

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6271

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 NORTH SIDE OF LA HIGHWAY 1085, EAST OF BEDICO CREEK BLVD, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) WARD 1, DISTRICT 1). (2019-1575-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1575-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 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"

2019-1575-ZC

Located in Sections 5 and 8 Township 7 South Range 10 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 5, 6, 7 and 8 Township 7 South Range 10, East, St. Tammany Parish, Louisiana run North 01 degrees 59 minutes 13 seconds West, 95.0 feet; thence South 89 degrees 18 minutes 57 seconds East, 1004.23 feet to the Point of Beginning.

From the Point of Beginning run North 00 degrees 41 minutes 03 seconds East, 207.00 feet to a point; thence South 89 degrees 18 minutes 57 seconds East, 289.53 feet to a point; thence South 00 degrees 41 minutes 03 seconds West, 291.46 feet to a point on the Northerly Right-of-way of La. Hwy. 1085 (Bootlegger Road); thence run along said Right-of-way in the following 2 courses: thence with a curve to the left having a Radius of 1180.92 feet and an Arc of 179.36 feet, Chord South 72 degrees 14 minutes 08 seconds West, 179.19 feet to a point; thence South 67 degrees 46 minutes 44 seconds West, 0.64 feet to intersect the Easterly Right-of-way of Bedico Creek Blvd.; thence run along said Right-of-way North 39 degrees 23 minutes 12 seconds West, 184.80 feet back to the Point of Beginning. This tract contains 2.00 Acres as per map prepared by this firm dated March 25, 2019 Drawing Number 19420.

