

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4905

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. ARTIGUE

ON THE 1 DAY OF NOVEMBER , 2012

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, WEST OF TALLOW CREEK BLVD AND WHICH PROPERTY COMPRISES A TOTAL 6.7452 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO A PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 1, DISTRICT 3) (ZC12-10-096)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-10-096, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: OCTOBER 25, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

## EXHIBIT "A"

### ZC12-10-096

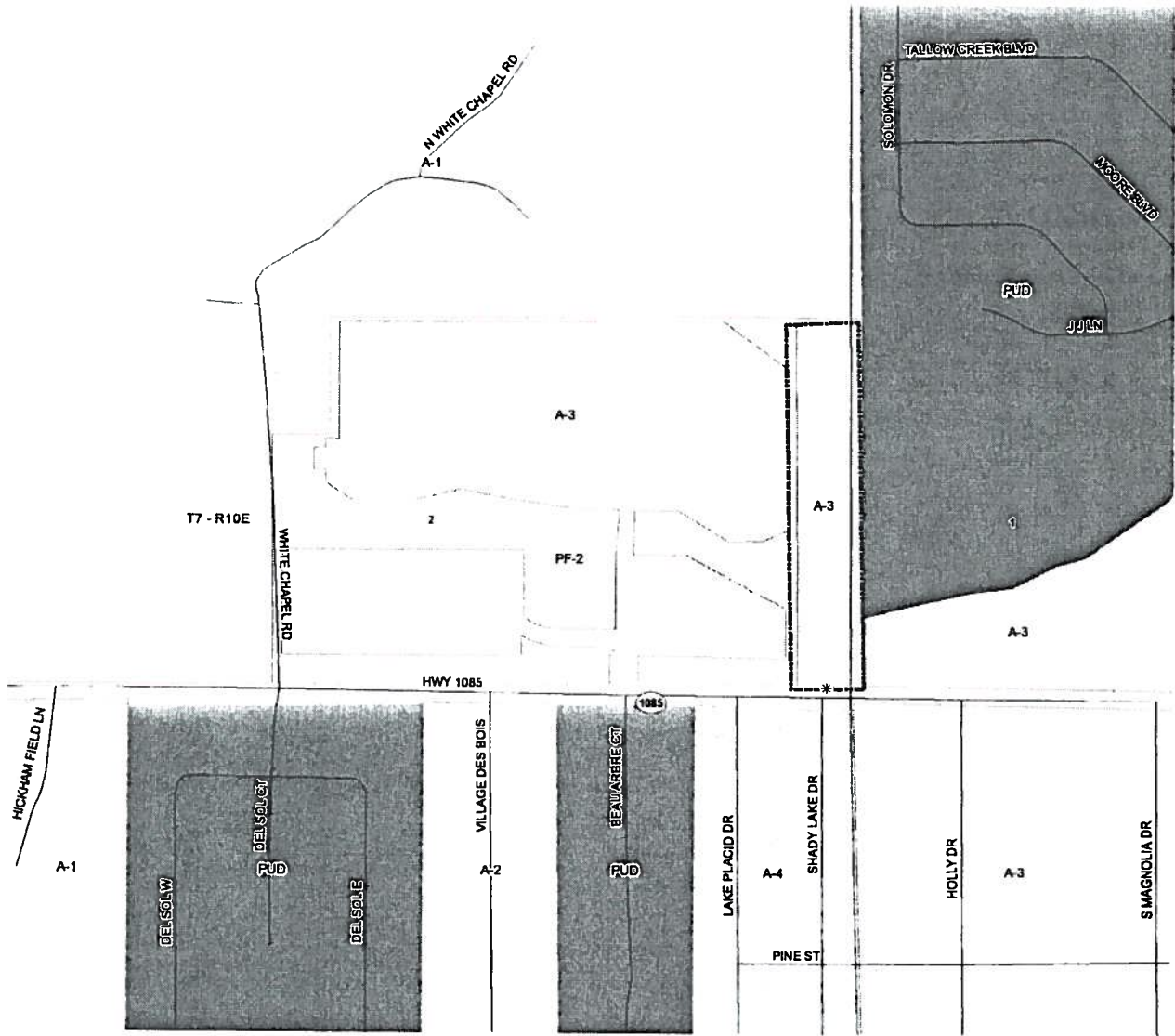
ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 2, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

Parcel B. consisting of 6.7452 acres, as more fully shown on the Minor Subdivision Plat of Kelly J. McHugh & Assoc., Inc., Job No. 09-001, dated November 19, 2010, recorded as Clerk of Court Map File No. 4943A of the official records of St. Tammany Parish, Louisiana, wherein Parcel B is more fully described below:

The Quarter Section Corner of Section 2, Township 7 South, Range 10 East and Section 1, Township 7 South, Range 10 East shall serve as the Point of Beginning.

