIVISION, SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA, AND PROCEEDING AS FOLLOWS: 63.00 FEET TO AN IRON ROD;
 FROM SAID POINT OF BEGINNING GO NORTH 67° 20' 00" EAST FOR A DISTANCE OF 84.00 FEET TO AN IRON ROD;
 THENCE NORTH 26° 00' 00" EAST FOR A DISTANCE OF 34.00 FEET TO AN IRON ROD;
 THENCE NORTH 45° 32' 51" WEST FOR A DISTANCE OF 72.38 FEET TO AN IRON ROD;
 ON THE WEST BANK OF BAYOU LACOMBE;
 HENCE FOLLOWING THE MEANLINE OF SAID BAYOU DOWNSTREAM A DISTANCE OF 238' (+/-) FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 65° 20' 00" WEST FOR A DISTANCE OF 200.00 FEET BACK TO THE POINT OF BEGINNING,
 ALTOGETHER CONTAINING 214.47 (-) ACRES.

GENERAL NOTES
 THE LOCATION OF UNDERGROUND AND OTHER INVISIBLE UTILITIES SHOWN IN THIS SURVEY ARE BASED ON RECORDS FROM THE PUBLIC RECORDS OF THE DISTRICT OF ST. TAMMANY PARISH, LOUISIANA. THE SURVEYOR HAS REVIEWED THE RECORDS AND FOUND THE SURFACE FEATURES OF LOCAL INTEREST SHOWN. THE ACTUAL LOCATION OF UTILITIES SHOULD BE CONFIRMED BY THE APPROPRIATE AGENCY. THE SURVEYOR HAS NOT CONDUCTED ANY UNDERGROUND INSTALLATION TESTS TO VERIFY THE LOCATION OF UTILITIES. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION OF UTILITIES. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION OF UTILITIES.

SURVEY REFERENCE:
 1. SURVEY OF A PORTION OF LOT 1 OF THE FRANCOIS COUSIN SUBDIVISION, SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA, DATED: MAY 1, 2002.
 2. SURVEY OF PART OF LOT NO. 1 OF THE FRANCOIS COUSIN SUBDIVISION, SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST, DISTRICT OF ST. TAMMANY PARISH, LOUISIANA, DATED: AUGUST 1, 2002.
 3. SURVEY OF HEYWOOD GREEN BEING A PART OF LOT 1 OF THE FRANCOIS COUSIN SUBDIVISION, SECTION 37, TOWNSHIP 8 SOUTH, RANGE 13 EAST, DISTRICT OF ST. TAMMANY PARISH, LOUISIANA, DATED: FEBRUARY 18, 1954.

The Structures and Restrictions shown on this map are shown for informational purposes only. The Surveyor has not conducted any field investigation to verify the existence or location of such structures and restrictions. The Surveyor has not conducted any field investigation to verify the existence or location of such structures and restrictions. The Surveyor has not conducted any field investigation to verify the existence or location of such structures and restrictions.

HC-2
2021-2462-ZC
HC-2

A-2
190



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2462-ZC
Posted: July 20, 2021

Meeting Date: August 3, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: St Tammany Parish Government

OWNER: St Tammany Parish Government

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

LOCATION: Parcels located on the south side of Main Street, east of South 1st Street; Lacombe, S37, T8S, R13E, Ward 7, District 7

SIZE: 25.936 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

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	Bayou Lacombe	A-2 Suburban District
South	Tammany Trace	A-2 Suburban District
East	Bayou Lacombe	A-2 Suburban District
West	Residential	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.

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to PF-2 Public Facilities District. The site is located on the south side of Main Street, east of South 1st Street; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density and as a conservation district.

The subject property is currently the site of the Bayou Lacombe Boat Launch and is flanked by the north and east by Bayou Lacombe and along the southern boundary by the Tammany Trace. The purpose of the PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education or outdoor activities. A change in zoning will bring the site into compliance with the correct zoning classification.