

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7000 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF JUNE , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 1077, SOUTH OF GALATAS ROAD, NORTH OF C S OWENS ROAD; MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 3.25 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT) (WARD 1, DISTRICT 1) (2022-2801-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2801-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 ED-1 (Primary Education 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 ED-1 (Primary Education 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 ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JULY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 25 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2022-2801-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and described as follows.

From the corner common to Sections 14, 41 and 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, measure North 519.0 feet to a point; thence South 89 degrees 30 minutes West 1276.5 feet to a point; thence North 23 degrees 30 minutes West 935.4 feet to an iron post, the point of beginning.

From the point of beginning measure South 67 degrees 22 minutes West, 418.0 feet to an iron post; thence North 19 degrees 40 minutes West, 419.5 feet to an iron post; thence North 87 degrees 23 minutes East, 417.6 feet to an iron post in the Westerly right-of-way line of Turnpike Road; thence with said right of way line South 23 degrees 30 minutes East, 276.2 feet to the point of beginning.

Subject property contains 3.25 acres, and bears municipal address of 325 Highway 1077, Madisonville, Louisiana, and is more fully shown on the survey of Land Engineering Services, Inc., No: 66-1649, dated July 19, 1966, a copy of which is annexed to COB 432, folio 68 of the official records of St. Tammany Parish, Louisiana.