From the Point of Beginning, thence go along the northerly boundary of La. Hwy. 1085 North 88 degrees 20 minutes 32 seconds West a distance of 146.19 feet to an iron; thence go North 28 degrees 37 minutes 37 seconds East a distance of 108.25 feet to an iron; thence go North 22 degrees 30 minutes 00 seconds East a distance of 73.55 feet to an iron; thence go North 07 degrees 16 minutes 36 seconds West a distance of 62.39 feet to an iron; thence go North 82 degrees 43 minutes 24 seconds West a distance of 32.45 feet to a point; thence go North 66 degrees 49 minutes 47 seconds West a distance of 76.23 feet to a point; thence go North 57 degrees 26 minutes 20 seconds West a distance of 112.92 feet to a point; thence go North 00 degrees 30 minutes 00 seconds East a distance of 987.76 feet to an iron; thence go North 89 degrees 30 minutes 00 seconds East a distance of 258.53 feet to an iron; thence go South 00 degrees 30 minutes 00 seconds West a distance of 131.1 feet back to the Point of Beginning.

**CASE NO.:** ZC12-10-096  
**PETITIONER:** Covenant Christian Church/ Jeff Schoen  
**OWNER:** Mr. & Mrs Norman H. Voelkel  
**REQUESTED CHANGE:** From A-3 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd;  
 S2,T7S,R10E; Ward 1, District 3  
**SIZE:** 6.7452 acres



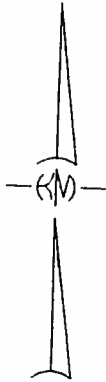
2012-10-096

L.A. HWY. 1077  
(SIDE)

(T-N 00°30'00" E 1314.00')  
N 00°30'00" E 1304.28'  
887.76'

PARCEL B  
6.7452 ACRES

S 00°30'00" W 1314.00'  
(REF. BRC.)



APPROVAL:  
*Ron Kella*  
SECRETARY PLANNING COMMISSION

*[Signature]*  
DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

11-3-2010 4943A  
DATE FILED FILE NO.

*Jane C. Murphy*  
CLERK OF COURT

-- LEGEND --

- = ANGLE IRON FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE A.  
B.F.E. 23.5' (DETERMINED BY ST. TAMMANY PARISH)  
RE: FIRM PANEL NO 225205 0210 C, DATED 10-17-89

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
EXCLUSIVE. SERVITUDES 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 OF LOUISIANA.



*[Signature]*  
KELLY J. McHUGH, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE: PLAT OF A SURVEY BY C.R. SCHULTZ  
DATED JUNE 18, 1973

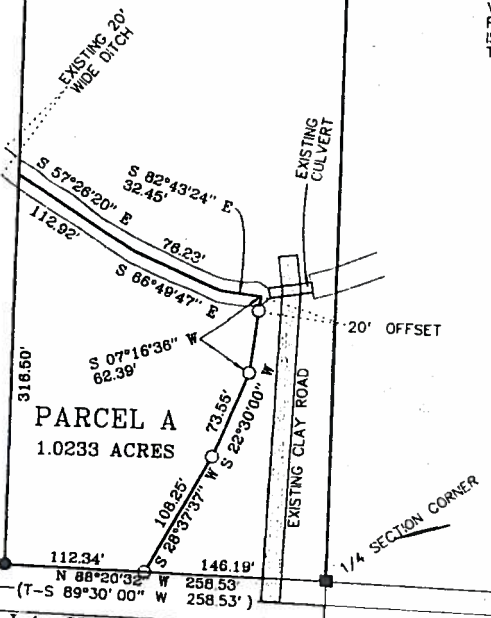
A MINOR SUBDIVISION OF  
7.685 ACRES (TITLE 7.7976 ACRES)  
INTO PARCELS A & B  
SECTION 2, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

HOSPICE, AND  
NORMAN H. VOELKEL CONSTRUCTION, INC.

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 100'	DATE: 11-19-10
DRAWN: DRJ	JOB NO.: 09-001
REVISED:	



L.A. HWY. 1085  
(BOOTLEGGER ROAD)

SECTION 2, T-7-S, R-10-E  
SECTION 1, T-7-S, R-10-E

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: September 24, 2012

Meeting Date: October 2, 2012

Case No.: ZC12-10-096

Determination: Approved

Posted: 09/14/12

### GENERAL INFORMATION

**PETITIONER:** Covenant Christian Church/ Jeff Schoen  
**OWNER:** Mr. & Mrs Norman H. Voelkel  
**REQUESTED CHANGE:** From A-3 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd; S2,T7S,R10E; Ward 1, District 3  
**SIZE:** 6.7452 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-4 Single Family Residential District
East	Residential	PUD Planned Unit Development Overlay & A-3 Suburban District
West	Undeveloped	A-3 Suburban District & PF-2 Public Facilities District

#### EXISTING LAND USE:

Existing development? No

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 from A-3 (Suburban District) to PF-1 (Public Facilities District). The site is located on the north side of LA Highway 1085, west of Tallow Creek Blvd. The 2025 future land use plan calls for the site to be developed with residential uses and conservation areas. However, it could also be developed with supporting infrastructures and public services, as stated under the designation of “Planned District”.

Considering the purpose of the PF-1 zoning district, to provided for the location of institutional uses to the public, staff does not have any objections to the request.

Note that a conditional use permit (CP09-09-074) has been approved for the construction of a church on the site. The conditional use permit was extended for a year at the July 3, 2012 Zoning Meeting.

#### STAFF RECOMMENDATION:

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