

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6151 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 7 DAY OF MARCH , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF US HIGHWAY 11, SOUTH OF BEN THOMAS ROAD, BEING 60059 US HIGHWAY 11 AND WHICH PROPERTY COMPRISES A TOTAL OF 0.552 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). (2018-1265-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1265-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 APRIL , 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: FEBRUARY 27 , 2019

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

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

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

## **EXHIBIT "A"**

### **2018-1265-ZC**

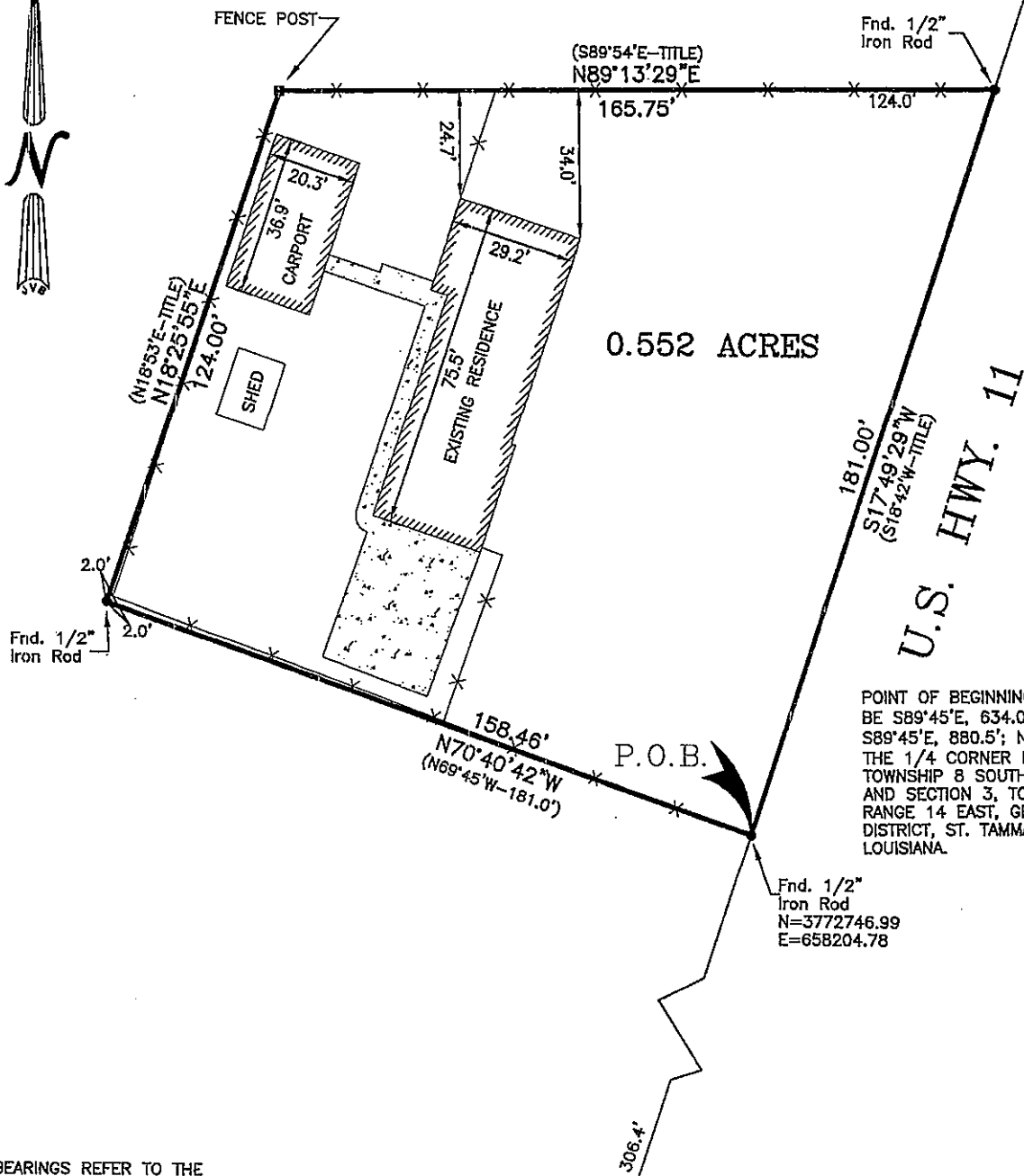
A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, with all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being more fully described as follow, to-wit:

A CERTAIN PARCEL OF LAND, situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully describe as follows:

From the Quarter corner between Section 34, Township 8 South, Range 14 East, and Section 3, Township 9 South, Range 14 East, go South 89 degrees, 45 minutes East 634.0 feet to a point; thence North 208.9 feet to a point; thence South 89 degrees 45 minutes East 880.5 feet to a point in the westerly right of way line of U.S. Highway 11; thence along said right of way line North 18 degrees 42 minutes East a distance of 306.4 feet to an iron and the point of beginning.

Thence continue North 18 degrees 42 minutes East, 181.0 feet to an iron; thence North 89 degrees 54 minutes West 165.75 feet to an iron; thence South 18 degrees 53 minutes West 124.0 feet to an iron; thence South 69 degrees 45 minutes East 157.75 feet to the point of beginning.





NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

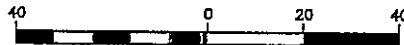
REF: A Survey by Albert A. Lovell Dated 01/09/1984 Job # 97119.

LEGEND

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

ADDRESS: 60059 HWY. 11

GRAPHIC SCALE



( IN FEET )

1 INCH = 40 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 'STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS' FOR A CLASS C 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 0420 E

F.I.R.M. Date 04/21/1999

ZN: A1 B.F.E. 14'

\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20180533

DATE:

08/16/2018

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

SURVEYING

ENGINEERING

• ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458

DRAWN BY:

VLL

CHECKED BY:

JDL

SCALE:



2018-1265-ZC

I-2

I-2

HC-2

BEN THOMAS

HC-3

T8-R14E

34

A-4

NORTH

9TH

NORFOLK SOUTHERN RR

11

A-3

A-4

T9-R14E

3

9TH

DARWIN





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 01/25/2019  
**Case No.:** 2018-1265-ZC  
**Prior Action:** Postponed 12/04/18  
**Posted:** 01/18/19

**Meeting Date:** 02/5/2019  
**Determination:** Amended to PF-1 Public Facilities District

**GENERAL INFORMATION**

**PETITIONER:** Daniel Spayde  
**OWNER:** Slidell Community Baptist Church - Michael Peyton  
**REQUESTED CHANGE:** From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District  
**LOCATION:** Parcel located on the west side of US Highway 11, south of Ben Thomas Road, being 60059 US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 0.552 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Federal                      **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	Commercial –Engine Repair	A-4 Single-Family Residential District
South	Mini Storage	A-4 Single-Family Residential District
East	Undeveloped	City of Slidell
West	Residential	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** Yes                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District. This site is located on the west side of US Highway 11, south of Ben Thomas Road, being 60059 US Highway 11, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses.

Note that the property is currently developed with a religious use. The objective of the request is to bring the existing use in compliance with the appropriate zoning. As stated in the previous staff report, staff is not opposed to the request considering that the site is surrounded by commercial uses.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.