

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6275

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 1088, WEST OF FOREST BROOK BOULEVARD, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 6.25 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) & A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) WARD 4, DISTRICT 7) (2019-1589-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1589-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 NC-4 (Neighborhood Institutional District) & 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 NC-4 (Neighborhood Institutional District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF DECEMBER , 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: OCTOBER 30 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1589-ZC

A CERTAIN PARCEL OF LAND BEING 6.25 ACRES AND SITUATED IN SECTION 5, T-8-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SECTION 5, T-8-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 45 MINUTES EAST FOR A DISTANCE OF 1356.7 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 15 MINUTES EAST FOR A DISTANCE OF 377.4 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LA. HWY. NO. 1088; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 71 DEGREES 26 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 240.0 FEET TO A POINT; THENCE RUN SOUTH 71 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 100.52 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTHERLY RIGHT-OF-WAY, RUN SOUTH 03 DEGREES 36 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 847.21 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 51 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 320.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 30 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 718.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LA. HWY. NO. 1088; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 71 DEGREES 36 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 400.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.25 ACRES MORE OR LESS.

Case No.: 2019-1589-ZC

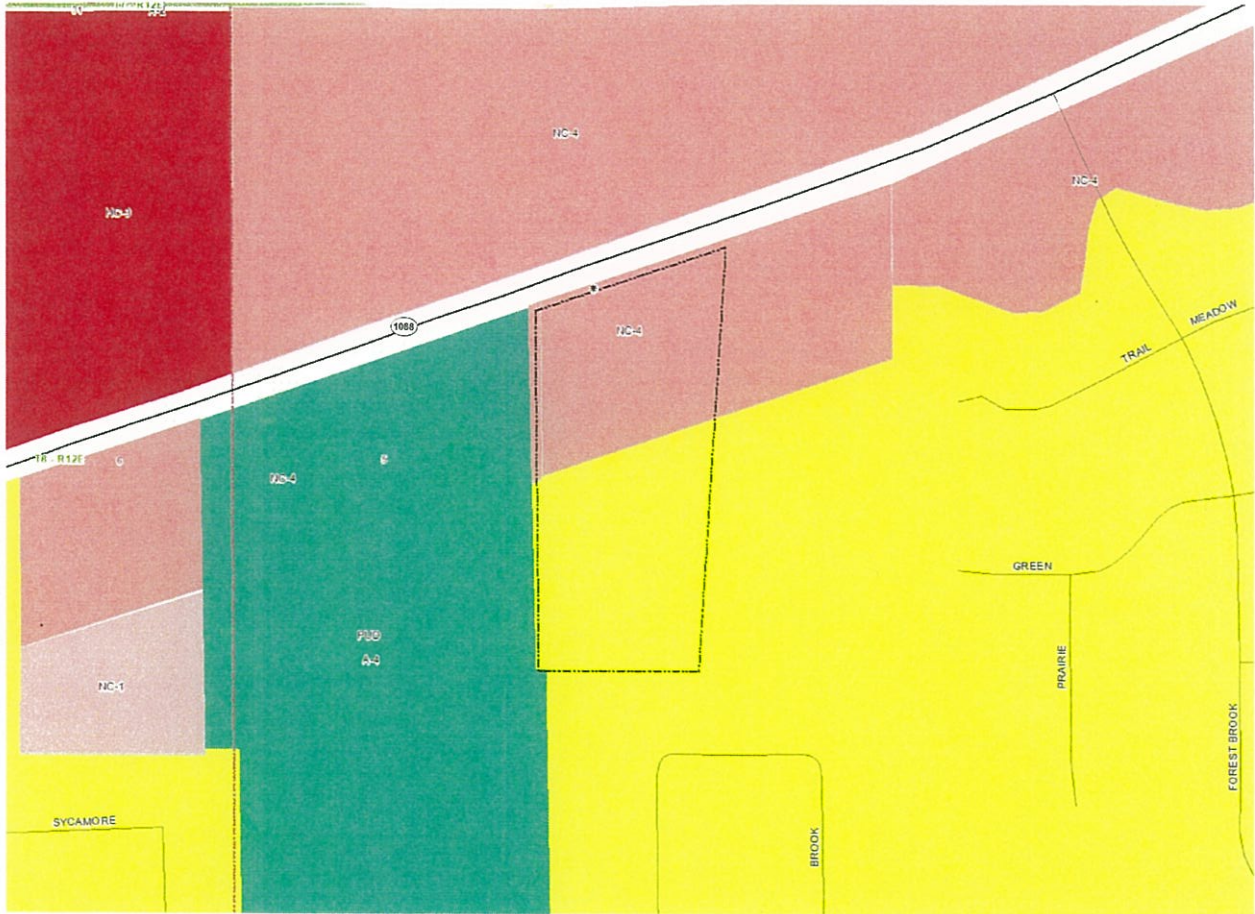
PETITIONER: Steve Hudson

OWNER: William and Shari Karanas

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the south side of LA Highway 1088, west of Forest Brook Boulevard, being 23098 Hwy 1088, Mandeville ; S5, T8S, R12E; Ward 4, District 7

