

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5524

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 14 DAY OF JANUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF DIXIE STREET, SOUTH OF BROWNS VILLAGE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.452 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 9, DISTRICT 14). (2015-67-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-67-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) 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) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 FEBRUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: DECEMBER 24 , 2015

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

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

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

Exhibit "A"

2015-67-ZC

*A certain parcel of land being Lot 4A, Hyde Park Subdivision, lying and situated in Section 34, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the Section corner common to Sections 27, 28, 33 and 34, Township 8 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana run East a distance of 1260.00 feet to a point; Thence run South a distance of 1006.40 feet to a ½" iron rod set on the westerly right of way line of Dixie Street and the **Point of Beginning**.*

*From the **Point of Beginning** continue along said westerly right of way line of Dixie Street South a distance of 165.60 feet to a 5/8" iron rod found; Thence leaving said westerly right of way line of Dixie Street run West a distance of 356.90 feet to a ½" iron rod set on the northerly right of way line of Interstate 12; Thence run along said northerly right of way line of Interstate 12 North 83 Degrees 40 Minutes 46 Seconds West a distance of 30.67 feet to a ½" iron rod set; Thence leaving said northerly right of way line of Interstate 12 run North 03 Degrees 39 Minutes 45 Seconds East a distance of 162.55 feet to a ½" iron rod set; Thence run East a distance of 377.00 feet and back to the **Point of Beginning**.*

*Said parcel contains **1.452 acres of land more or less**, lying and situated in Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.*

