

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5697

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. SHARP

SECONDED BY: MR. THOMPSON

ON THE 6 DAY OF OCTOBER , 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HARRISON AVENUE, WEST OF FLOWERS DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 7.08 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 3, DISTRICT 2). (2016-330-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-330-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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: October 27 , 2016

Published Adoption: _____ , 2016

Delivered to Parish President: _____ , 2016 at _____

Returned to Council Clerk: _____ , 2016 at _____

Exhibit "A"

2016-330 -ZC

**LEGAL DESCRIPTION
OF
7.08 ACRES ON HARRISON AVENUE**

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 2, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Quarter Corner common to Sections 2 and 11, Township 7 South, Range 11 East, go South 89 degrees 30 minutes West 544.6 feet to an iron; thence continue along the northerly boundary of Harrison Avenue South 89 degrees 43 minutes West 400 feet to a point, being the Point of Beginning.

From the Point of Beginning, thence go along the northerly boundary of Harrison Avenue South 89 degrees 43 minutes West 398.5 feet; thence go North 775 feet to a point; thence go North 89 degrees 43 minutes East 398.5 feet to a point; thence go South 775 feet to the Point of Beginning heretofore set.

Case No.: 2016-330-ZC

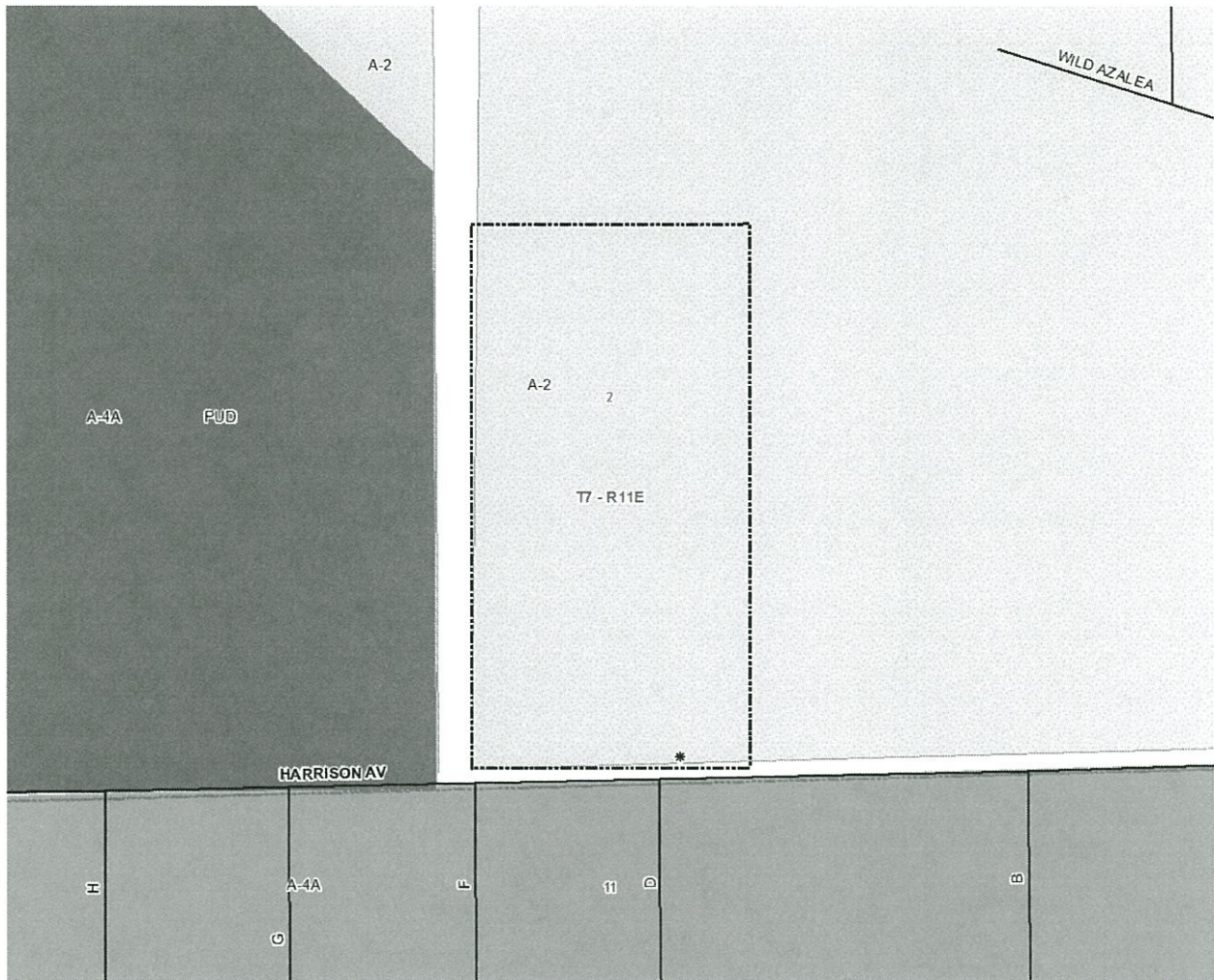
PETITIONER: Jeffrey Schoen

OWNER: Lambert Investments, Inc - Donald G. Lambert - 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 3, District 2

SIZE: 7.08 acres



2014-330-ZC

ST. TAMMANY PARISH, LA.

PIPE N 89° 41' E PIPE
498.5 ROD 300' ROD
ROD 15'



NORTH
2623.0

30.018 ACRES

2623.0

18.065 ACRES

2623.0
SOUTH

775'±

398.5'±

7.08 ACRES±

775'±

398.5'±

PIPE

498.5

300'

PIPE

S 89° 30' W, 544.6 FROM THE W COR. BETWEEN SECS. 2 & 11 T7S, R1E, ST. TAMMANY PARISH, LA.

S 89° 43' W

HARRISON

AVE.

LAIRIE, LA.

JUNE 1, 1973

SURVEY MADE AT THE REQUEST OF PATRICK CARR FOR THE ACCT. OF DONALD LAMBERT CONST, INC.

2016-330-ZC

2

PUD

T7-R1E

A-2

HARRISON

A-4A

C

E

11

D

D

0 300 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/29/2016
Case No.: 2016-330-ZC
Posted: 8/19/2016

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey Schoen

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 3, District 2

SIZE: 7.08 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	Residential	A-4A Single Family Residential District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	PUD Planned Unit Development Overlay

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 that resource so that it remains 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. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

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 include 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.