

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4968

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. TANNER

ON THE 7 DAY OF MARCH , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 1083, NORTH OF LA HIGHWAY 21 AND WHICH PROPERTY COMPRISES A TOTAL 1.84 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 10, DISTRICT 6). (ZC13-02-007)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-02-007, 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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 28 , 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

**Exhibit "A"**

ZC13-02-007

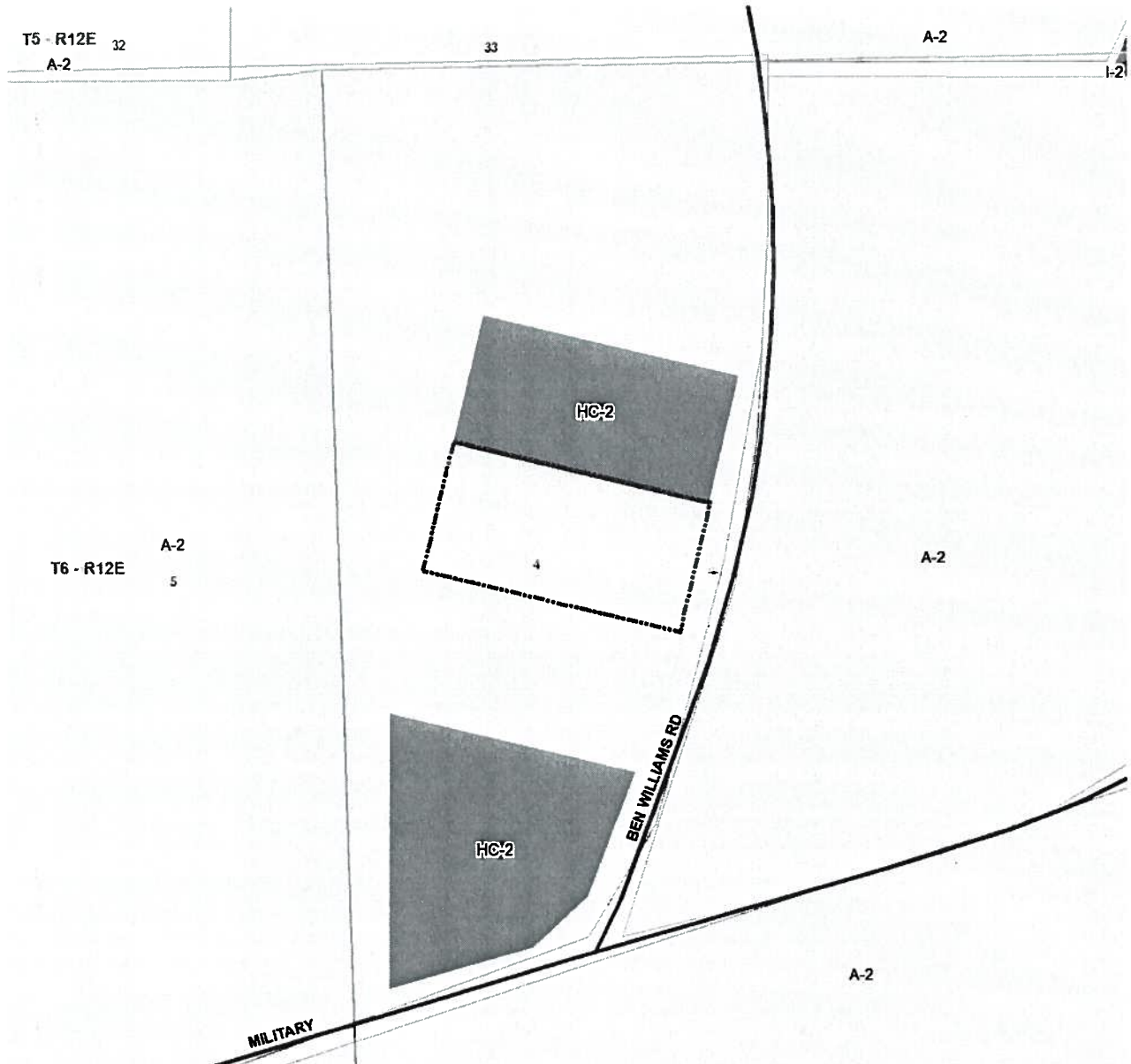
*Located in Section 4 Township 6 South Range 12 East, St. Tammany Parish, Louisiana.*

