

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6271                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO /BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BELLISARIO  
ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 1085, EAST OF BEDICO CREEK BLVD, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) WARD 1, DISTRICT 1). (2019-1575-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1575-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-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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF DECEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: OCTOBER 30 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## EXHIBIT "A"

### 2019-1575-ZC

Located in Sections 5 and 8 Township 7 South Range 10 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 5, 6, 7 and 8 Township 7 South Range 10, East, St. Tammany Parish, Louisiana run North 01 degrees 59 minutes 13 seconds West, 95.0 feet; thence South 89 degrees 18 minutes 57 seconds East, 1004.23 feet to the Point of Beginning.

From the Point of Beginning run North 00 degrees 41 minutes 03 seconds East, 207.00 feet to a point; thence South 89 degrees 18 minutes 57 seconds East, 289.53 feet to a point; thence South 00 degrees 41 minutes 03 seconds West, 291.46 feet to a point on the Northerly Right-of-way of La. Hwy. 1085 (Bootlegger Road); thence run along said Right-of-way in the following 2 courses: thence with a curve to the left having a Radius of 1180.92 feet and an Arc of 179.36 feet, Chord South 72 degrees 14 minutes 08 seconds West, 179.19 feet to a point; thence South 67 degrees 46 minutes 44 seconds West, 0.64 feet to intersect the Easterly Right-of-way of Bedico Creek Blvd.; thence run along said Right-of-way North 39 degrees 23 minutes 12 seconds West, 184.80 feet back to the Point of Beginning. This tract contains 2.00 Acres as per map prepared by this firm dated March 25, 2019 Drawing Number 19420.

