

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6026 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6 DAY OF SEPTEMBER , 2018

(2018-917-ZC)AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY PARCEL LOCATED ON THE WEST SIDE OF ALLEN ROAD, NORTH OF MILLER ROAD, BEING 57209 ALLEN ROAD, SLIDELL AND WHICH PROPERTY COMPRISES 3.44 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 8, DISTRICT 14). (2018-917-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-917-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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: AUGUST 29 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-917-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, 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 the Section 13, T9S, R14E, being a portion of Witteborg Farms Subdivision, St. Tammany Parish, Louisiana, being more fully described as follows:

Designated as Lot 18-A on a survey by Albert A. Lovell, registered land surveyor, dated April 5, 1977, said survey having been revised on April 29, 1977, and according thereto said Lot 18-A measures 155.3' front on Allen Road, width in the rear of 153.02' by a depth on the sideline of Lot no. 19 of 992.90' and a depth on the opposite sideline of 965.6', as per title, however, said Lot 18-A actually measures 155.3' front on Allen Road, width in the rear of 153.02' by a depth on the sideline of Lot No. 19 of 992.0' and a depth on the opposite sideline of 965.6' per survey by Ivan M. Borgen dated February 15, 1980, Survey No. 23318, a copy of which is made a part hereof and annexed hereto. The said Lot 18-A being a resubdivision of Lot 18 bearing the file number of 517-A filed for record on May 11, 1977. Said portion of ground containing 3.44 acres.