*From the Section Corner common to Sections 32 and 33 Township 5 South Range 12 East and Section 5 Township 6 South Range 12 East, St. Tammany Parish, Louisiana run South 50 degrees 50 minutes 49 seconds West, 1029.85 feet; thence South 00 degrees 45 minutes 58 seconds East, 581.58 feet; thence North 73 degrees 51 minutes 28 seconds East, 979.27 feet; thence North 13 degrees 16 minutes 07 seconds East, 215.57 feet to the Point of Beginning.*

*From the Point of Beginning continue North 13 degrees 16 minutes 07 seconds East, 200.00 feet to a point; thence South 76 degrees 43 minutes 53 seconds East, 400.00 feet to a point; thence South 13 degrees 16 minutes 07 seconds West, 200.00 feet to a point; thence North 76 degrees 43 minutes 53 seconds West, 400.00 feet back to the Point of Beginning.*

*This tract contains 1.84 Acres.*

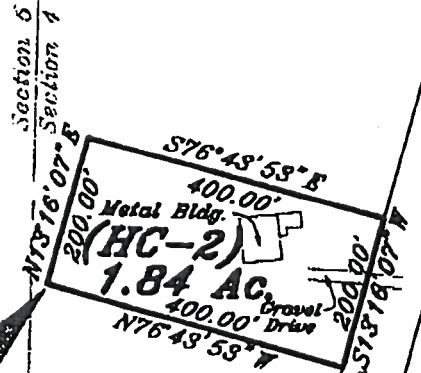
**CASE NO.:** ZC13-02-007  
**PETITIONER:** Jeff Schoen  
**OWNER:** Joy D. Hobart  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the west side of LA Highway 1083, north of LA Highway 21; S4,T6S,R12E; Ward 10, District 2  
**SIZE:** 1.84 acres



2C13-02-007

This is not a property boundary survey.  
The sole purpose of this map is for zoning purposes only and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.  
This map was compiled from various maps and deeds, this was not an actual ground survey.

This point is S50°50'49"W, 1029.85'; S00°45'58"E, 581.58'; N73°51'28"E, 979.27'; N13°16'07"E, 215.57' from the Section Corner common to Sections 32 & 33 T5S R12E and Section 5 T6S R12E, St. Tammany Parish, Louisiana



PRELIMINARY

La. Hwy. 21

La. Hwy. 1083



PRELIMINARY

BUILDING SETBACK LINES SHOULD BE DETERMINED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION.  
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

MAP PREPARED FOR **Joy Hobart**

SHOWN PROPERTY LOCATED IN **Section 4 Township 6 South Range 12 East, St. Tammany Parish, Louisiana**

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax

PRELIMINARY

Louisiana Professional Land Surveyor  
License No. 4894

SCALE: 1" = 250'

DATE: December 4, 2012

NUMBER: 15766

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** January 28, 2013  
**Case No.:** ZC13-02-007  
**Posted:** 01/17/13

**Meeting Date:** February 5, 2013  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Joy D. Hobart  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the west side of LA Highway 1083, north of LA Highway 21; S4,T6S,R12E; Ward 10, District 2  
**SIZE:** 1.84 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	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

#### EXISTING LAND USE:

**Existing development?** Yes **Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the west side of LA Highway 1083, north of LA Highway 21. The 2025 Future Land Use Plan calls for conservation in the area.

There is an existing 3000 sq.ft office located on the site, which was originally approved as a conditional use permit (CP99-07-062) under the Rural zoning district. The zoning change is being requested in order to allow for the existing facility to be use as a commercial building. Staff does not have any objections to the request.

Note that the parcel just north of the subject site and the parcel located at the intersection of Hwy 1083 and Hwy 21 were recently rezoned to HC-2 (ZC12-07-063).

#### STAFF RECOMMENDATION

The staff recommends that the request for a HC-2 (Highway Commercial District) designation be approved.