

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4869

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF SEPTEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HARRISON AVENUE, WEST OF FLOWERS DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO A PF-1 (PUBLIC FACILITIES DISTRICT). (ZC12-08-081) (WARD 3, DISTRICT 2)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-081, 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 a 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 , 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: AUGUST 30 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-08-081

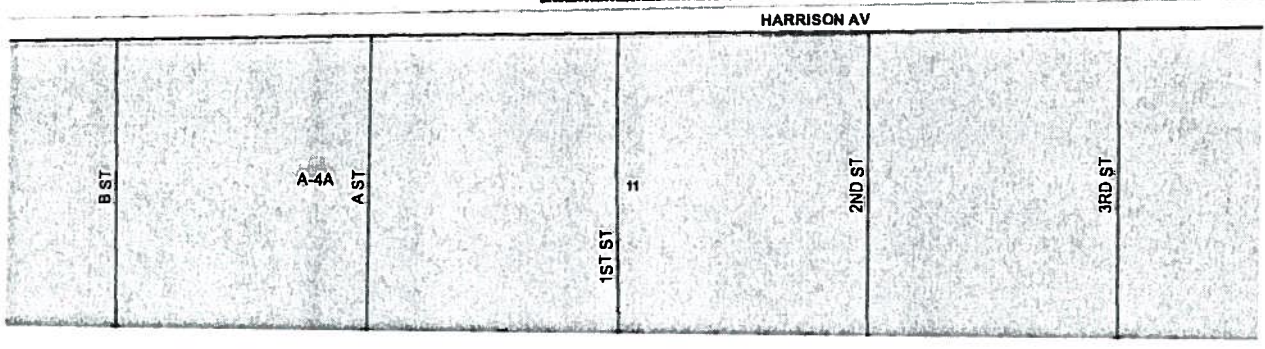
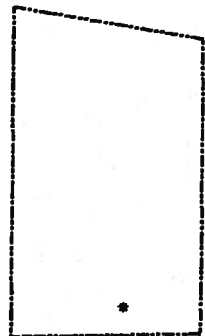
THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all OF the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in the Parish of St. Tammany, State of Louisiana, Section 2, Township 7 South, Range 11 East, in that part thereof known as SINGING RIVER ESTATES SUBDIVISION, as shown on the plat of the subdivision by Eddie Champagne, dated June 26, 1974, revised October 14, 1974, more particularly described as follows:

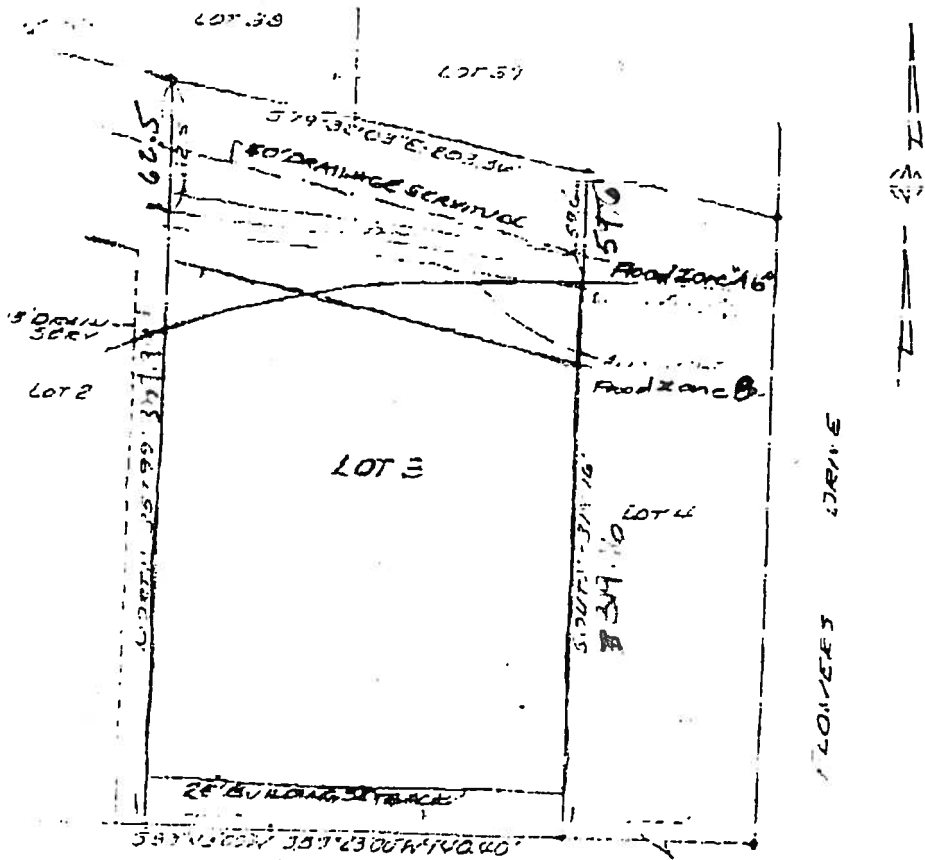
LOT 3, SINGING RIVER ESTATES SUBDIVISION, PHASE 1

