

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5632

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 7 DAY OF JULY, 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF SUNSET DRIVE, NORTH OF US HIGHWAY 190, BEING 429 SUNSET DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 28,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 9, DISTRICT 11). (2016-253-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-253-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-4 (Single Family Residential District) & HC-2 (Highway Commercial 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-4 (Single Family Residential District) & HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF AUGUST , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

**Exhibit "A"**

**2016-253-ZC**

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, 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 4, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more fully described as follows, to-wit:**

**Lots 26, 27, 28, 29 and 30, Woodland Park subdivision, square 4, Range 14 East, St. Tammany Parish, Louisiana.**

**Case No.:** 2016-253-ZC

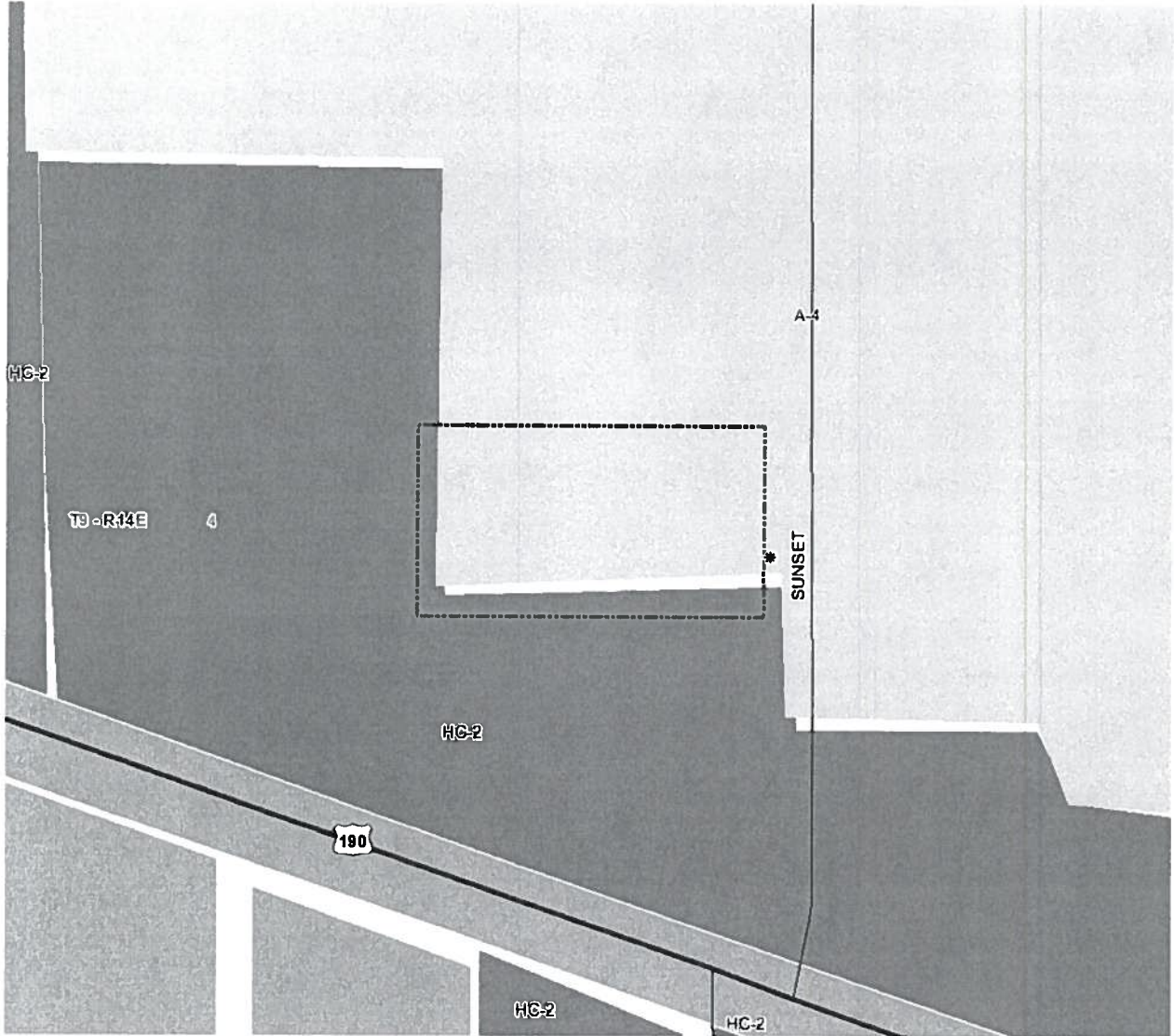
**PETITIONER:** Jenette B. Gordon

**OWNER:** El Shaddi United Ministries

**REQUESTED CHANGE:** From A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell; S4, T9S, R14E; Ward 9, District 11

**SIZE:** 28,000 sq.ft.





2016-253-ZC

A-2

1713

1707

507

507

1724

510

1724

1712

SUNSET

502

FAIRVIEW

A-4

1711

1734

441

440

432

430

430

A-4

428

T9-R14E

425

417

429

420

HC-2

1604

190

1709

CARROLL

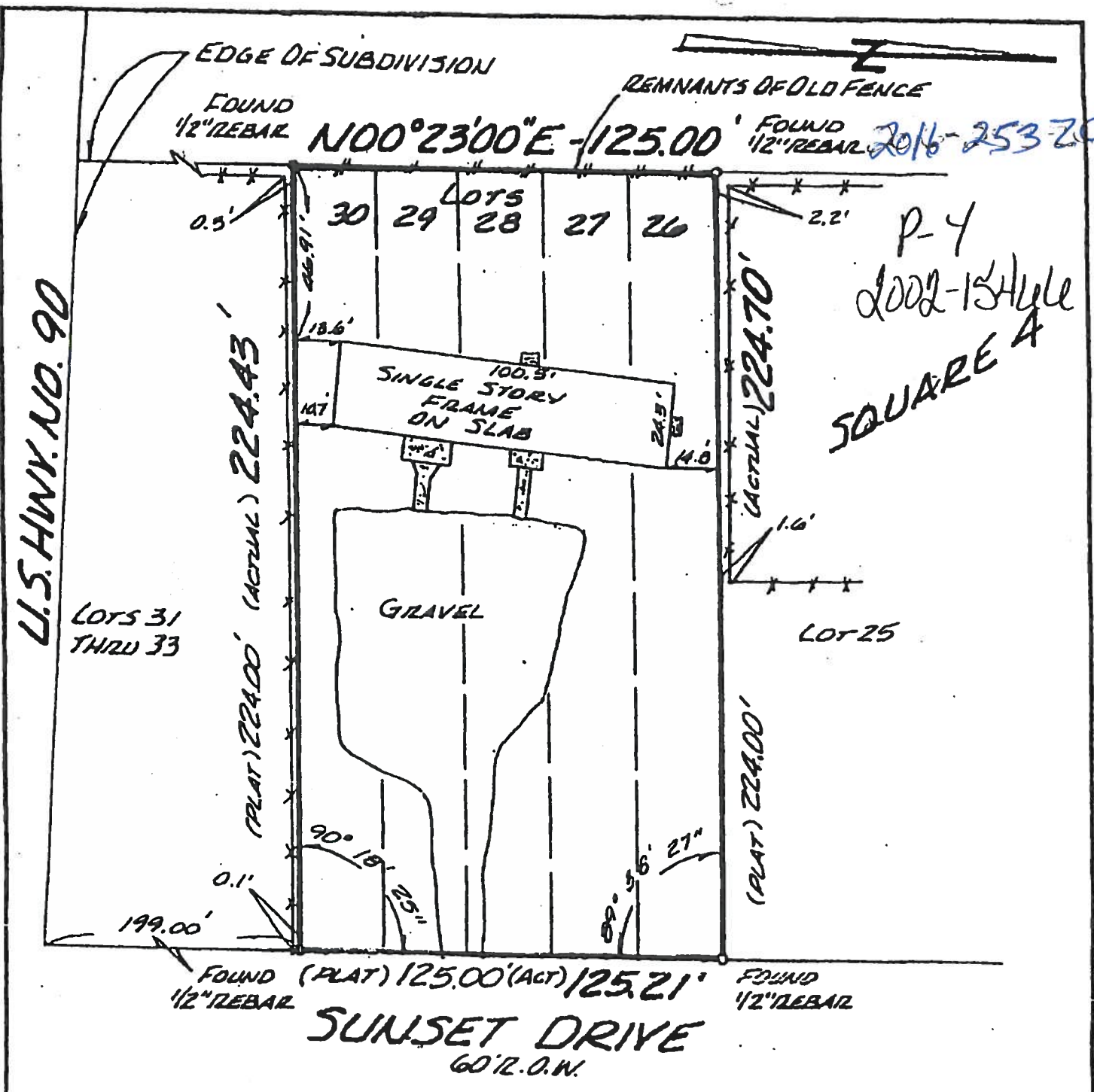
1613

1609

0 200 Feet







ADDRESS: 23 SUNSET DRIVE

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. 4-21-99  
 225 2050420E  
 ZONE A-2 D.F.E. 11.0'  
 \*Verify prior to Construction with Local Governing Body

SURVEY NO. 10224310  
 DATE: 8-21-02

J. V. BURKES & ASSOC., INC.  
 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461  
