

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6910

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

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 NORTHEAST SIDE OF ISAAC ROAD, SOUTHWEST OF PROSPER DRIVE; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .971 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 7, DISTRICT 7) (2021-2652-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2652-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-1 (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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2021-2652-ZC

A parcel of land located in Section 43, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from a ½ inch rod found at the Southwest corner of Lot 4 of survey by C.R. Schultz, dated August 2, 1934, beginning the Point of Beginning.

Thence North 39 degrees 38 minutes 29 seconds West 224 feet to a point on the Easterly side of Isaac Road,

Thence North 52 degrees 59 minutes 01 seconds East 198.99 feet to a point,

Thence South 36 degrees 07 minutes 11 seconds East 216.15 feet to a point on the Southerly side of Isaac Road,

Thence South 50 degrees 30 minutes West 185.51 feet to the Point of Beginning, containing 0.971 acres.

**Case No.:** 2021-2652-ZC

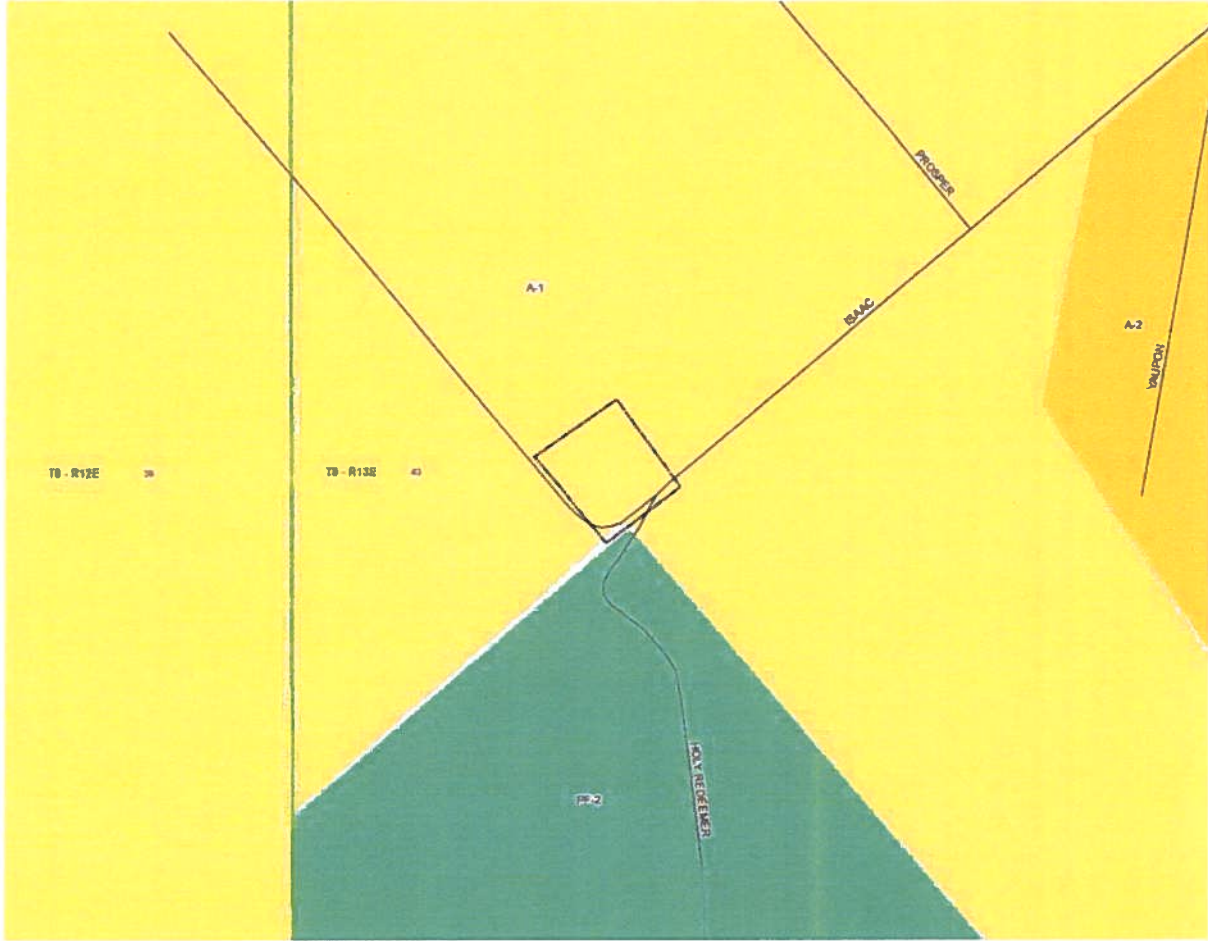
**PETITIONER:** Forest Kennedy

**OWNER:** Forest and Tamara Kennedy

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

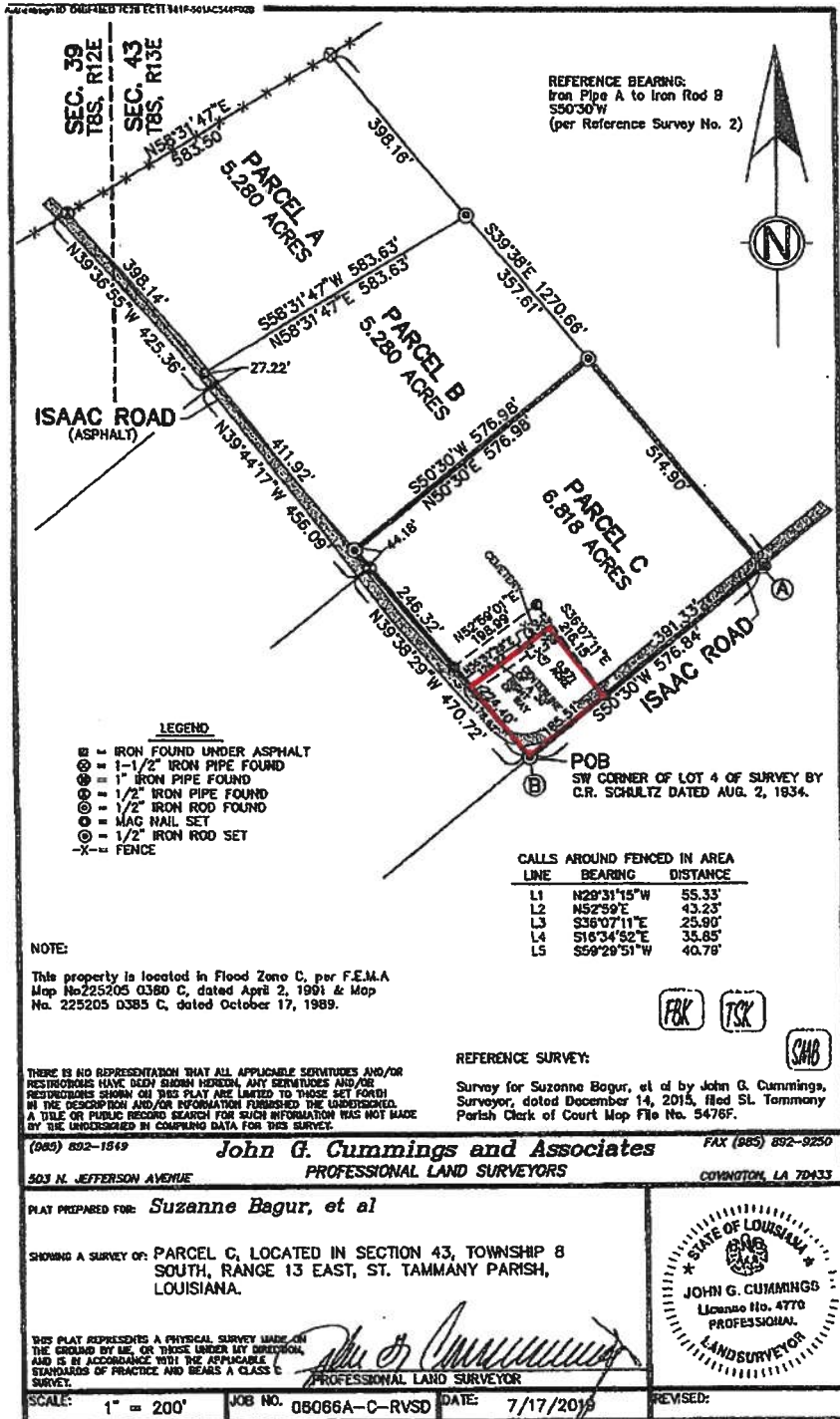
**LOCATION:** Parcel located on the northeast side of Isaac Road, southwest of Prosper Drive; Lacombe; S43, T8S, R13E; Ward 7, District 7