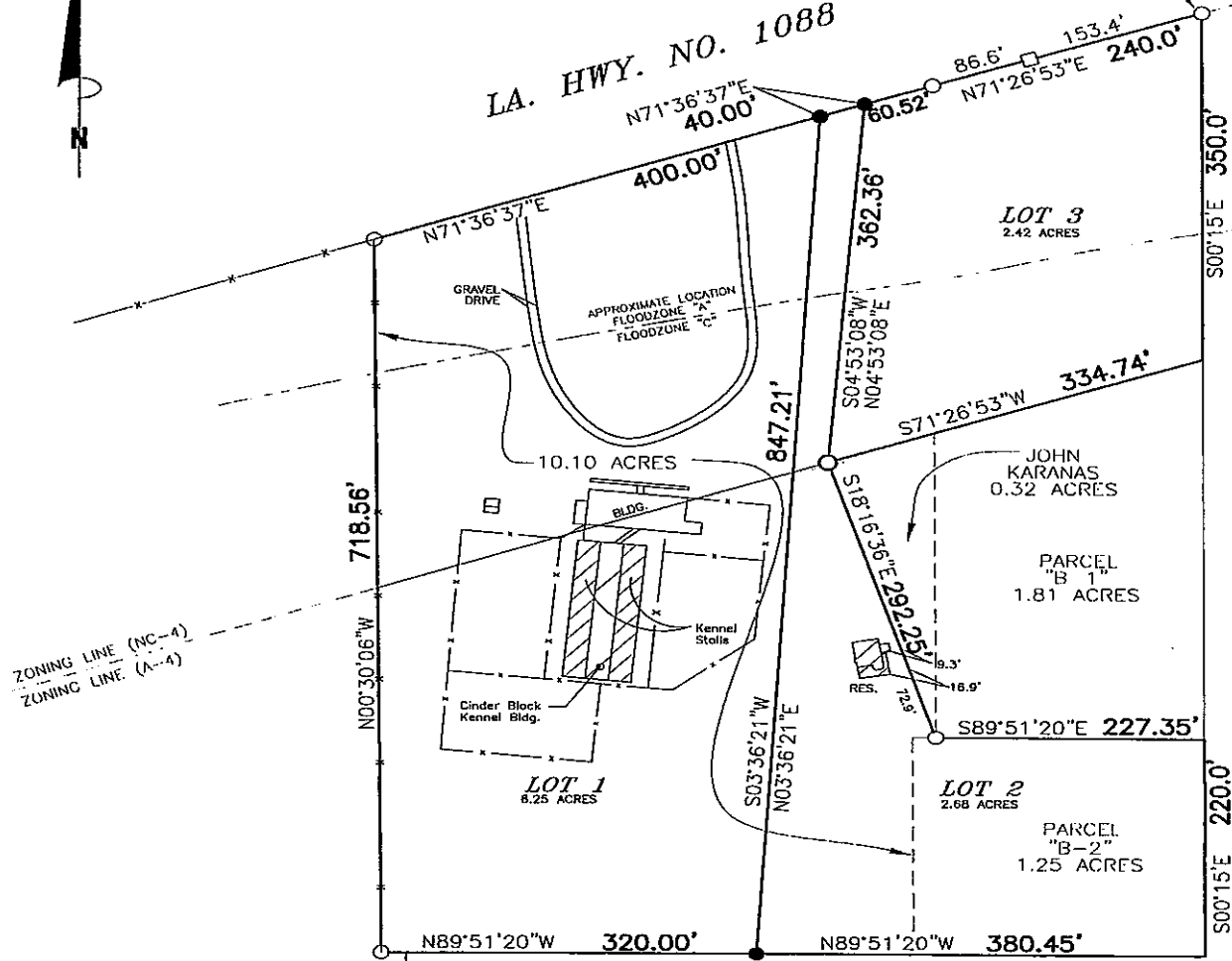
SIZE: 6.25 acres





THIS POINT IS REPORTED TO BE
S89°45'E - 1356.7' AND S00°15'E
- 377.4' FROM THE N.W. CORNER
OF SECTION 5, T-8-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA.

LA. HWY. NO. 1088



APPROVALS:

2019-1589-ZC

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

- - 1/8" IRON ROD SET
- - 1/2" IRON PIPE FOUND
- - L.D.H. MONUMENT FOUND
- - 1/2" IRON ROD FOUND

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JOHN E. BONNEAU & ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: A survey by this firm with survey no. 2004 D14 dated February 27, 2004.

BASIS FOR BEARINGS/ANGLES: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A & C" with a Base Flood Elevation of 25' in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
A 10.10 ACRE PARCEL OF LAND AND PARCEL B-2
situated in
SECTION 5, T-8-S, R-12-E
into
LOT 1, 2 AND 3, SECTION 5, T-8-S, R-12-E
St. Tammany Parish, Louisiana
for
WILLIAM & SHARI KARANAS - ALL CREATURES COUNTRY CLUB

Survey No. 2019 343 Drawn by: SPH Scale: 1" = 120'
Date: AUGUST 07, 2019 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.
Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

This Survey is Certified True and Correct By
JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

2019-1589-ZC

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14

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17

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32

19

A-2

T7S - R12E

A-2

31

10

12

13

15

18

7

NC-4

PARCEL 1

NC-4 PARCELA

HC-3

1088

FOREST BROOK

T8S - R12E

NC-4

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48 47 45
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63 64 65
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44 1 2 3
33 32 31
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35 20
36
37 19
38A
197 198 84

TRAIL

GREEN PARCEL B

PRAIRIE