Case No.: 2019-1575-ZC

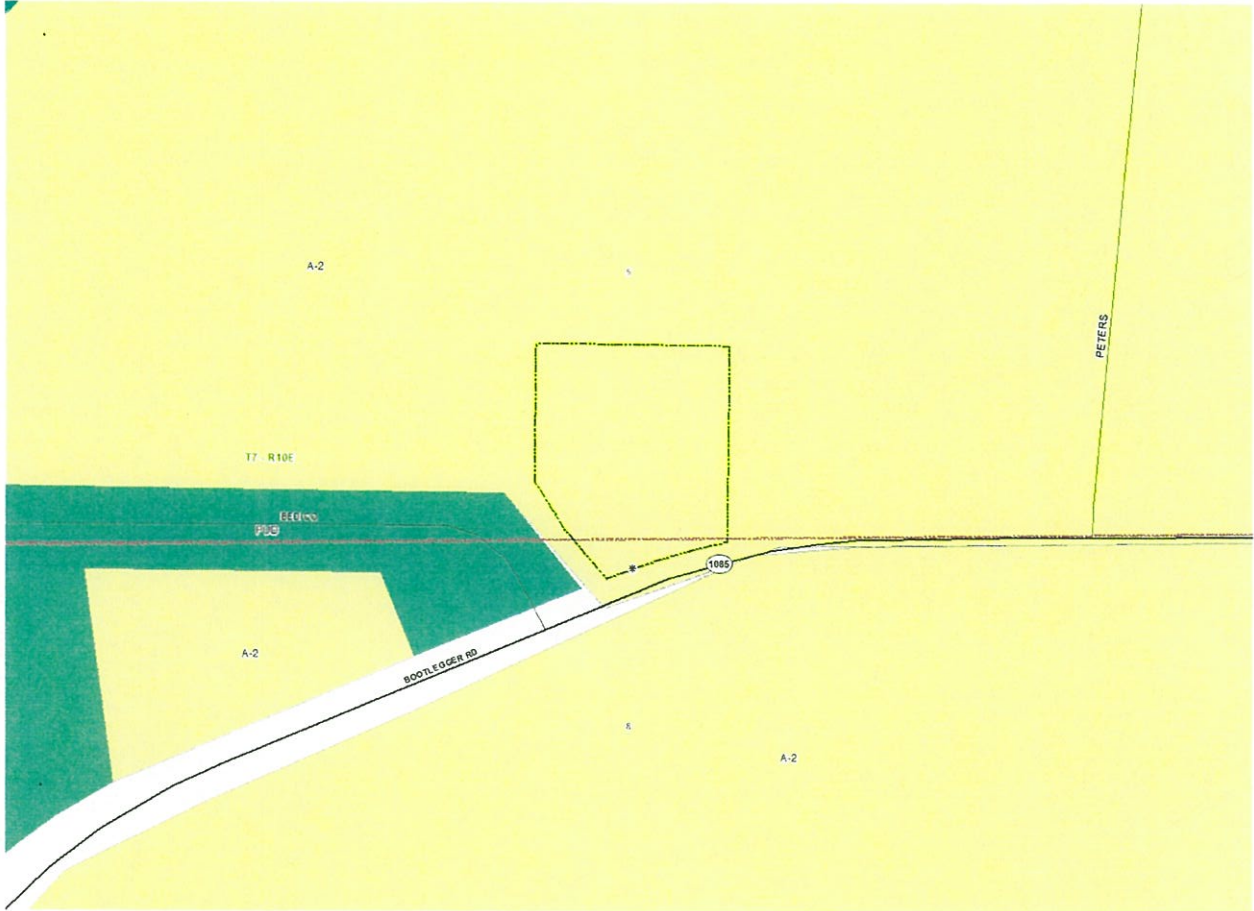
PETITIONER: David Windom

OWNER: Liz Beth Peter and Phillip Chalaron

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

LOCATION: Parcel located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville ; S5 & 8, T7S, R10E; Ward 1, District 1

