# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE CALENDAR NO: <u>4848</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: GOULD/BRISTER	PROVIDED BY: <u>PLANNING</u>	
INTRODUCED BY: MR. BINDER	SECONDED BY: MR. BELLISARIO	
ON THE $\underline{2}$ DAY OF $\underline{AUGUST}$ , $\underline{2012}$		
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE 1077, NORTH OF LA HIGHWAY COMPRISES A TOTAL 86.85 LESS, FROM ITS PRESENT A-1	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN EAST SIDE OF LA HIGHWAY Y 1085 AND WHICH PROPERTY ACRES OF LAND MORE OR (SUBURBAN DISTRICT) TO AN TRICT). (WARD 1, DISTRICT 3)	
law, Case No. ZC12-07-062, has recommended to t	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany, Louisiana, ted area be changed from its present A-1 (Suburban xhibit "A" for complete boundaries; and	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
	has found it necessary for the purpose of protecting signate the above described property as PF-1 (Public	
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-1 (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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.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 beco	me effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUIFOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		
ABSTAIN:		

ABSENT:	
	D DULY ADOPTED AT A REGULAR MEETING OF THE F <u>SEPTEMBER</u> , <u>2012</u> ; AND BECOMES ORDINANCE
	MARTIN W. GOULD, JR., COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	
	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>JULY 26</u> , <u>2012</u>	
Published Adoption:, 2012	
Delivered to Parish President:	, <u>2012</u> at
Returned to Council Clerk:, 20	012 at

### Exhibit "A"

### **ZC12-07-062**

A CERTAIN PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND SECTIONS 34 & 35, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 00 DEGREES 33 MINUTES EAST (T=S00°20'W) A DISTANCE OF 1362.40 FEET (T=1362.22') TO A POINT; THENCE RUN SOUTH 89 DEGREES 12 MINUTES WEST (T=N00°20'E) A DISTANCE OF 1475.36 FEET (T=1468.42') TO A POINT; THENCE RUN SOUTH 89 DEGREES 08 MINUTES 47 SECONDS WEST (T=N00°20'E) A DISTANCE OF 959.82 FEET (T=973.16') TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF LA. HWY. 1077; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 24 DEGREES 29 MINUTES WEST (T=N23°41'W) A DISTANCE OF 461.11 FEET (T=599.07') TO A POINT ON SAID RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 24 DEGREES 35 MINUTES WEST (T=N23°W) A DISTANCE OF 1066.53 FEET (T=928.9') TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 89 DEGREES 52 MINUTES EAST (T=S89°17'E) A DISTANCE OF 3056.43 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 86.85 ACRES (3,783,154 SQ. FT.) MORE OR LESS.

**CASE NO.:** 

ZC12-07-062

PETITIONER:

St. Tammany Parish Rec District #14

**OWNER:** 

St. Tammany Parish Rec District #14

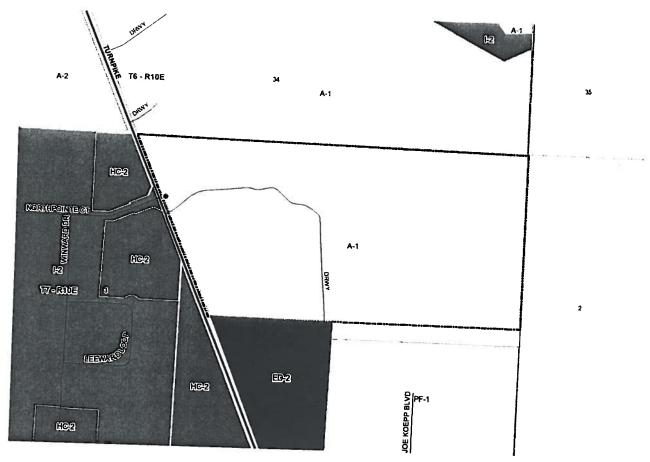
REQUESTED CHANGE: LOCATION:

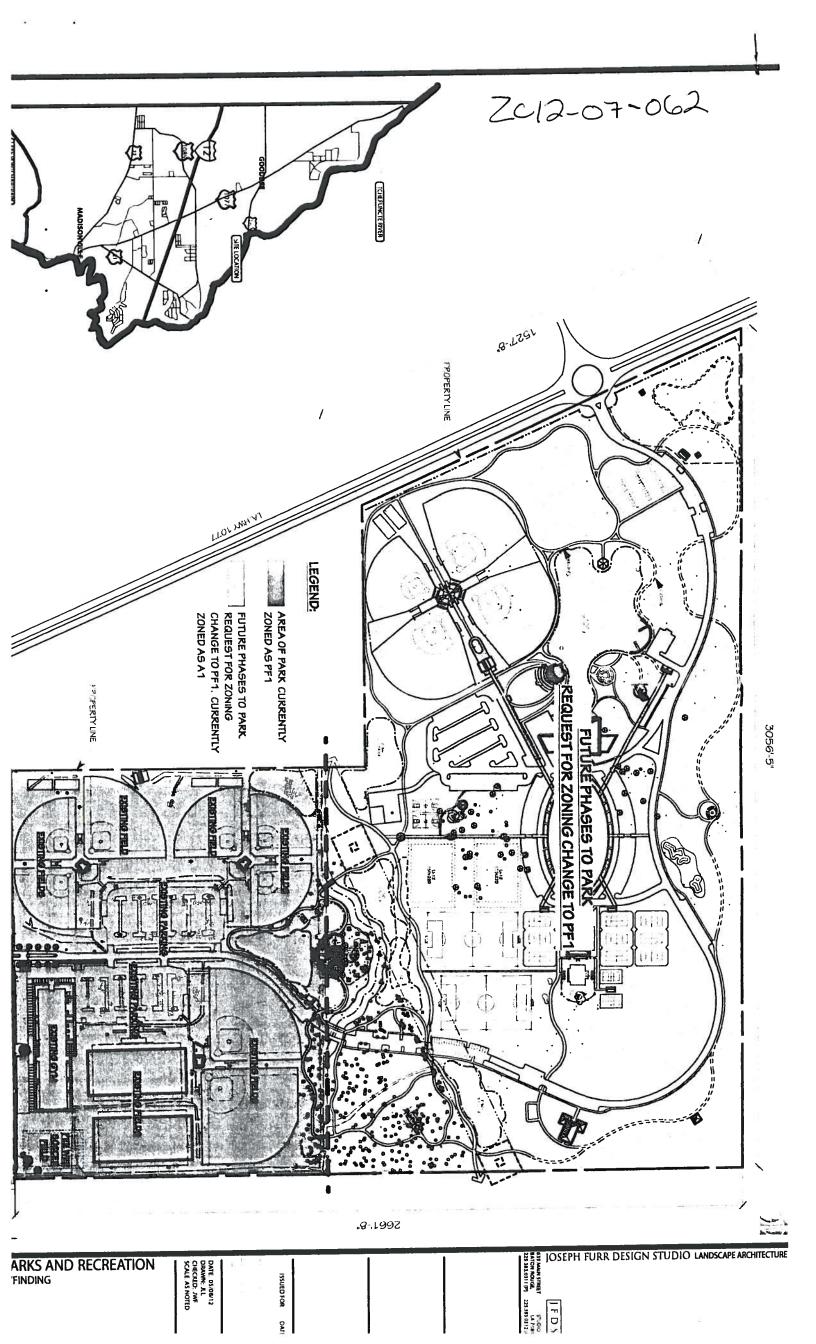
From A-1 (Suburban District) to PF-1 (Public facilities District) Parcel located on the east side of LA Highway 1077, north of LA

Highway 1085; S3,T7S,R10E; Ward 1, District 3

SIZE:

86.85 acres





## **Administrative Comment**

## ZONING STAFF REPORT

Date: June 25, 2012 Meeting Date: July 3, 2012 Case No.: ZC12-07-062 **Determination:** Approved

Posted: June 14, 2012

### **GENERAL INFORMATION**

**PETITIONER:** St. Tammany Parish Rec District #14 OWNER: St. Tammany Parish Rec District #14

REQUESTED CHANGE: From A-1 (Suburban District) to PF-1 (Public facilities District) LOCATION:

Parcel located on the east side of LA Highway 1077, north of LA Highway 1085; S3, T7S, R10E; Ward 1, District 3

SIZE: 86.85 acres

SITE ASSESSMENT

## ACCESS ROAD INFORMATION

Type: State Road Surface: 2 Lane, Asphalt Condition: Good

### LAND USE CONSIDERATIONS

# SURROUNDING LAND USE AND ZONING:

**Direction** Land Use Zoning North Undeveloped A-1 Suburban District

South School **Ed-2 Educational District** Undeveloped East A-1 Suburban District

West Commercial HC-2 Highway Commercial District

**EXISTING LAND USE:** 

Existing development? No 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 residentialuses - 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-1 (Suburban District) to PF-1 (Public facilities District). The site is located on the east side of LA Highway 1077, north of LA Highway 1085. The 2025 Future Land Use Plan calls for residential and agricultural uses in this area. Staff has no objection to the request to rezone the area to PF-1 Public Facilities District.

Note that the site is directly abutting Coquille Recreation District. The zoning change to PF-1 will allow for the expansion of the recreational facility.

## STAFF RECOMMENDATION:

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