Case No.: 2022-2801-ZC

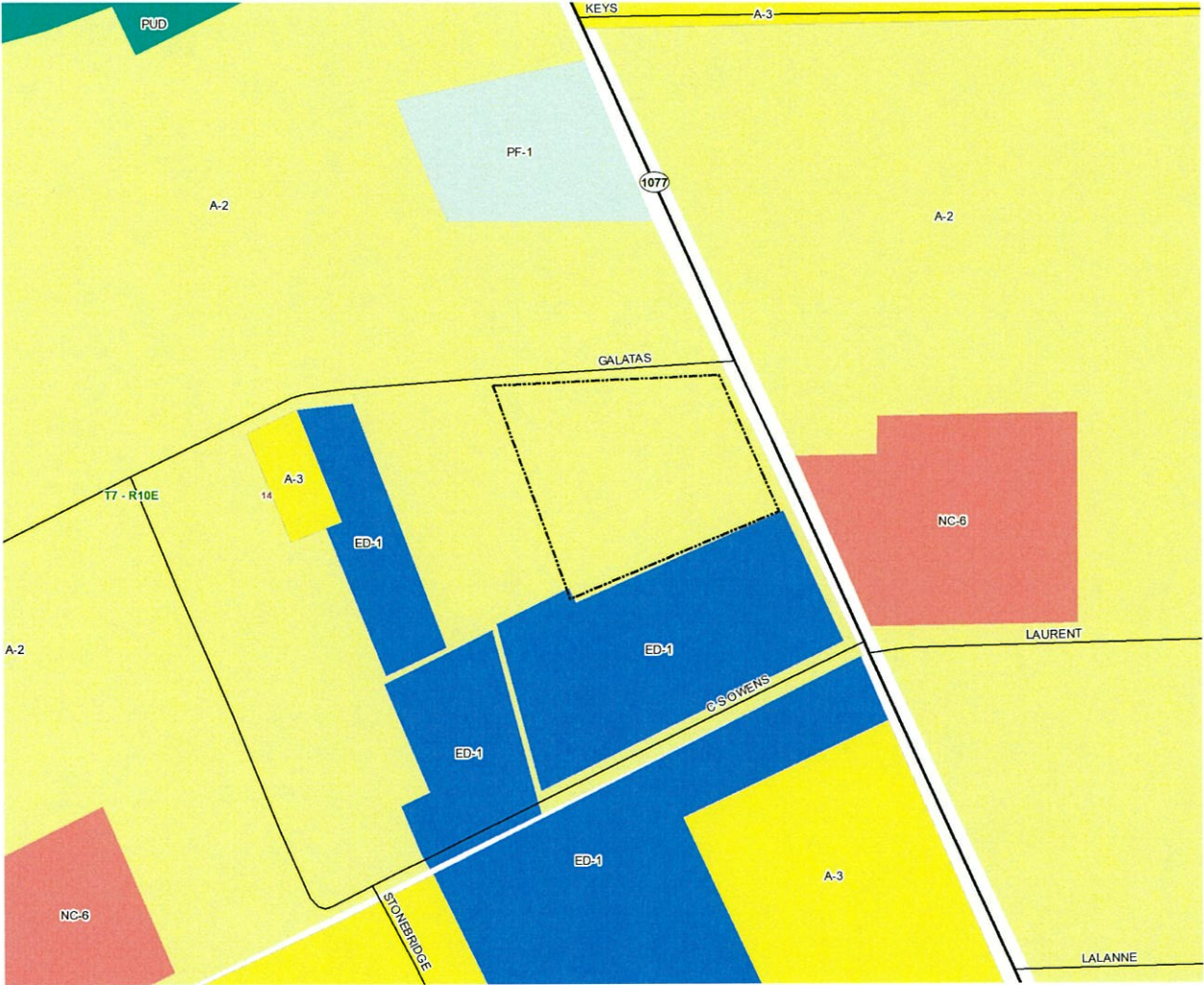
PETITIONER: Jeff Schoen

OWNER: St. Tammany Parish School Board

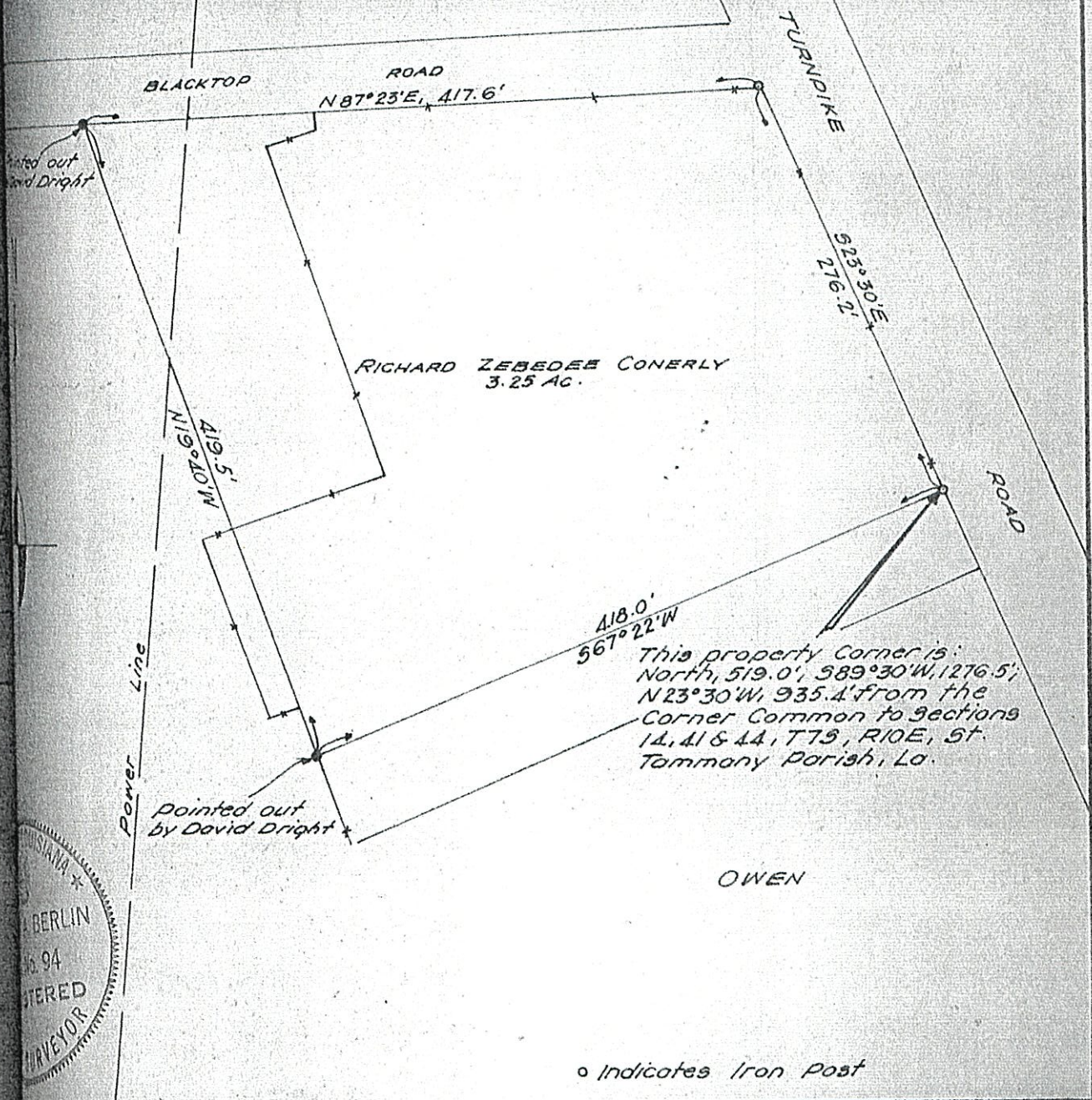
REQUESTED CHANGE: A-2 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 3.25 acres



