

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4887

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF OCTOBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELOF LAND LOCATED ON THE WEST SIDE OF LA HIGHWAY 41, SOUTH OF GUS BALDWIN ROAD, BEING 73469 HWY 41, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL 6.33 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO A PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 6, DISTRICT 6) (ZC12-08-067)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-067, 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 a 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF NOVEMBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 27 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-08-067

All that certain piece or parcel of land, together with all rights, ways, privileges and appurtenances thereunto belonging or otherwise appertaining, being situated in Headright 40, Township 6 South, Range 14 East, Sixth Ward, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

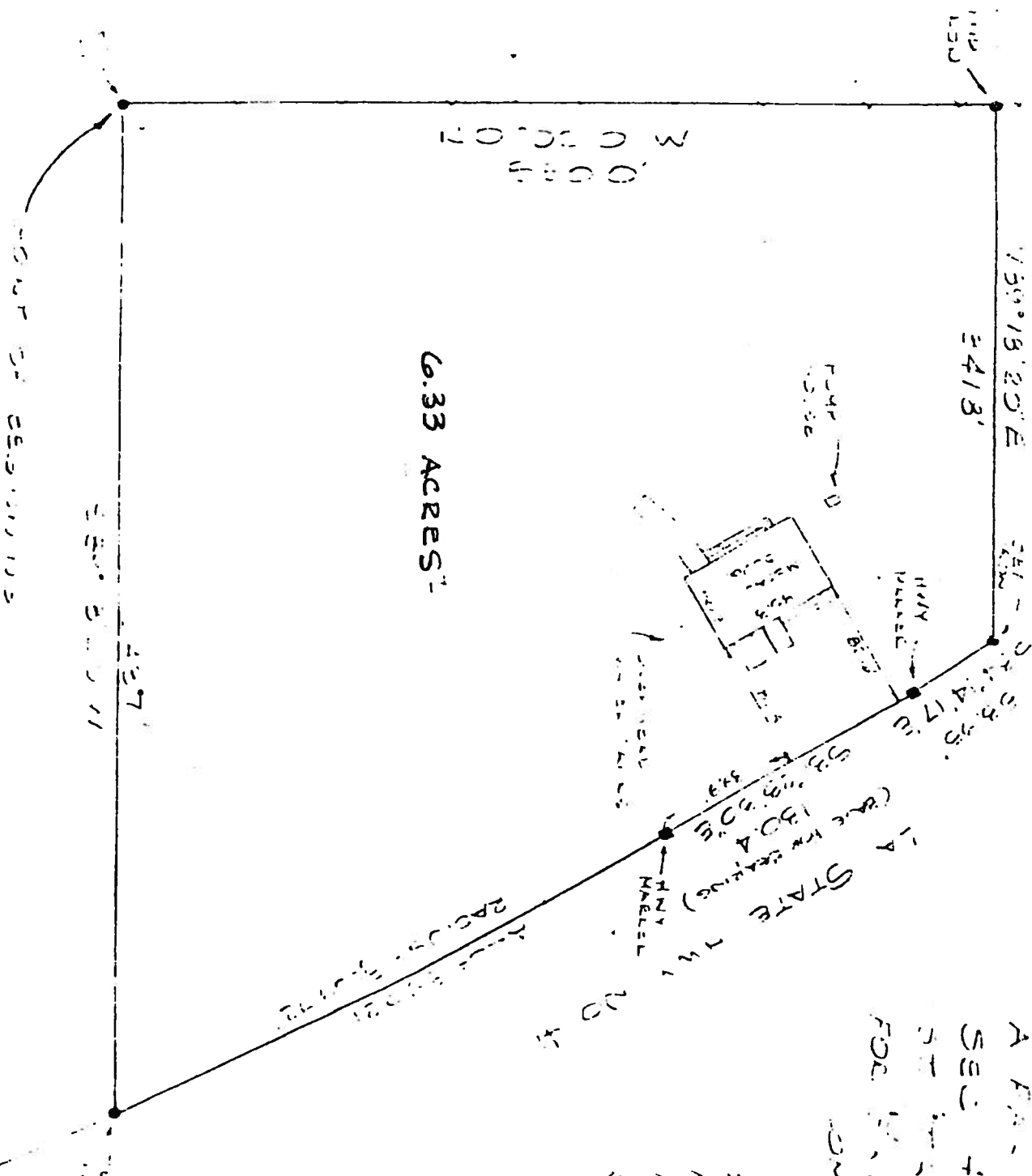
From the U. S. Government Section corner common to Sections 40, 29 and 41, Township 6 South, Range 14 East go north a distance of 60 feet to a point; thence go north 89 degrees 55 minutes 56 seconds west a distance of 246.26 feet; thence go north 0 degrees 17 minutes 26 seconds west a distance of 1,996 feet to the point of beginning; thence continue north 0 degrees 17 minutes 26 seconds west a distance of 550 feet to a public road; thence go south 89 degrees 53 minutes 27 seconds east a distance of 360 feet to the western right of way line of U. S. Highway 41; thence go along the western right of way line of U. S. Highway 41

in a southeasterly direction 610 feet to a point; thence go north 89 degrees 55 minutes 56 seconds west a distance of 630 feet to the point of beginning.

CASE NO.: ZC12-08-067
PETITIONER: John Sammons
OWNER: St. Tammany Parish Fire District #7/John K. Sammons
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the west side of LA Highway 41, south of Gus Baldwin Road, being 73469 Hwy 41, Pearl River; S40,T6S,R14E; Ward 6, District 6
SIZE: 6.33 acres



790-80-2102



6.33 ACRES

BOUND OF SECTION 10

139° 18' 20\"/>

SECTION 10

PLAN OF SURVEY OF
 A PARCEL OF LAND IN
 SECTION 10 - T6S - R14E
 ST TAMMANY PARISH, LA
 FOR THE SECTION DISTRICT NO. 7,
 COMMUNITY PARISH OF ST TAMMANY

FROM THE SECTION DISTRICT NO. 7,
 COMMUNITY PARISH OF ST TAMMANY
 PARISH, LA. THESE ARE THE SECTIONS
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,
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THIS SURVEY IS CORRECT
 TRUE AND CORRECT BY
 IVAN M. BURGEN
 REGISTERED LAND SURVEYOR
 NO. 686, LA

SECTION 10

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 27, 2012

Case No.: ZC12-08-067

Prior Action: Tabled (08/02/12)

Posted: 08/16/12

Meeting Date: September 4, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: John Sammons
OWNER: St. Tammany Parish Fire District #7/John K. Sammons
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the west side of LA Highway 41, south of Gus Baldwin Road, being 73469 Hwy 41, Pearl River; S40,T6S,R14E; Ward 6, District 6
SIZE: 6.33 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District and HC-2 Highway Commercial
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to PF-1 (Public Facilities District). The site is located on the west side of LA Highway 41, south of Gus Baldwin Road, being 73469 Hwy 41, Pearl River. The 2025 Future Land Use Plan calls for the site to be developed with agricultural and residential uses. There is an existing Fire Station on the property. The zoning change is being requested in order to bring the facility in compliance with the appropriate zoning district.

STAFF RECOMMENDATION:

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