

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5766                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO                      SECONDED BY: MR. BINDER

ON THE 2 DAY OF FEBRUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BREWSTER ROAD, WEST OF PERRILLOUX ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 4.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 1, DISTRICT 1). (2016-490-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-490-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF MARCH , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JANUARY 26 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

## Exhibit "A"

### 2016-490-ZC

#### PARCEL ONE:

A certain parcel of land situated in Section 9, Township 7 South, Range 10 East, Saint Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Section corner common to Sections 8, 9, 16 & 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana run North 89 Degrees 30 Minutes East a distance of 987.47 feet to a point in the centerline of Brewster Road and the Point of Beginning.

From the Point of Beginning run North 00 Degrees 45 Minutes 34 Seconds West a distance of 660.57 feet to a 1/2" iron rod set; thence run North 89 Degrees 21 Minutes 28 Seconds East (North 89 Degrees 30 Minutes East- deed) a distance of 132.24 feet to a 1/2" iron rod found; thence South 00 Degrees 45 Minutes 37 Seconds East (South 00 Degrees 45 Minutes East- reference survey by Thomas Fontcuberta of a 2.39 acre tract, Plat File No. 128-656) a distance of 642.32 feet to a 1/2" iron rod set, thence run North 89 Degrees 07 Minutes 20 Seconds East (North 89 Degrees 05 Minutes 36 Seconds East- reference survey by Thomas Fontcuberta of a 2.39 acre tract, Plat File No. 128-656) a distance of 225.00 feet; thence South 00 Degrees 45 Minutes East a distance of 19.80 feet to a point in the centerline of Brewster Road; thence run along said centerline of Brewster Road South 89 Degrees 28 Minutes 57 Seconds West (South 89 Degrees 30 Minutes West- deed) a distance of 358.57 feet and back to the Point of Beginning.

All in accordance with a plan of survey by J. V. Burkes & Associates, Inc., dated 9/1/2010 and according to which, said parcel contains 2.11 acres of land more or less.

#### PARCEL TWO:

ALL THAT CERTAIN LOT OR PARCEL 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, lying and being situated in the Southwest Quarter of Section 9, Township 7 South, Range 10 East, St. Helena Meridian, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commence from the corner common to Sections 8, 9, 16 & 17, Township 7 South - Range 10 East go North 89 degrees 30 minutes East, a distance of 1345.05 feet; thence go North 00 degrees 45 minutes East, a distance of 19.5 feet to a point on the Northerly right of way line of Brewster Road also the Point of Beginning.

From the Point of Beginning go along said right of way South 89 degrees 07 minutes 20 seconds West, a distance of 25.00 feet; thence leave said right of way and go North 00 degrees 45 minutes 37 seconds West, a distance of 200.00 feet; thence go South 89 degrees 04 minutes 59 Seconds West, a distance of 200.00 feet; thence go North 00 degrees 45 minutes 37 Seconds West, a distance of 442.32 feet; thence go North 89 degrees 37 minutes 43 seconds East, a distance of 225.00 feet; thence go South 00 degrees 45 minutes 37 Seconds East, a distance of 640.20 feet back to the Point of Beginning.

Said parcel is more fully described on a plat of survey made by Thomas J. Fontcuberta, Surveyor, Fontcuberta Surveys, Incorporated, Plat File No. 128-656, according to which said parcel contains 2.39 Acres; and further in accordance with a survey by Randall W. Brown & Associates, Inc., dated September 23, 2011, Survey No. 11411.

