

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5630

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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 NORTHWEST CORNER OF HIGHWAY 1077 & MCDONALD ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.85 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & A-1 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 1, DISTRICT 3). (2016-245-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-245-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-3 (Suburban District) & A-1 (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) & A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2016-245-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, being a strip of land 100 feet wide by approximately 710 feet long, and a strip of land 50 feet wide by approximately 195 feet long, (being a portion of the land formerly occupied by the B.R.H.&E. - C.Z.C. Railroad) located in the N 1/2 of the SE 1/4 of Section 28, Township 6 South, Range 10 East, said strip of land being more particularly described as follows:

Begin at the quarter section corner between Sections 28 and 33, T6S, R10E and run North 00 deg. 30 min. East 1442.7 feet; thence run East, 207.8 feet; thence run South 86 deg. East, 418.4 feet; thence run North 00 deg. 30 min. East, 835.0 feet to the south margin of abandoned RR R/W and the northwest corner of property conveyed to Donald D. Wingfield by deed dated 12/15/70 and recorded in COB 593, page 321, the POINT OF BEGINNING, said point being 100 feet south of and measured at right angles from the centerline of said RR R/W; thence run South 85 deg. 30 min. East, along south margin of said RR R/W, to the east line of the NW 1/4 of SE 1/4; thence turn an angle of 90 deg. to the left and run a distance of 50 feet; thence turn an angle of 90 deg. to the right and run South 85 deg 30 min. East along south margin of said RR R/W to the west margin of the Turnpike Road; thence run North 23 deg. 30 min. West along west margin of said road, 56.37 feet to the centerline of said abandoned RR R/W; thence run North 85 deg. 30 min. West along said centerline, 909.79 ft; thence run South 00 deg. 30 min. West, 100.24 feet to the POINT OF BEGINNING.

Containing 1.85 acres of land, more or less.