CASE NO.: ZC12-08-081
PETITIONER: Ray M. Newton
OWNER: Alan Riecke
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive; S2,T7S,R11E; Ward 3, District 2
SIZE: 1 acre

WILD AZALEA DR

A-2
2
17 - R11E





ACROSS the Street from first
 HARRISON AVENUE

LEGEND
 BUILDING DISTURBANCE
 THIS PROPERTY IS LOCATED IN
 FLOOD ZONE 100. BASE FLOOD ELEV. 42.0'
 FEMA PANEL NO. 220204100. REV. 25-11-97

ALL SERVICES SHOWN ARE NOT NECESSARILY
 COMPLETE. SURVEYOR'S RECORDS TO SHOW ON TITLE
 PLANS. IN TITLE PLANS, ALL OF WHICH MUST BE
 OBTAINED BY THE BUYER OR HIS ATTORNEY.



KELLY J. MCHUGH, INC. NO. 27483
 SURVEYING COMPANY AND IN ACCORDANCE WITH A PHYSICAL
 SURVEY MADE BY THE ENGINEER AND IN ACCORDANCE WITH THE
 STANDARD CODES OF THE STATE OF LOUISIANA.

APPROPRIATE EVIDENCE OF THE
 SUBDIVISION, PH. 1, BY C. J. CHAMPAGNE
 FILED FOR RECORD 08-20-74, MAP FILE
 NO. 1713 FROM WHICH CERTAIN
 SERVICES WERE TAKEN.

BOUNDARY SURVEY OF
 LOT 3, PHASE 1,
 SINGING RIVER ESTATES,
 SECT. 2, T-7-S, R-11-E,
 PARISH OF ORLEANS, LOUISIANA.

PREPARED FOR
 LAKEWOOD HOMES, INC.

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 848 GALVEZ ST., MANUEVILLE, LA. 70266-5611

SCALE 1"=60'
 DATE: 04-26-98

ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-081

Posted: 7/11/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Ray M. Newton
OWNER: Alan Riecke
REQUESTED CHANGE: From A-2 (Suburban District) to PF-1 (Public Facilities District)
LOCATION: Parcel located on the north side of Harrison Avenue, west of Flowers Drive; S2,T7S,R11E; Ward 3, District 2
SIZE: 1 acre

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	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential/Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban 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 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 north side of Harrison Avenue, west of Flowers Drive. The 2025 Future Land Use Plan calls for residential and agricultural uses in this area. Considering the location of the site, and the purpose of the PF-1 zoning district, which is to provide for the location of governmental and other institutional uses to the public, staff does not have any objections to the request.

Note that the purpose of this request is to allow for a new Fire Station to be built on the site.

STAFF RECOMMENDATION:

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