Case No.: 2015-67-ZC

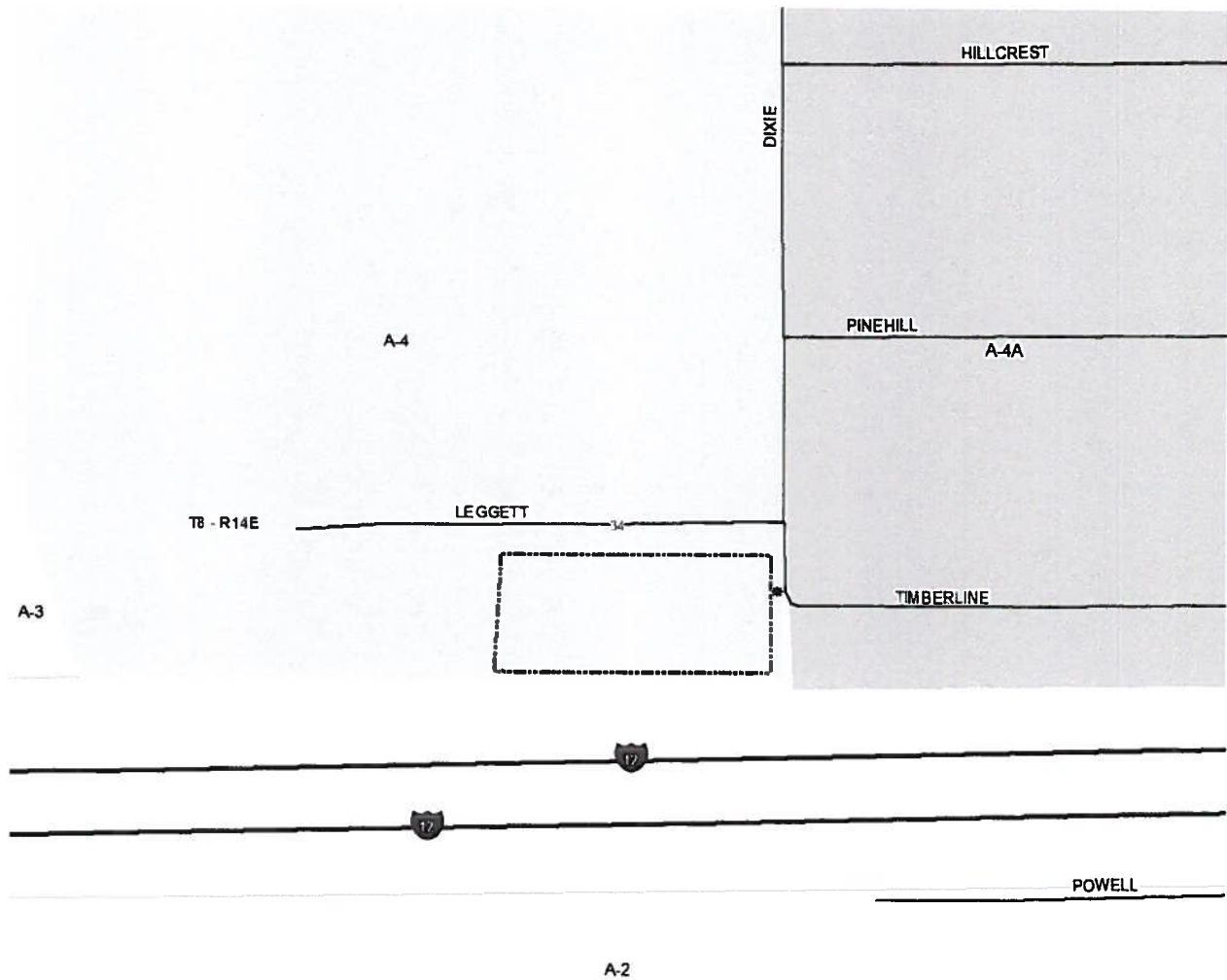
PETITIONER: Bernice Leggett

OWNER: Bernice Leggett

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located at the end of Dixie Street, South of Browns Village Road; S34, T8S, R14E; Ward 9, District 14

SIZE: 1.452 acres



2015-67-2C

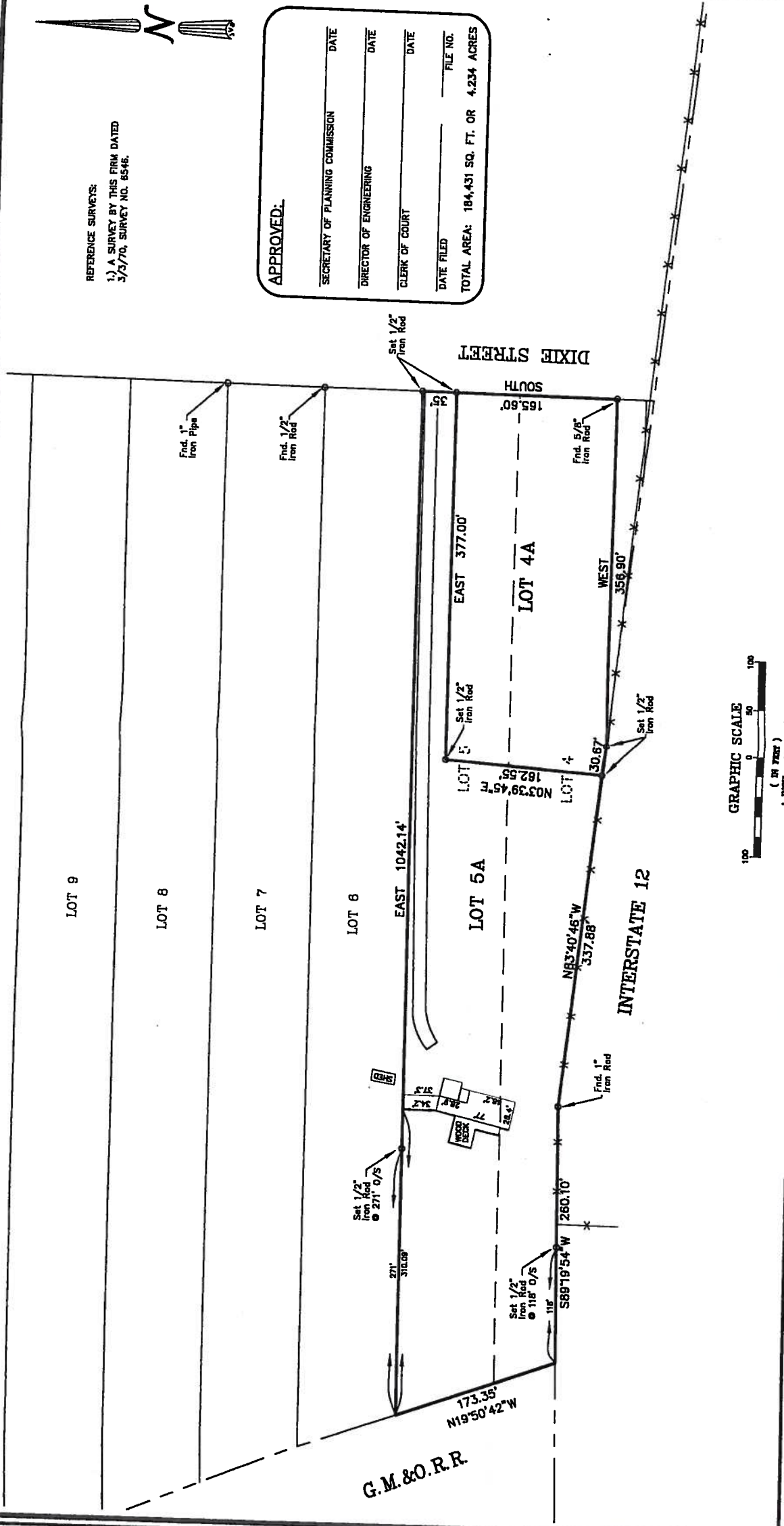
REFERENCE SURVEYS:  
1.) A SURVEY BY THIS FIRM DATED  
3/3/70, SURVEY NO. 6546.