**SIZE:** .971 acres



2021-2652-ZC

Subject Property



2021-2652-ZC

PROSPER

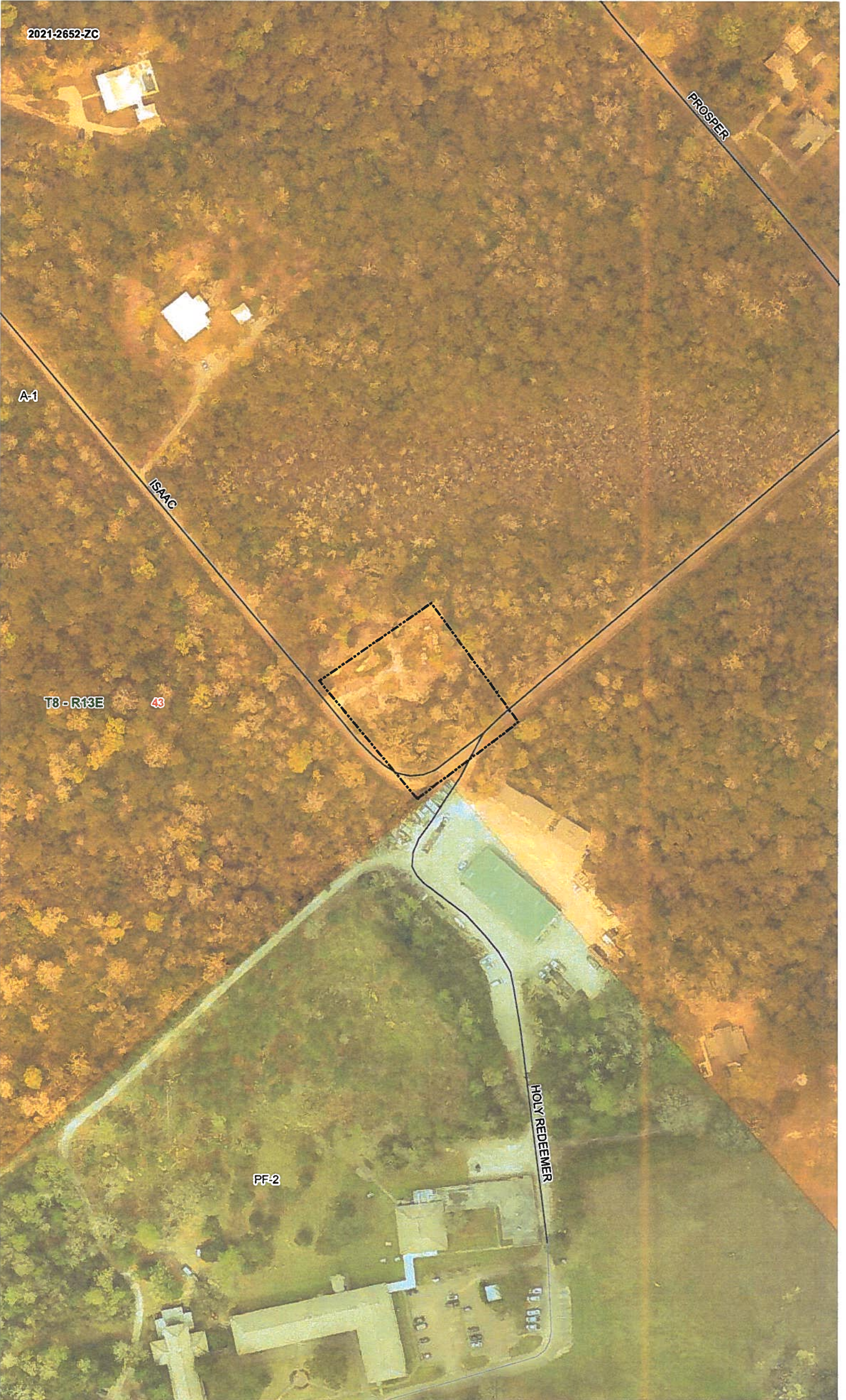
A-1

ISAAC

T8 - R13E 43

PF-2

HOLY REDEEMER



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** January 25, 2022  
**Case No.:** 2021-2652-ZC  
**Posted:** January 21, 2022

**Meeting Date:** February 1, 2022  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Forest Kennedy  
**OWNER:** Forest and Tamara Kennedy  
**REQUESTED CHANGE:** From A-1 Suburban District to PF-1 Public Facilities District  
**LOCATION:** Parcel located on the northeast side of Isaac Road, southwest of Prosper Drive; Lacombe; S43, T8S, R13E; Ward 7, District 7  
**SIZE:** .971 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	Undeveloped	A-3 Suburban District
South	Civic	PF-2 Public Facilities District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

##### EXISTING LAND USE:

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

##### COMPREHENSIVE PLAN:

**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.

**Single Family Residential – Conservation** - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to PF-1 Public Facilities District. The site is located on the northeast side of Isaac Road, southwest of Prosper Drive; Lacombe. The 2025 Future Land Use plan designates the site to be developed as a Planned District with single-family residential and conservation uses.

The subject site is currently comprised of an existing cemetery and is flanked by undeveloped property and the Southeast Louisiana National Wildlife Refuge to the south. The purpose of the existing A-1 Suburban District is to allow for single-family residential uses on 5-acre tracts of land. The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public. A change in use will bring the existing cemetery into compliance with the correct zoning classification.