

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5809 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF MAY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON ON THE NORTH SIDE OF HARRISON AVENUE, WEST OF FLOWERS DRIVE ; S2, T7S, R11E AND WHICH PROPERTY COMPRISES A TOTAL OF 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO PF-1 (PUBLIC FACILITIES DISTRICT), WARD 2, DISTRICT 2, (2017-567-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-567-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 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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JUNE , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 26 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

ZONING STAFF REPORT

Date: 3/22/2017
Case No.: 2017-567-ZC
Posted:03/23/17

Meeting Date: 4/4/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: St. Tammany Parish Council
OWNER: Lambert Investments Inc - Donald G. Lambert
REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive ; S2, T7S, R11E; Ward 2, District 3
SIZE: 4 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	Single Family Residential	A-4A Single family Residential
East	Undeveloped/Residential	A-2 Suburban District
West	Undeveloped	PUD Planned Unit Development Overlay
		PF-1 Public Facilities

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

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 Harrison Avenue, west of Flowers Drive. The 2025 future land use plan calls for the site to be developed as a conservation area and with uses that would allow for the preservation of the natural environment. The requested zoning change does not meet the objectives of the 2025 future land use plan. However, staff does not have any objection to the request, considering the location of the site, along a major arterial, and the purpose of the PF-1 zoning, which is to provide for the location of governmental and institutional uses to the public.

STAFF RECOMMENDATION:

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

Case No.: 2017-567-ZC

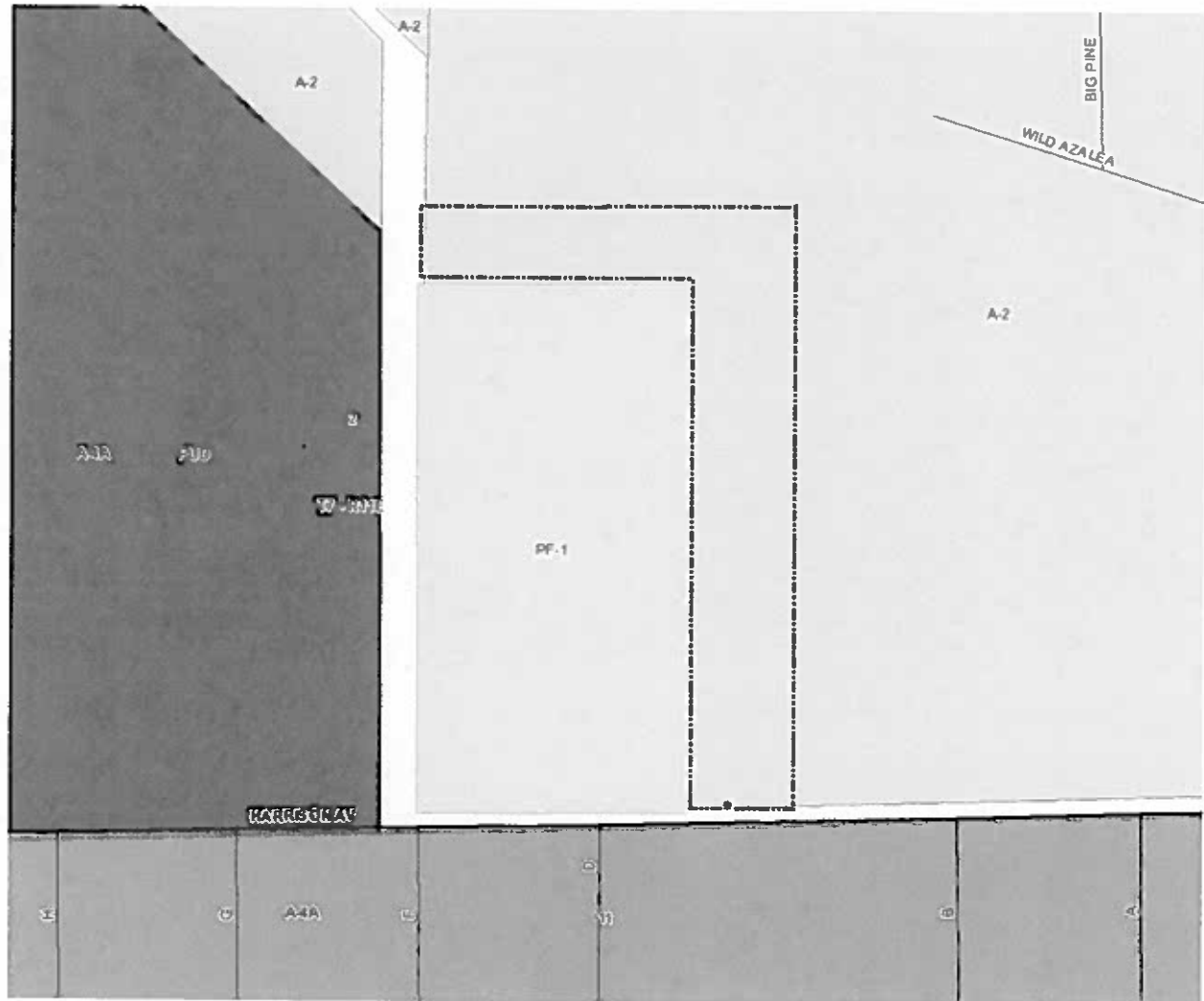
PETITIONER: St. Tammany Parish Council

OWNER: Lambert Investments Inc - Donald G. Lambert

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

LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive ; S2, T7S, R11E; Ward 2, District 3

SIZE: 4 acres





ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

4/6/2017

Lambert Investments Inc, Donald G. Lambert
P.O. Box 1958
Kenner, LA 70063

RE: 2017-567

Dear Donald G. Lambert:

On April 04, 2017 the Zoning Commission, in regards to the above captioned case, recommended that the requested zoning changing from A-2 Suburban District to PF-1 Public Facilities District be approved.

Since the case was approved, it goes to the Council Meeting for adoption. The remainder of this process takes about 1 1/2 to 2 months for the change to become effective. Zoning cases typically become effective upon publication in the official Parish journal.

Should you have any questions, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in cursive script that reads "Helen Lambert".

Helen Lambert
Assistant Director

2017-567-ZC



PROPERTY DESCRIPTION

**PROPOSED PARCEL A2-A – LAMBERT INVESTMENTS MINOR SUBDIVISION
SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN LAMBERT INVESTMENTS MINOR SUBDIVISION, SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SOUTHWEST CORNER OF LOT 1, SINGING RIVER ESTATES, PHASE 1 AND THE NORTHERN RIGHT OF WAY LINE OF HARRISON AVENUE AND GO ALONG SAID RIGHT OF WAY LINE OF HARRISON AVENUE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST A DISTANCE OF 249.99 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID RIGHT OF WAY LINE OF HARRISON AVENUE GOING SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE LEAVING THE RIGHT OF WAY LINE OF HARRISON AVENUE GO NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 580.81 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST A DISTANCE OF 580.81 FEET BACK TO THE NORTHERN RIGHT OF WAY LINE OF HARRISON AVENUE, ALSO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.00 ACRES OF GROUND MORE OR LESS.

SURVEY NO. 161105
NOVEMBER 30, 2016

Randall W. Brown, P.L.S.
License No. 04586

[illegible]