Case No.: 2018-917-ZC

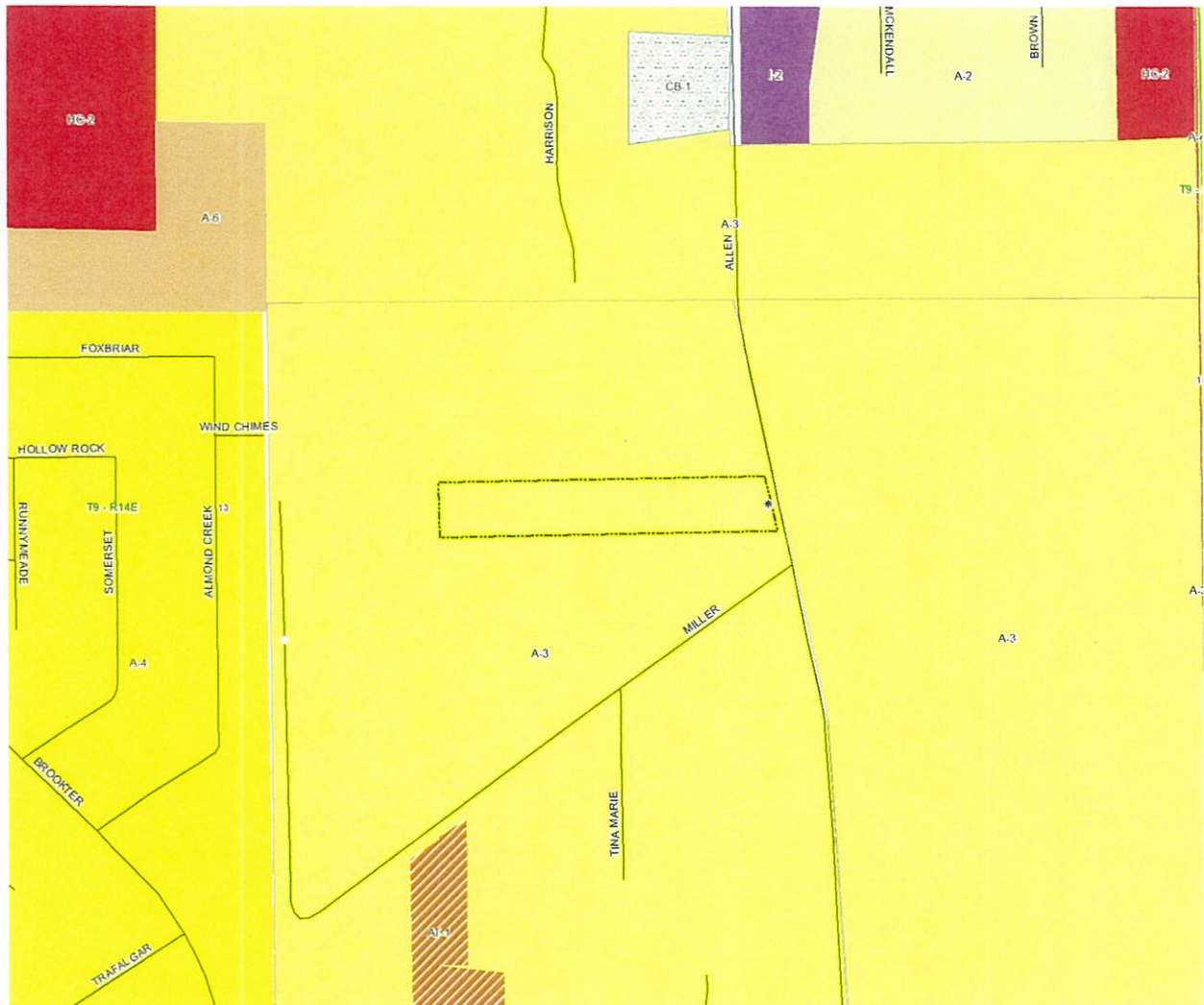
PETITIONER: Jeffrey Shoen

OWNER: FAITH BIBLE CHURCH of Slidell - Alfred N. Young

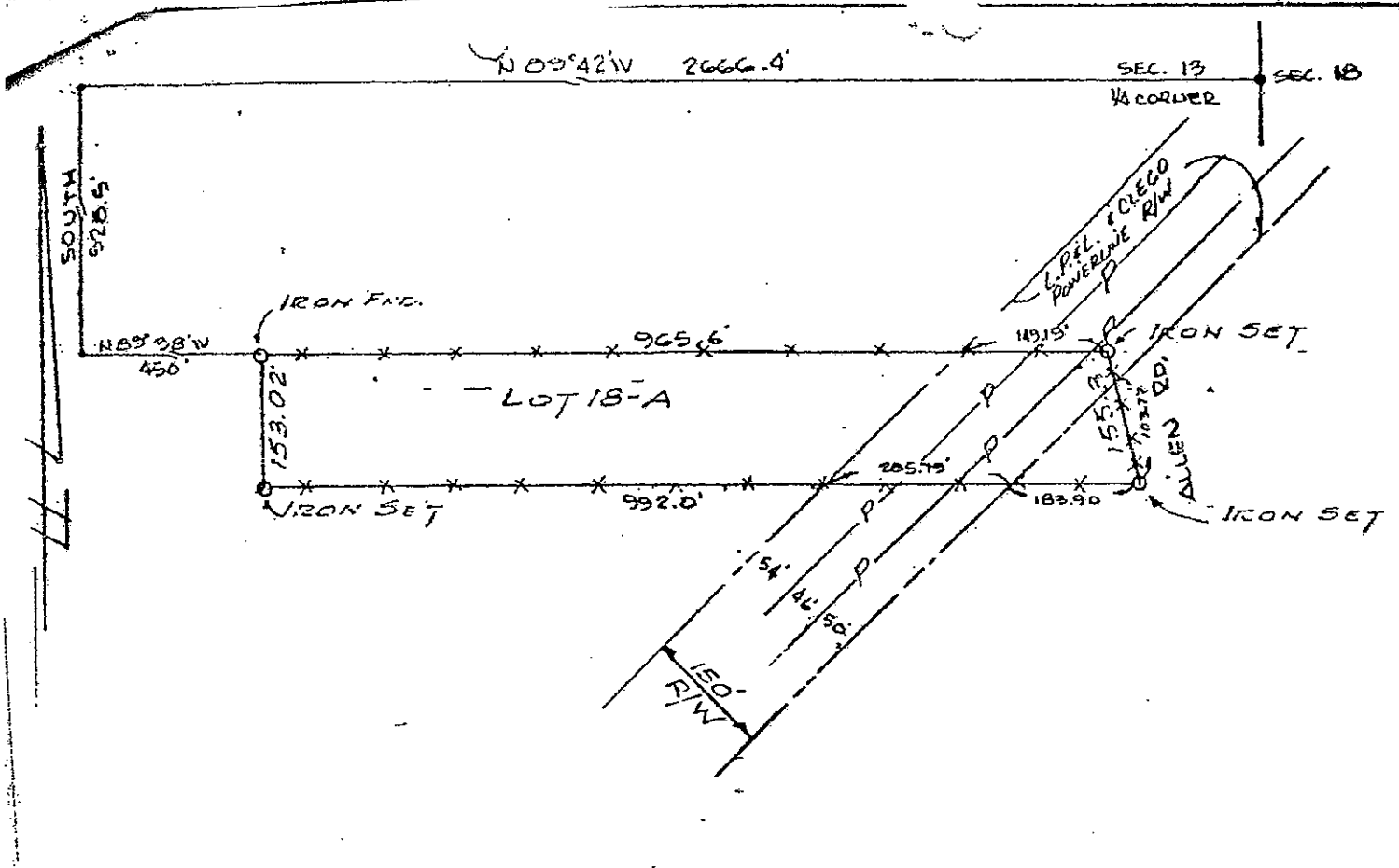
REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: 3.44 acres



2018-917-22



scale: 1" = 200'

Survey Map

of

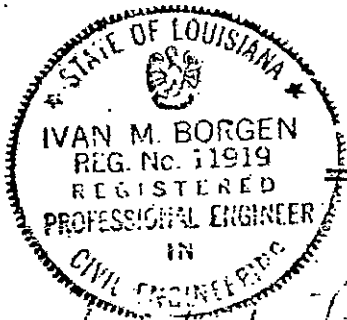
Lot 18-A in WITTEBORG FARMS S/D

in

St. Tammany Parish, Louisiana

for

DAVID PAIGE



Survey Number: 23318
 Date: FEB. 15, 1980
 Revision:
 DRAWN BY: J.M.C.
 CHK'D BY:

This Survey is Certified True and Correct by

Ivan M. Borgen No. 686

2018-917-ZC



0 375 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 07/27/2018

Meeting Date: 08/07/18

Case No.: 2018-917-ZC

Determination: Approved

Prior Action: Postponed 07/03/18

Posted: 07/18/18

GENERAL INFORMATION

PETITIONER: Jeffrey Shoen

OWNER: Faith Bible Church of Slidell - Alfred N. Young

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road , Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: 3.44 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	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Church	A-3 Suburban District
West	Residential	A-3 Suburban District

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 A-3 Suburban District to PF-1 Public Facilities District. This site is located on the west side of Allen Road, north of Miller Road, being 57209 Allen Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection, considering that the objective of the request is to bring the existing use in compliance with the appropriate zoning district.

Note that the site is currently developed with a church, which was originally approved under conditional use permit.

STAFF RECOMMENDATION:

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