**Case No.:** 2016-490-ZC

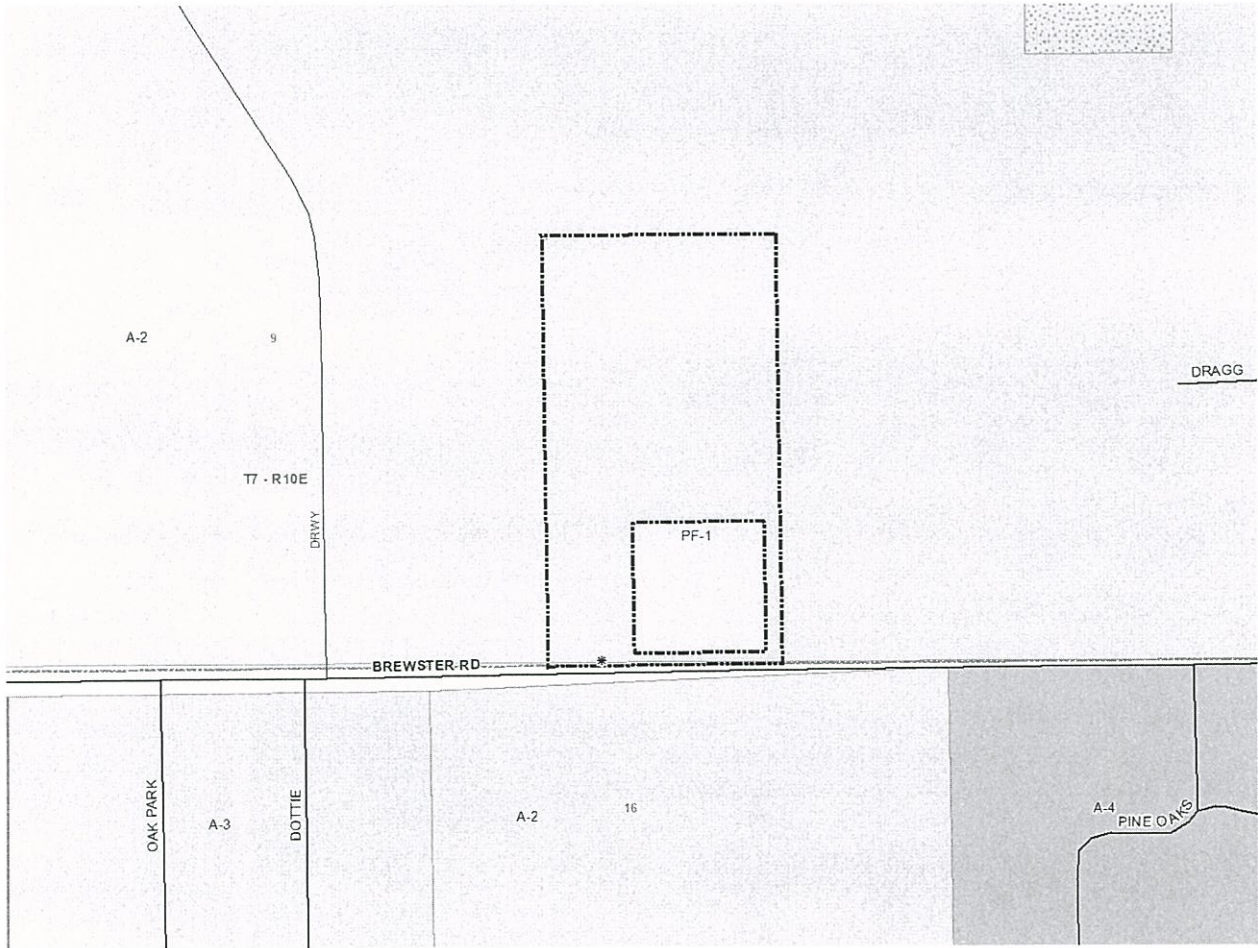
**PETITIONER:** Parish of St. Tammany

**OWNER:** Parish of St. Tammany

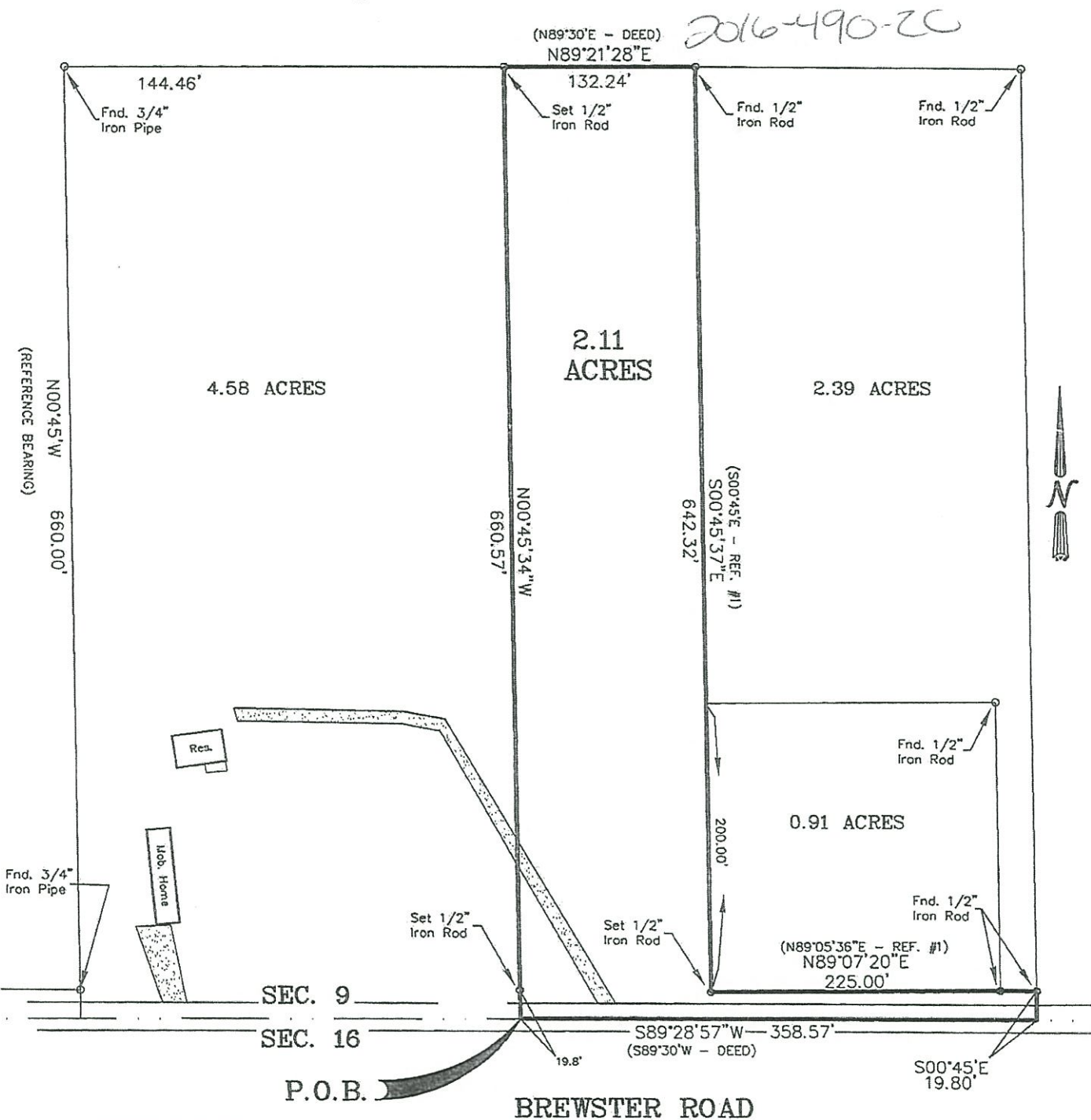
**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the north side of Brewster Road, west of Perrilloux Road ; S9, T7S, R10E; Ward 1, District 1

**SIZE:** 4.5 acres







P.O.B. IS REPORTED TO BE N89°30'E 987.47 FEET FROM THE CORNER COMMON TO SECTIONS 8, 9, 16 & 17, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

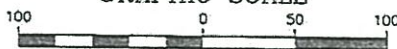
REFERENCE: 1.) SURVEY BY THOMAS J. FONTCUBERTA DATED 12/12/03, FOR ST. TAMMANY PARISH, PLAT FILE NO. 128-656.

#### LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: BREWSTER ROAD

#### GRAPHIC SCALE



( IN FEET )

1 INCH = 100 FEET

#### BUILDING SETBACKS (\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

I CERTIFY THAT THIS PLAT 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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D 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. No. 225205.0205 C

F.I.R.M. Date 10/17/89

ZN: C B.F.E. N/A

\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20100425

DATE:

9/1/10

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:

JL

CHECKED BY:

SMB

SCALE:

1" = 100'

**A SURVEY MAP OF A 2.11 ACRE  
PARCEL OF LAND SITUATED IN  
SECTION 9, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LOUISIANA**