2022-2801-ZC



MAP PREPARED FOR THE EXCLUSIVE USE OF
MR. RICHARD ZEBEDEE CONERLY
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN

Lot 12 of the Galatas Subdivision in Section 14, Township 7 South,
Range 10 East, St. Tammany Parish, La.

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE
WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

Robert A. Berlin
LOUISIANA REGISTERED LAND SURVEYOR

COVINGTON, LOUISIANA

1"=100'

DATE: JULY 19, 1966

NUMBER: 66-1649

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA



LOUISIANA
BERLIN
No. 94
REGISTERED
SURVEYOR

CASH DEBIT

FROM

CC2022-2801-ZC

PUD

POST OAK LN

LOST BAYOU

A-3

KEYS RD

PF-1

A-2

GALATAS RD

2022-2801-ZC

14

T7 - R10E

A-3

ED-1

A-2

ED-1

NC-6

LAURENT RD

CSOWENS RD

STONEBRIDGE CV

ED-1

ED-1

LALANNE RD

TURNPIKE RD

A-3

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2801-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: St. Tammany Parish School Board
REQUESTED CHANGE: A-2 Suburban District to ED-1 Primary Education District
LOCATION: Parcel located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville; S14, T7S, R10E; Ward 1, District 1
SIZE: 3.25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Great

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Educational	ED-1 Primary Education District
East	Recreational	NC-6 Public, Cultural and Recreational District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes **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 ED-1 Primary Education District. The site is located on the west side of LA Highway 1077, south of Galatas Road, north of C S Owens Road; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently developed with an existing single-family residential dwelling and is adjacent to existing residential dwellings and undeveloped land to the north, east, and west, and the Madisonville Elementary School to the south. The purpose of the site’s current A-2 Suburban District zoning classification is to allow for one single-family residence per acre. The purpose of the requested ED-1 Primary Education District is to provide for the location of public or private schools that are generally serve smaller student populations.

A change in the site’s zoning classification will allow the following permitted uses which are subject to specific minimum standards: Elementary or middle schools, public or private; Institution of fine arts; Adult secondary education classes; Day care, nursery school, preschool, kindergarten, and karate/dance/gymnastics schools limited with a total building size limited to 10,000 sq. ft. in area.

If the zoning change is approved, the property must comply with landscaping, parking, and drainage standards required for all commercial developments.