

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5688

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. STEFANCIK

ON THE 6 DAY OF OCTOBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF N. 5TH AVENUE & N. 8TH STREET, BEING LOTS 10-14, SQUARE 5, ALTON AND WHICH PROPERTY COMPRISES A TOTAL OF 0.574 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT), (WARD 8, DISTRICT 9). (2016-351-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-351-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 ED-1 (Primary Education 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 ED-1 (Primary Education 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 ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF NOVEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: SEPTEMBER 29 , 2016

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

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

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

**Exhibit "A"**

**2016-351 -ZC**

A certain parcel of land, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

**Commence** from a ½" iron rod set at the intersection of the northerly right of way line of Third Avenue and the easterly right of way line of Eighth Street run along said easterly right of way line of Eighth Street North 19 Degrees 00 Minutes 00 Seconds East a distance of 250.00 feet to a ½" iron rod set; Thence leaving said easterly right of way line of Eighth Street run South 71 Degrees 00 Minutes 00 Seconds East a distance of 100.00 feet to a ½" iron rod set; Thence run South 19 Degrees 00 Minutes 00 Seconds West a distance of 250.00 feet to a ½" iron rod set on the northerly right of way line of Third Avenue; Thence run along said northerly right of way line of Third Avenue North 71 Degrees 00 Minutes 00 Seconds West a distance of 100.00 feet and back to the **Point of Commencement**.

Said parcel contains **0.574 acres** of land more or less, lying and situated in Section 34, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2016-351-ZC