**Case No.:** 2019-1575-ZC

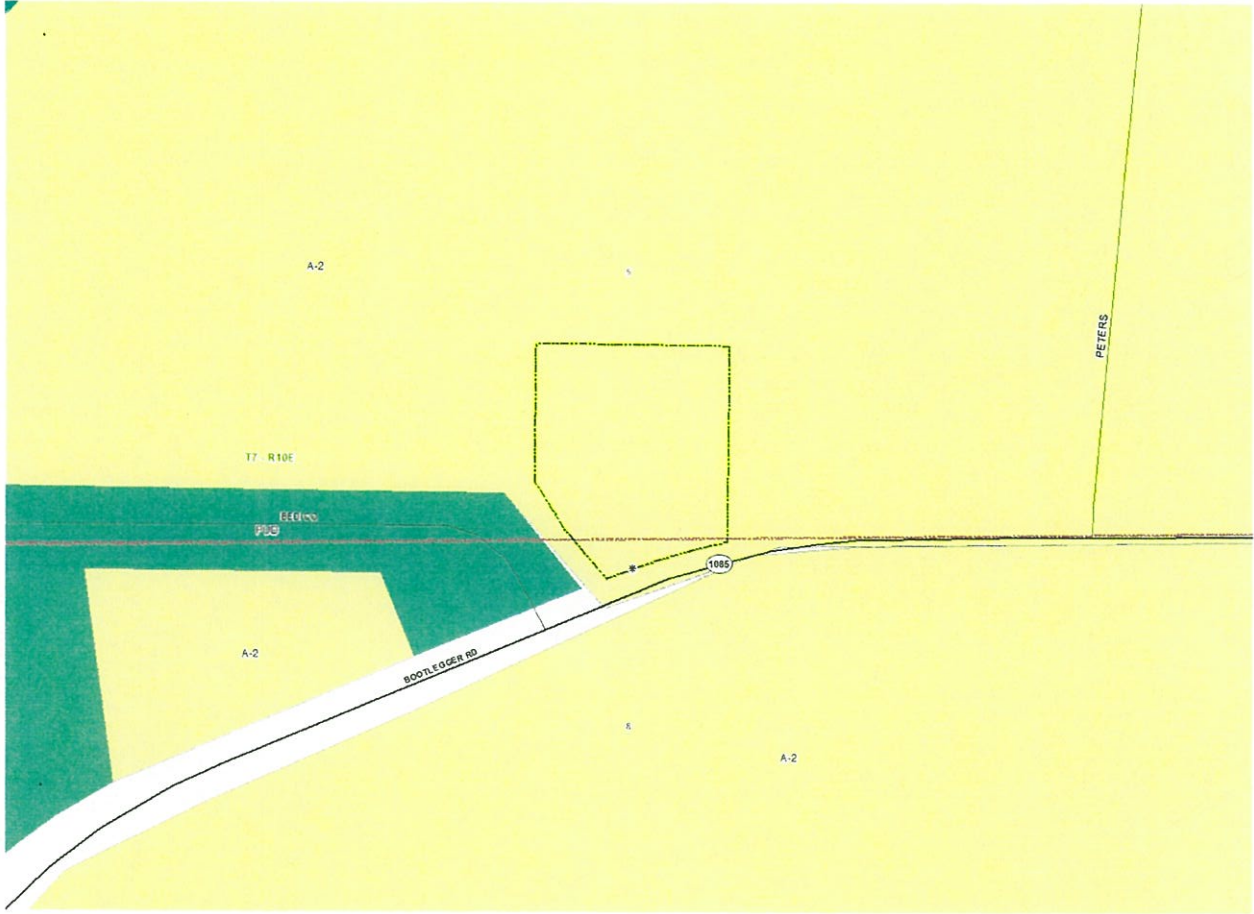
**PETITIONER:** David Windom

**OWNER:** Liz Beth Peter and Phillip Chalaron

**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville ; S5 & 8, T7S, R10E; Ward 1, District 1

**SIZE:** 2 acres



Bedico Creek  
Phase 1

N39°15'00"E-327.80'

N34°09'00"E-316.63'

S89°58'24"E-627.56'

S88°28'50"E-1057.64

Parcel C-2  
52.80 ACRES +/-  
(Not Surveyed)

207.00'  
100°41'03"E  
Parcel C-1  
2.00 ACRES  
S89°18'57"E-289.53'  
P.O.B.

R=1180.92', L=284.27'  
S83°28'58"W-283.58'-Chrd

Peters Road  
+53'07"W-566.54'

Filed for record:

Shaina Tranchant, Deputy Clerk

Date 07-19-2019 File No 58

File No

\*A Lot Line Adjustment of Parcel C and o 54.8 Acre +/- Parcel of Land, into Parcels C-1 & C-2, in Sections 5 & 8, T7S-R10E, St. Tammany Parish Louisiana

DATE 07/19/95

Reference:

- 1) A Deed of Parcel II, designated as Parcel C on Survey Map by Thomas Fontchertla, Dated 11-18-1995 in Inst. #2023592, Clerks Office
- 2) A Survey Map of Parcel A, B & C, Map File No. E2161, Clerks Office (Bosed Bearings)
- 3) A Deed in Inst. #2023592, Clerks Office

Reference calls not shown

The P.O.B. is reported to be N01°59'13"W-95.0°58'18.57"E-1004.23' from the Section Corner common to Sections 5, 6, 7 & 8, T-7-S, R-10-E, St. Tammany Parish, La. (per Ref 2)

Curve Table:  
C1-R=1180.92', L=179.36'  
S72°14'08"W-179.19'-Chrd

**LEGEND:**

☒ = Fnd. 1/2" Iron Pipe

Phd. 1/2 Iron Rod  
Phd. Conc. Hwy. Mon

⊙ = Set 1/2" Iron Rod

St. Tammany Fire District No. 2

**LS** Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 842-6271 office (985) 848-0355 fax

KAP PREPARED FOR

SCALE: 1" = 200'		DRAWN BY JWC
DATE 3-25-2019		

SECTIONS 5 & 8, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

	DRAWN NUMBER
	19420

**Teir/3/Si.Tomman/P'ieed'si.23ceceiegege**



2019-1575-ZC

MAGNUS,  
RICHARD

PUD

A-2

2019-1575-ZC

A-2

T7S - R10E

1085

7

A-1A

TRACT 4

A-2

TRACT 3

2

A-1A

A-2

2A

A-2

1A

A

5A

4A1



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** 9/27/2019  
**Case No.:** 2019-1575-ZC  
**Posted:** 9/23/2019

**Meeting Date:** 10/9/2019  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** David Windom

**OWNER:** Liz Beth Peter, Michael Chalaron, Philip Michael Peter, Andree' Chalaron

**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville ; S5 & 8, T7S, R10E; Ward 1, District 1

**SIZE:** 2 acres

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### 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-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	PUD Planned Unit Development

#### 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.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to PF-1 Public Facilities District. This site is located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville. Although the 2025 future land use plan designates the site to be developed with residential uses, staff does not have any objection to the request considering that the objective of the PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public.

Note that the site is proposed to be developed with a Fire Station.

#### STAFF RECOMMENDATION:

Staff recommends that the request for the PF-1 Public Facilities District designation be approved.