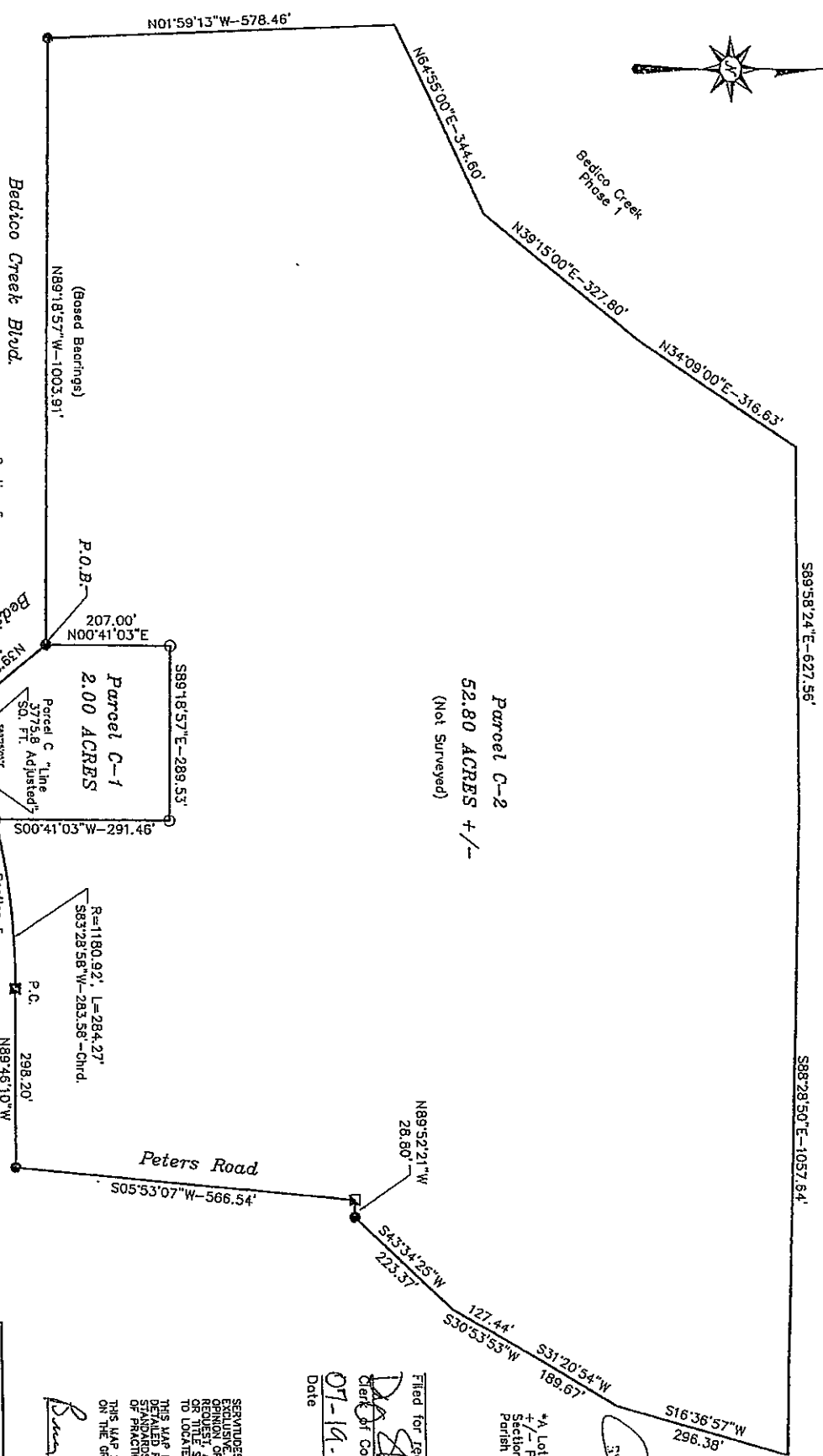
SIZE: 2 acres



2019-1575-ZC



Bedico Creek
Phase 1



Parcel C-2
52.80 ACRES +/-
(Not Surveyed)

Parcel C-1
2.00 ACRES
P.O.B. 207.00' N00°41'03"E
Parcel C "Line"
3775.8 Adjusted
S.O. Ft.

Reference:
1) A Deed of Parcel II, designated as Parcel C on Survey Map by Tammany Parish, Dated 01/25/2018, File No. #2023592, Clerk's Office
2) A Survey Map of Parcel A, B & C Map File No. E2161, Clerk's Office (Based Bearings)
3) A Deed in Inst. #2023592, Clerk's Office

Reference calls not shown

The P.O.B. is reported to be N01°59'13"W-85.0'; S89°18'57"E-1004.23' from the Section Center common to Sections 5, 6, 7 & 8, (Per Ref 2) R-10-E, St. Tammany Parish, La. (Per Ref 2)

Curve Table:
C1-R=1180.92', L=179.36'
S72°14'08"W-179.19'-Chrd.

LEGEND:
[Symbol] = Fnd. 1/2" Iron Pipe
[Symbol] = Fnd. 1/2" Iron Rod
[Symbol] = Fnd. Conc. Hwy. Mon.
[Symbol] = Set 1/2" Iron Rod

** Lot Line Adjustment of Parcel C and a 54.8 Acre Parcel of Land in Parish C-1 & C-2, in Sections 5 & 8, T-7S-R10E, St. Tammany Parish, Louisiana

Shahna Tranchant
DATE 07/19/19

Filed for Record:
Shahna Tranchant
Clerk of Court
Shahna Tranchant, Deputy Clerk
07-19-2019
File No. 5861A

REPLACES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UNLESS REQUESTED AS AN EXCEPTION TO THE STANDARD POLICY. TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PROBLEMS, THIS MAP IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:023.

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Bruce H. Butler III
BRUCE H. BUTLER, III
L.A. PROFESSIONAL SURVEYOR
L.S. NO. 4884

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6211 office (985) 898-0355 fax

MAP PREPARED FOR
St. Tammany Fire District No. 2

SCALE: 1" = 200'	DRAWN BY: JWG
DATE: 3-25-2019	
SECTIONS 5 & 8, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA	DRAWN NUMBER: 19420

2019-1575-ZC

MAGNUS,
RICHARD



81A/82A
83
84A
85A
86A
87A
88A
111
110
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B4
B2
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A-2

2019-1575-ZC

A-2

1085 T7S-R10E

7
A-1A
TRACT 4

TRACT 3

A-2

2
A-1A

1A
A-2
2A
A
A-2
5A
4A1

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1575-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: David Windom

OWNER: Liz Beth Peter, Michael Chalaron, Philip Michael Peter, Andree' Chalaron

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

LOCATION: Parcel located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville ; S5 & 8, T7S, R10E; Ward 1, District 1

SIZE: 2 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	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	PUD Planned Unit Development

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-2 Suburban District to PF-1 Public Facilities District. This site is located on the north side of LA Highway 1085, east of Bedico Creek Blvd, Madisonville. Although the 2025 future land use plan designates the site to be developed with residential uses, staff does not have any objection to the request considering that the objective of the PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public.

Note that the site is proposed to be developed with a Fire Station.

STAFF RECOMMENDATION:

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