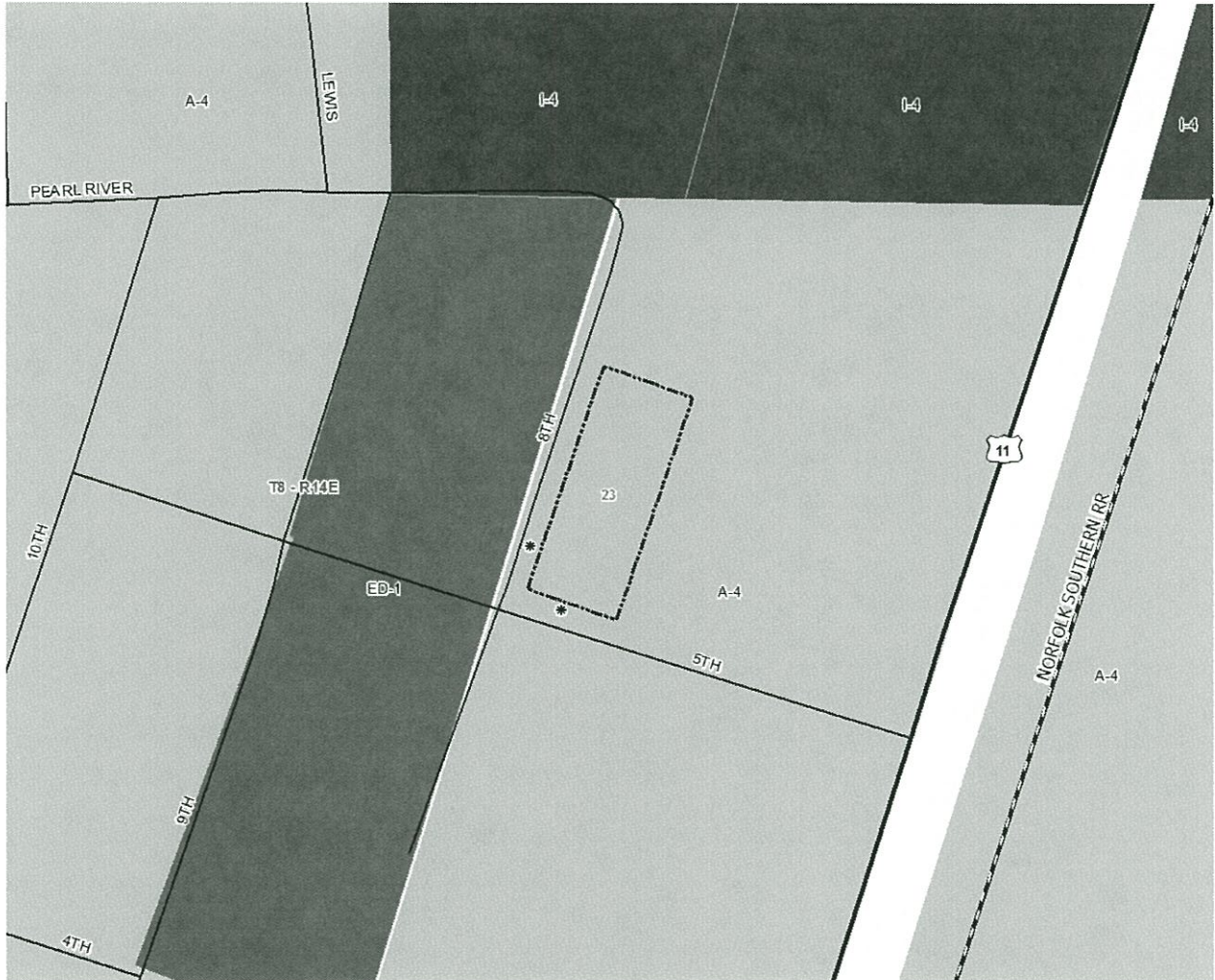
**PETITIONER:** Jeffrey D. Schoen

**OWNER:** St. Tammany Parish School Board - W.L. "Trey" Folse

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to ED-1 Primary Education District

**LOCATION:** Parcel located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton ; S23, T8S, R14E; Ward 8, District 9

**SIZE:** 0.574 acres



2016-351-2C



SCALE: 1" = 40'

DATE: 6/14/16

DRAWN BY: JDL  
CHECKED BY: RMK

DWG. NO.: 20160393

SHEET 1 OF 1

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. Encumbrances shown herein are not necessarily exclusive. Encumbrances of record as shown on the opinion of title policy will be added here to upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0410 D  
DATE: 7/21/99  
B.F.E. = N/A

\* Verify prior to construction with local governing body.

A RESUBDIVISION MAP OF  
LOTS 10-14 INTO LOT 10A, SQ. 5,  
ALTON, LA. SITUATED IN  
SECTION 23, T-8-S, R-14-E, GLD,  
ST. TAMMANY PARISH, LOUISIANA

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. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class 1 survey. Bearings are based on record bearings unless noted otherwise.

ST. TAMMANY PARISH SCHOOL BOARD

APPROVED:

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 25,000 SQ. FT. OR 0.574 ACRES



