

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5225 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GROBY

ON THE 10 DAY OF JULY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF FREMEAUX, EAST OF BETH DRIVE, WEST OF NELLIE DRIVE, BEING LOTS 7 TO 17, SQUARE 4, PINE SHADOWS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 1.6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 8, DISTRICT 12). (ZC14-06-046)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-06-046, 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 NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF AUGUST, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: June 26, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

EXHIBIT "A"

ZC14-06-046

LOTS 7, 8, 16 and 17, SQUARE NO. 4 of PINE SHADOWS SUBDIVISION, Said Subdivision being a subdivision of plat located in Section 11, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, Louisiana, in file of record on April 29, 1954.

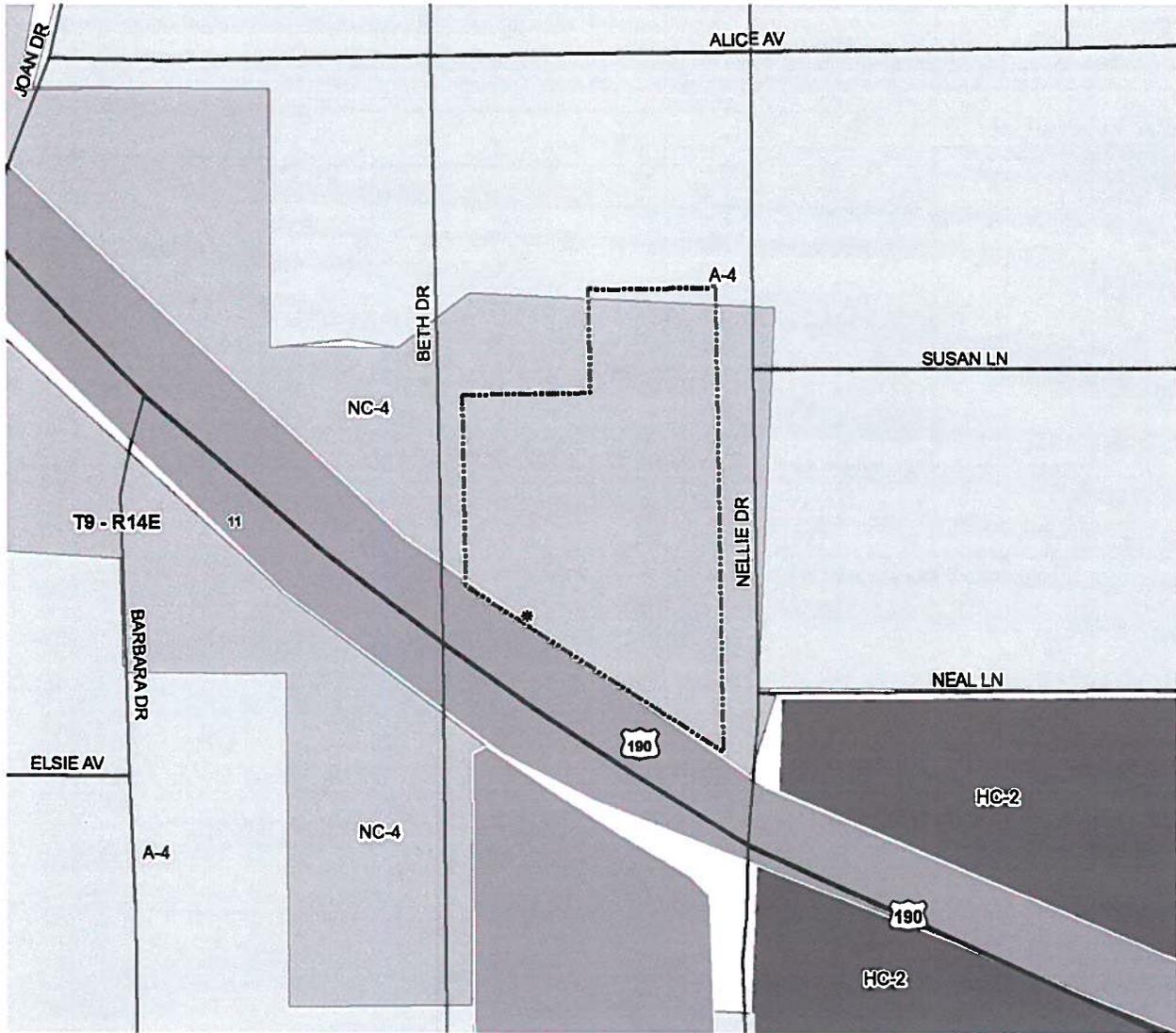
AND

LOTS 9 THROUGH 15, SQUARE NO. 4 of PINE SHADOWS SUBDIVISION, said Subdivision being a subdivision of plat located in Section 11, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, Louisiana, in file of record on April 29, 1954.

