

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6911

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. LORINO

ON THE 3 DAY OF MARCH , 2022

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 1090, NORTH OF CROWES LANDING ROAD; PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 5.03 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 8, DISTRICT 9) (2021-2662-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2662-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF APRIL, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: FEBRUARY 23, 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2662-ZC

A CERTAIN PARCEL OF LAND situated in Section 13 and Section 18, Township 8S South, Range 14 East, and Section 18, Township 8 South, Range 15 East; more fully described by the survey of Ivan Borgen, #48655 done for the Presbyterian Church on May 12, 1988 as recorded in the Clerk of Court's office at COB 1344, folio 430. Fronting on Military Road, outside Slidell, Louisiana, containing 5.03 acres of land-, described more fully as follows, to—wit:

From the Section corner common to Sections 13 and 24, Township 8 South, Range 14 East and Sections 18 and 19, Township 8 South, Range 15 East, which is the Point of beginning, go South 89 degrees, 44 minutes, 42 seconds West 60.09 feet to the Easterly Right-of-Way line of Military Road; thence follow said road in two courses, as follows: go North 34 degrees, 21 minutes, 39 seconds West 66.48 feet; thence go along an arc, whose radius is 532.96 feet, to the right a distance of 232.55 feet to a concrete highway marks, thence go North 89 degrees, 43 minutes, 00 seconds East 883.40 feet to a point; thence go South 08 degrees, 27 minutes, 18 seconds West a distance of 272.33 feet; thence go South 89 degrees, 43 minutes, 00 seconds West a distance of 659.38 feet to the Point of Beginning,

Containing in all 5.03 acres of land, more or less. improvements thereon bearing the municipal address of 63340 North Military Road, Pearl River Louisiana 70452.

Case No.: 2021-2662-ZC

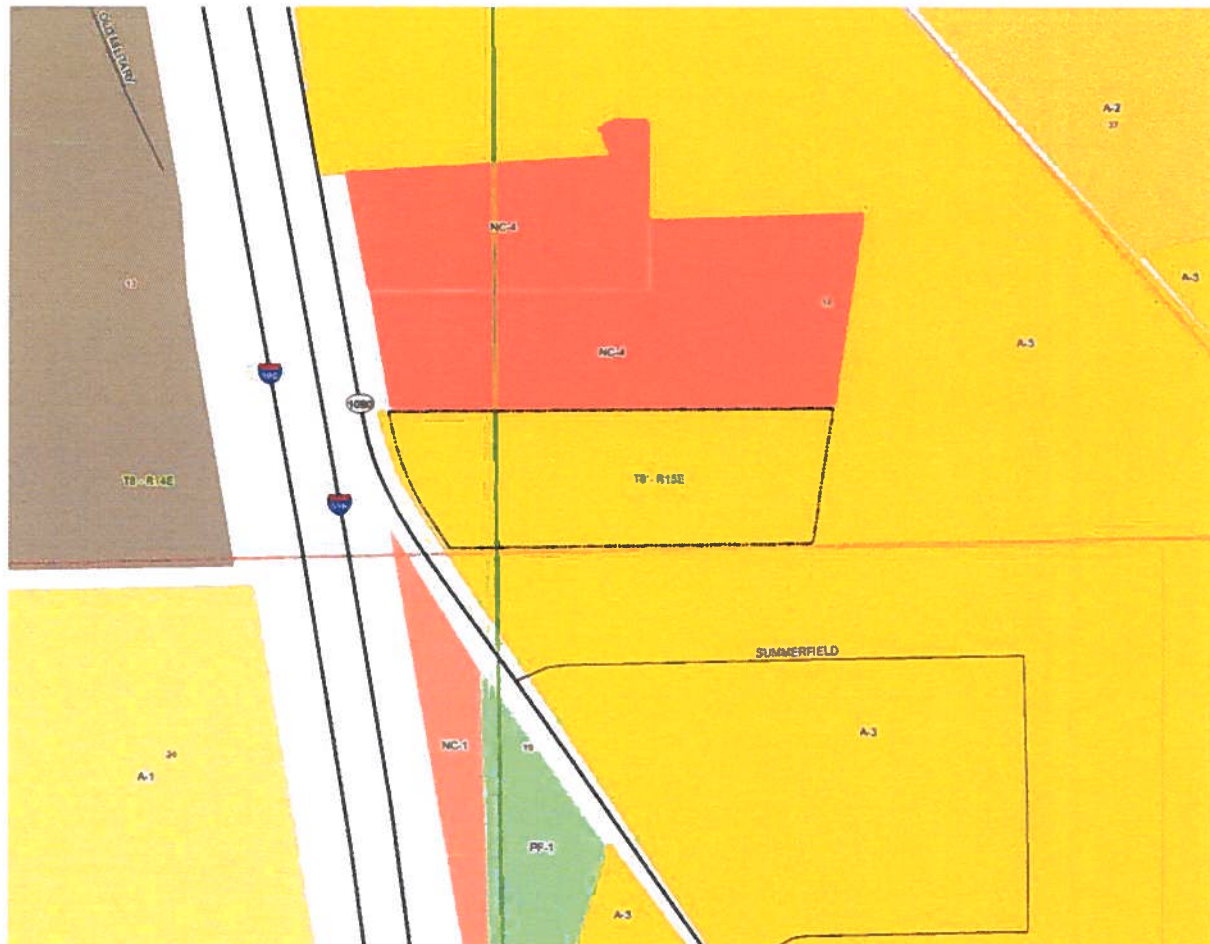
PETITIONER: Keller Willaims – Jeff Lindsay