NC-4

PUD

NC-1

354 353 352 351 350 349
355 348
356 377 378 347
A-4 376 361 379 346
357 375 380 345
358 374 381 344
359 373 382 343
360 372 384 342
BROOK 371 484 341
362 370 385 340
363 369 386 340
364 357 366 367 368 38A
BLUFF 33 32 31
34
35 20
36
37 19
197 198 84
MESA

SYCAMORE

6
94 93
92
91
90
89
88
87
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ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1589-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Steve Hudson

OWNER: William and Shari Karanas

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the south side of LA Highway 1088, west of Forest Brook Boulevard, Mandeville; S5, T8S, R12E; Ward 4, District 7

SIZE: 6.25 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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 and Civic	NC-4 Neighborhood Institutional District
South	Residential	A-4 Single-Family Residential District
East	Residential and Undeveloped	NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District
West	Commercial	NC-4 Neighborhood Institutional District and PUD Planned Unit Development Overlay

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 NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located on the south side of LA Highway 1088, west of Forest Brook Boulevard, being 23098 Hwy 1088, Mandeville. The 2025 future land use plan calls for the area to be developed with residential uses that vary in site design and density. The petitioned property is located along Highway 1088 which currently maintains a mix of commercial, institutional, and residential uses. Staff has no objection to the requested PF-1 District as its purpose is to provide for the location of governmental and institutional uses to the public, in the surrounding area.

Note that this site is proposed to be developed with a religious facility.

STAFF RECOMMENDATION:

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