**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING & ENVIRONMENTAL

1805 Shortcut Highway  
Sibley, Louisiana 70458  
E-mail: jvbosco@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

STATE OF LOUISIANA  
SEAN M. BURKES  
REG. NO. 4765  
REGISTERED SURVEYOR

SEAN M. BURKES  
LA REG. NO. 4765

2016-351-ZC

LEWIS

PEARL RIVER

I-4

9TH

8TH

23  
T8 - R14E

ED-1

A-4

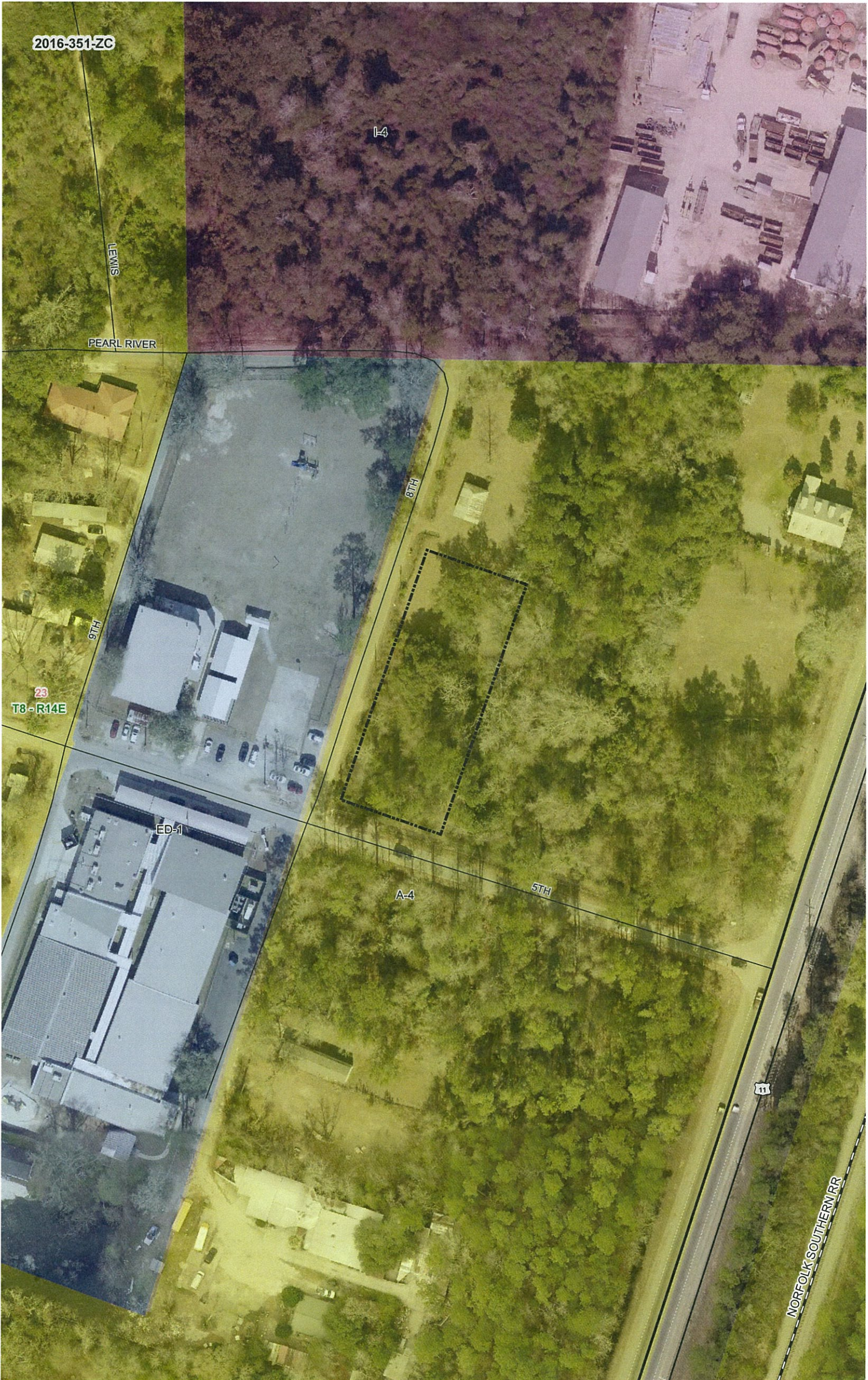
5TH

11

NORFOLK SOUTHERN RR

0 200 Feet

N



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 8/29/2016  
**Case No.:** 2016-351-ZC  
**Posted:** 8/19/2016

**Meeting Date:** 9/6/2016  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Jeffrey D. Schoen

**OWNER:** St. Tammany Parish School Board - W.L. "Trey" Folse

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to ED-1 Primary Education District

**LOCATION:** Parcel located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton ; S23, T8S, R14E; Ward 8, District 9

**SIZE:** 0.574 acres

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**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
South	Undeveloped	A-4 Single Family Residential
East	Undeveloped	A-4 Single Family Residential
West	Primary School	ED-1 Primary Education

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**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 ED-1 Primary Education District. This site is located on the northeast corner of N. 5th Avenue & N. 8th Street, being lots 10-14, Square 5, Alton. The 2025 future land use plan calls for the area to be developed with residential uses. The zoning change is being requested in order to allow for the site to be developed with educational uses associated with the abutting Alton Elementary School.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an ED-1 Primary Education District designation be approved.