 985-649-0075 FAX 985-649-0154

DRAWN BY: kp  
 SCALE: 1"=40.0'

REVISED:

SURVEY MAP OF: LOTS 26 THRU 30 SQUARE 4  
 LOCATED IN: WOODLAND PARK SUBDIVISION  
 ST. TAMMANY PARISH, LOUISIANA



CERTIFIED TO:  
 CHRISTIAN CHURCH OF SLIDELL

FILED IN EVIDENCE  
 # 2002-15446  
 JAN 17 2003  
 PH  
 [Signature]

SURVEYED BY:  
 [Signature]  
 SEAN M. BURKES  
 L.A. REG. NO. 4785

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016  
Case No.: 2016-253-ZC  
Posted: 05/25/16

Meeting Date: 6/7/2016  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jenette B. Gordon

OWNER: El Shaddi United Ministries

REQUESTED CHANGE: From A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell; S4, T9S, R14E; Ward 9, District 11

SIZE: 28,000 sq.ft.

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	Residential	A-4 Single-Family Residential District
South	Commercial	HC-2 Highway Commercial District
East	Commercial	A-4 Single-Family Residential District
West	Residential	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District & HC-2 Highway Commercial District to PF-1 Public Facilities District. This site is located on the west side of Sunset Drive, north of US Highway 190, being 429 Sunset Drive, Slidell. The 2025 future land use plan calls for the site to be developed with commercial uses. There is an existing church on the site. The objective of the request is to bring the current use in compliance with the appropriate zoning and to allow for an addition to the church. Staff does not have any objection to the request, considering that the purpose of the PF-1 zoning district is to provide for the location of governmental and other institutional uses to the public. The rezoning of the property to PF-1 will also create a transition between the commercial uses located on the south side of the property, along Gause West, and the existing residential neighborhood located on the north side of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.