Case No.: 2016-245-ZC

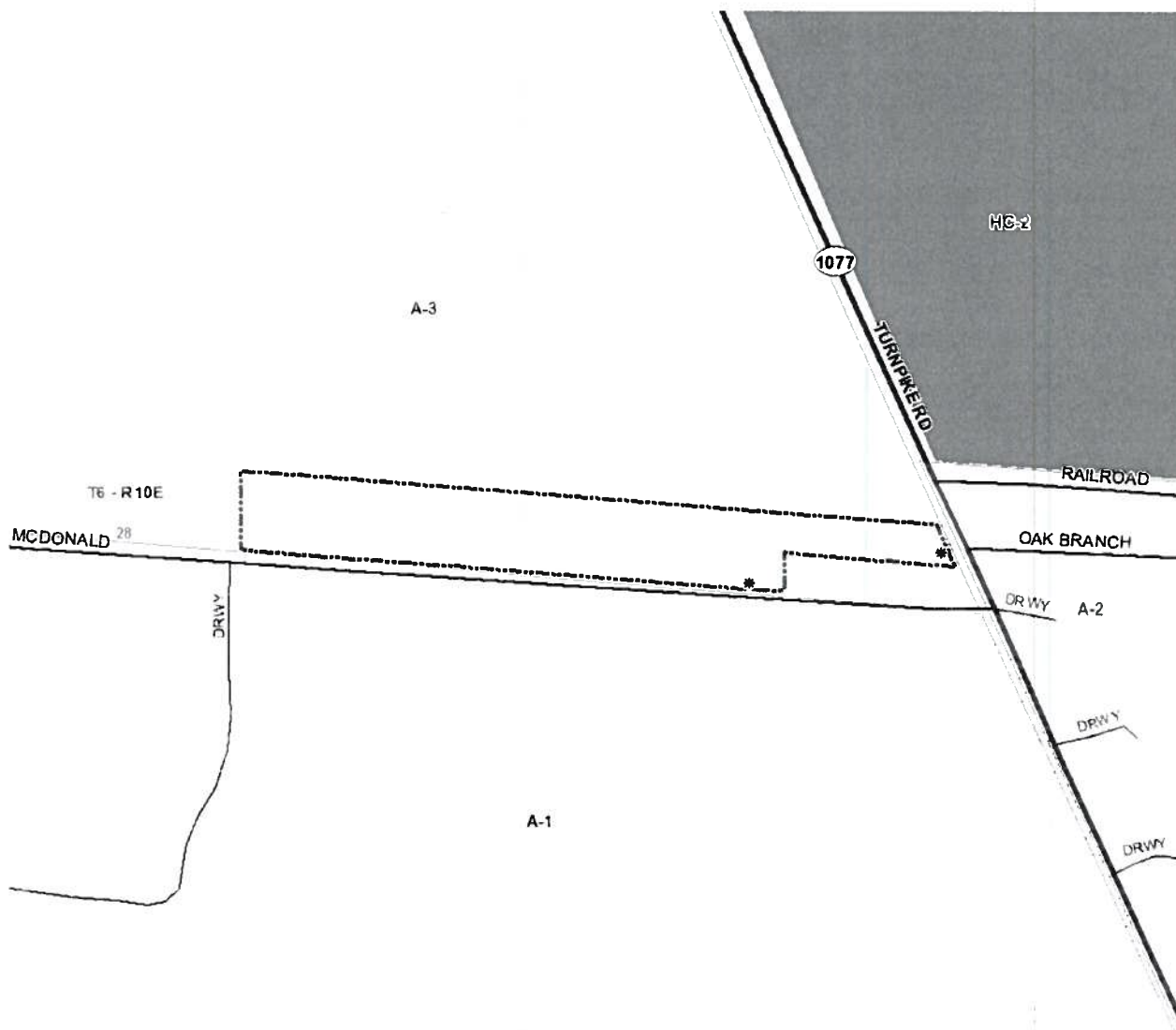
PETITIONER: Lonnie Johnson

OWNER: St. Tammany Fire District No. 13

REQUESTED CHANGE: From A-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the northwest corner of LA Highway 1077 & McDonald Road; S28, T6S, R10E; Ward 1, District 3

SIZE: 1.85 acres



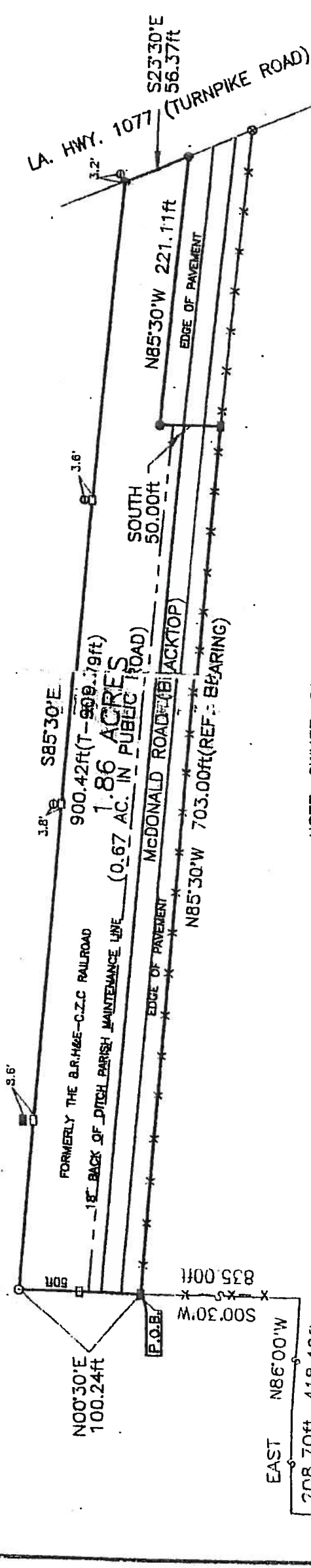
2016-245-ZC



0 400 Feet



A SURVEY OF THE PROPERTY
FOR
BARBARA WINGFIELD



LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- WOOD FENCE POST
- WOOD STAKE SET
- ⊖ 2" METAL POST

NOTE: OWNER-CONTRACTOR TO DETERMINE BUILDING SETBACKS.

- Reference 1) LEGAL DESCRIPTION OF THE DONALD D. WINGFIELD PROPERTY RECORDED IN INSTRUMENT #433102.
 2) SURVEY BY C. R. SCHULTZ DATED NOVEMBER 19, 1970 FOR DONALD D. WINGFIELD. SAID DESCRIPTION AND SURVEY ON FILE IN THE OFFICIAL RECORDS OF THE CLERK OF COURT FOR ST. TAMMANY AND WERE USED FOR THE BASIS OF BEARINGS, TITLE(T) CALLS AND 1/4 SECTION TIE SHOWN.

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 02DSC Map Revised, OCT. 17, 1989
 Base Flood Elevation N/A
 NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised
 I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a survey classification.



WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS
 228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433
 OFFICE (985)892-2847 ~ FAX (985)892-2806

| | | | |
|---------|---------|----------|-----------|
| JOB NO. | DRAWN | DATE | SHEET NO. |
| 15-66 | ARS | 09/01/15 | 1 OF 1 |
| | CHECKED | SCALE | |
| | WRS | 1"=100' | |

2016-045-ZC

A-16

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-245-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Lonnie Johnson

OWNER: St. Tammany Fire District No. 13

REQUESTED CHANGE: From A-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the northwest corner of LA Highway 1077 & McDonald Road; S28, T6S, R10E; Ward 1, District 3

SIZE: 1.85 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & 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 & Undeveloped | A-3 Suburban District |
| South | Undeveloped | A-1 Suburban District |
| East | Residential | A-2 Suburban District |
| West | Undeveloped | A-1 Suburban 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-3 Suburban District & A-1 Suburban District to PF-1 Public Facilities District. This site is located at the on the northwest corner of LA Highway 1077 & McDonald Road. The 2025 future land use plan calls for the area to be developed with residential uses. 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, in the surrounding area.

Note that the zoning change is being requested to allow for a fire station to be constructed on the site.

STAFF RECOMMENDATION:

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