**APPROVED:**

|                                  |          |
|----------------------------------|----------|
| SECRETARY OF PLANNING COMMISSION | DATE     |
| DIRECTOR OF ENGINEERING          | DATE     |
| CLERK OF COURT                   | DATE     |
| DATE FILED                       | FILE NO. |

TOTAL AREA: 184,431 SQ. FT. OR 4.234 ACRES



|  |   |  |  |   |
|--|---|--|--|---|
| <p>SCALE: 1" = 100'</p> <p>DATE: 8/27/15</p> <p>DRAWN BY: JDL</p> <p>DWG. NO: 20150405</p> <p>SHEET 1 OF 1</p> | <p>I certify that this plot does represent 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. Encumbrances shown hereon are not shown for this plat. Encumbrances of record as shown on this plat, or this plat will be added hereto upon request. Surveyor has not performed any title search or abstract.</p> <p>I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.</p> <p>F.I.R.M.: 225205 0420 E<br/>DATE: 4/21/99<br/>S.P.E.: N/A</p> <p>* Verify prior to construction with local governing body.</p> | <p><b>A RESUBDIVISION MAP OF<br/>A PORTION OF LOT 4 &amp; LOT 5,<br/>HYDE PARK SUBDIVISION IN<br/>SECTION 34, T-8-S, R-14-E,<br/>ST. TAMMANY PARISH, LOUISIANA</b></p> <p><small>Consideration is made by original purchaser of the survey. It is not transferable to additional institutions or individuals. This plat is void only if print has original seal of surveyor. Property is 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.</small></p> <p><b>CHRISTIAN LOVE CHURCH</b></p> | <p><b>J.V. Burkes &amp; Associates, Inc.</b><br/>SURVEYING ENGINEERING • ENVIRONMENTAL</p> <p>1805 Shortcut Highway<br/>Slidell, Louisiana 70458<br/>E-mail: <a href="mailto:JVBurkes@jvburkes.com">JVBurkes@jvburkes.com</a></p> <p>Phone: 985-649-0075 Fax: 985-649-0154<br/>Mississippi Phone: 228-435-5800</p> | <p><b>SEAN M. BURKES</b><br/>LA1560; NO. 4785</p> |
|--|---|--|--|---|

27

2015-67-ZC

DIXIE

HILLCREST

A-4A

PINEHILL

A-4

LEGGETT

T8-R14E

34

2015-67-ZC

TIMBERLINE

A-2



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/23/2015  
Case No.: 2015-67-ZC  
Posted: 11/17/15

Meeting Date: 12/1/2015  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Bernice Leggett

OWNER: Bernice Leggett

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located at the end of Dixie Street, South of Browns Village Road; S34, T8S, R14E; Ward 9, District 14

SIZE: 1.452 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            | Residential            | A-4 Single-Family Residential District |
| South            | I-10                   | N/A                                    |
| East             | Residential            | A-4 Single-Family Residential District |
| West             | Residential            | A-4 Single-Family Residential District |

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-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located at the end of Dixie Street, South of Browns Village Road. The 2025 future land use plan calls for the site to be developed with residential uses. Staff is not opposed to the request, considering that the objectives of the PF-1 zoning is to provide for the location of governmental and institutional uses to the public. However, a concern remains regarding the potential traffic that the uses listed under PF-1 could bring to the neighborhood, considering that the abutting streets to access the site are quite narrow.

Note that the zoning change is being requested to allow for the construction of a church on the site.

STAFF RECOMMENDATION:

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