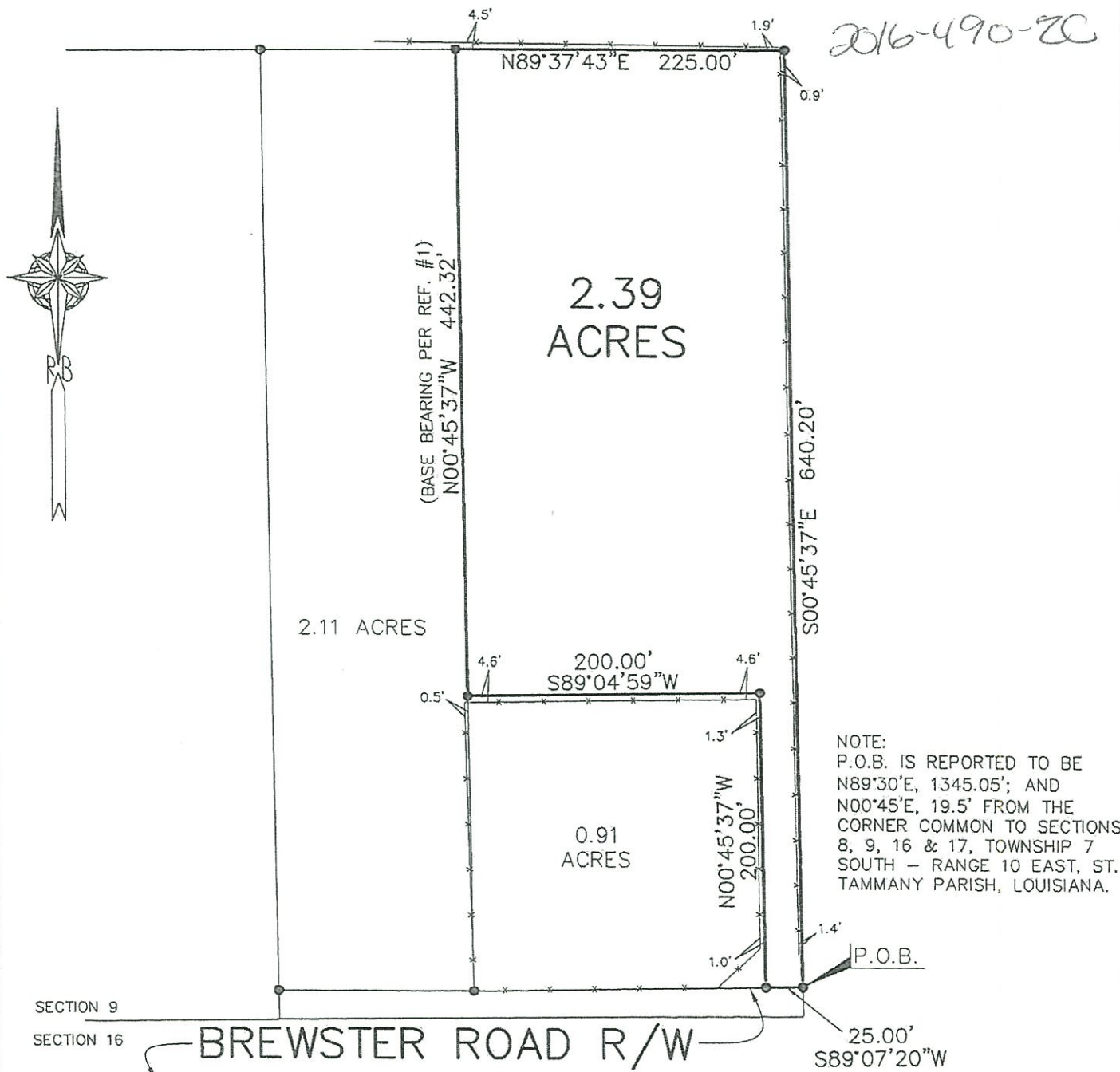
CERTIFIED  
TO: ST. TAMMANY PARISH

SURVEYED BY:

SEAN M. BURKES  
LA REG. NO. 4785



Z:\11SURVEY\11411.dwg



Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.

REFERENCE:  
1) Survey of 2.11 acres by Sean M. Burkes dated: 9/1/10  
2) Survey of 2.39 acres by Thomas J. Fontcuberto

FIRM Panel# 225205 0205 C Rev. 10/17/1989

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
A 2.39 ACRE PARCEL OF GROUND SITUATED IN  
SECTION 9, TOWNSHIP 7 SOUTH – RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
ST. TAMMANY PARISH GOVERNMENT

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
E-MAIL: info@brownsurveys.com

Date: SEPTEMBER 23, 2011  
Survey No. 11411  
Project No. (CR5) B11411.CR5  
Scale: 1"= 100'±  
Drawn By: BRC  
Revised:

Copyright 2011 - Randall W. Brown & Associates, Inc.







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

**Date:** 12/27/2016  
**Case No.:** 2016-490-ZC  
**Posted:** 12/15/16

**Meeting Date:** 1/3/2017  
**Determination:** Approved

GENERAL INFORMATION

**PETITIONER:** Parish of St. Tammany  
**OWNER:** Parish of St. Tammany  
**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District  
**LOCATION:** Parcel located on the north side of Brewster Road, west of Perrilloux Road ; S9, T7S, R10E; Ward 1, District 1  
**SIZE:** 4.5 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	Undeveloped	A-2 Suburban District
South	Undeveloped/Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

**Existing development:** Yes                                      **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 Brewster Road, west of Perrilloux Road. The 2025 future land use plan calls for the area to be developed with residential uses. A portion of the property is currently developed with some St. Tammany Parish Maintenance Facility Buildings. The objectives of the request is to bring remaining portion of the site into compliance with the appropriate zoning, to allow for future development of the site with additional government offices and maintenance facility buildings.

STAFF RECOMMENDATION:

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