OWNER: Presbytery of South Louisiana – Barry Chance

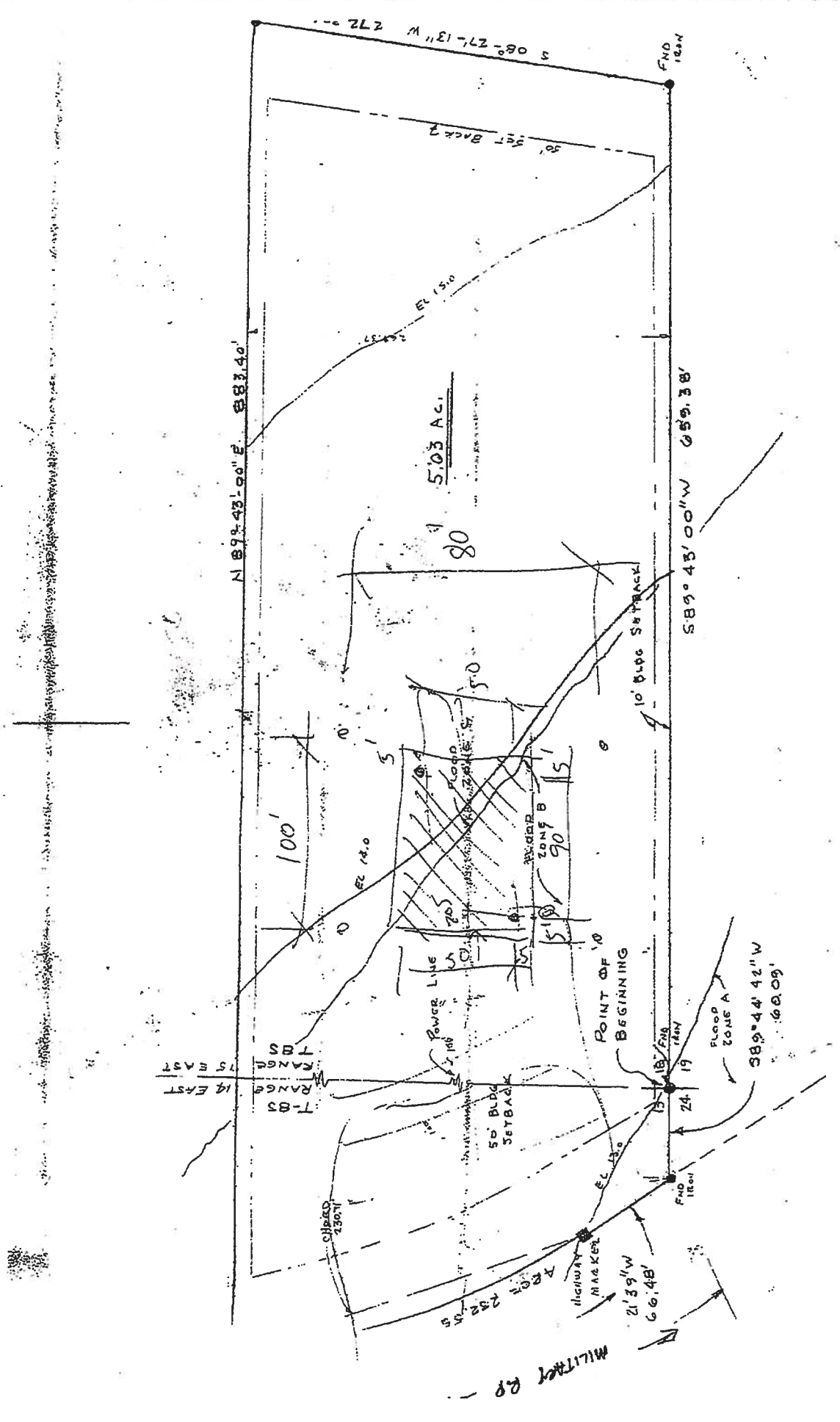
REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 1090, north of Crowes Landing Road; Pearl River; S13 & S18, T8S, R14E & R15E; Ward 8, District 9

SIZE: 5.03 acres



2021-2662-ZC





ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: January 25, 2022
Case No.: 2021-2662-ZC
Posted: January 11, 2022

Meeting Date: February 1, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Keller Willaims – Jeff Lindsay

OWNER: Presbytery of South Louisiana – Barry Chance

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

LOCATION: Parcel located on the east side of Louisiana Highway 1090, north of Crowes Landing Road; Pearl River; S13 & S18, T8S, R14E & R15E; Ward 8, District 9

SIZE: 5.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	NC-4 Neighborhood Institutional District
South	Residential	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Louisiana Highway 1090 and Interstate 59	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

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 1090, north of Crowes Landing Road; Pearl River. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at various intensities and residential infill development.

The subject property is developed with an existing church which is located on a parcel which is currently zoned A-3 Suburban District. The site is adjacent to undeveloped property zoned NC-4 Neighborhood Institutional District to the north, undeveloped property zoned to accommodate residential uses to the east, and a residential neighborhood to the south. A change in zoning will allow for the existing religious institution to come into compliance with the correct zoning classification.