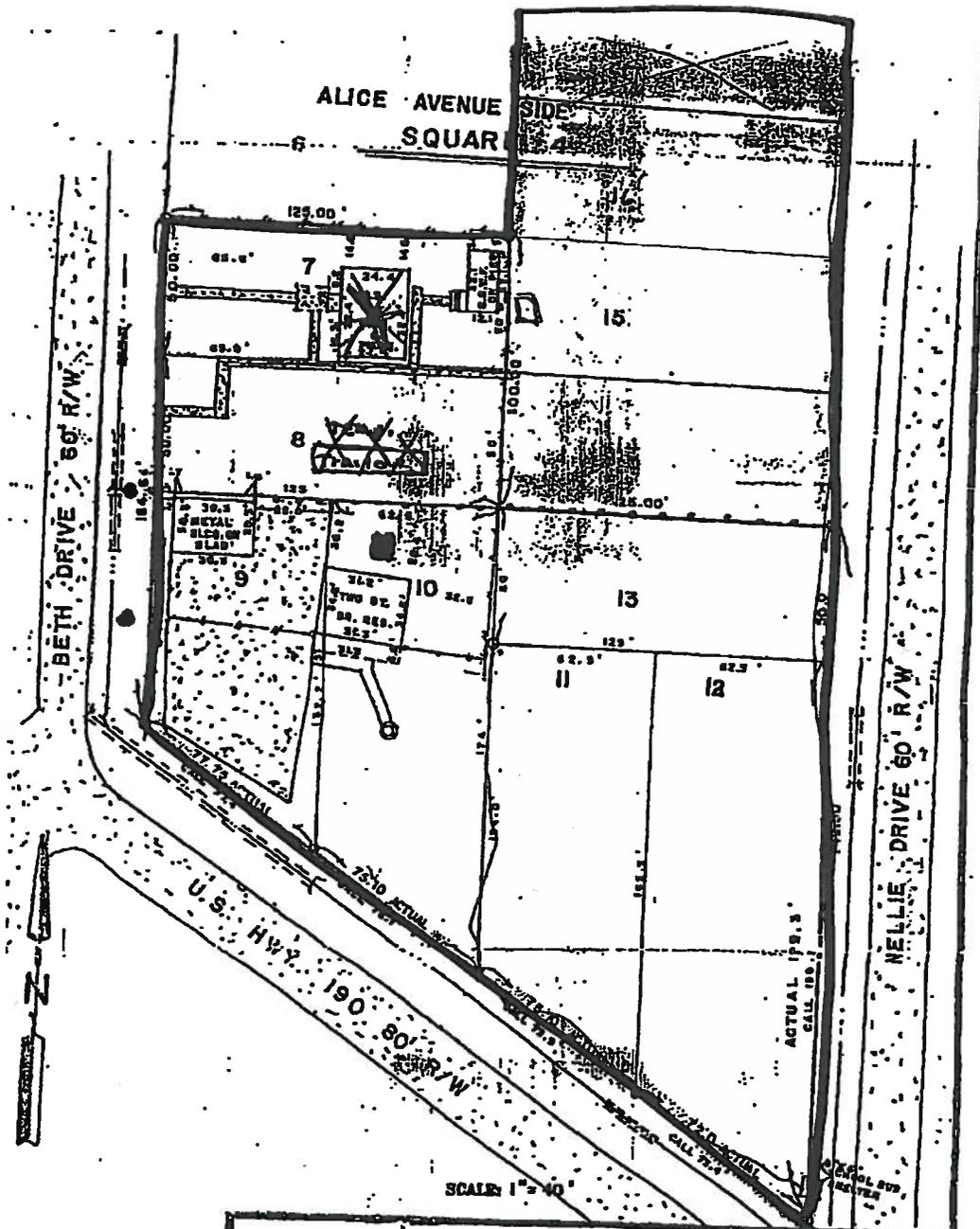
Beginning at the corner common to Section 1 & 2, Township 9 South, Range 14 East and Sections 35 & 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana; Thence go North 89 Degrees 51 minutes 00 seconds West 42.25 feet along the South line of Section 35; Thence North 323.27 feet to a point on the South Right-of-Way of Robert Road; Thence North 69 Degrees 28 minutes 59 seconds East 36.90 feet along said Right-of-Way, to the beginning of a curve; Thence along said curve to the left in said Right-of-Way, having a radius of 1,085.74 feet; an arc distance of 173.24 feet; Thence South 00 Degrees 31 minutes 25 seconds East 404.94 feet to a point on the South line of Section 36; Thence South 88 Degrees 44 minutes 35 seconds West 152.33 feet along said South line to the POINT OF BEGINNING.

This parcel containing 1.600 acres and being in Sections 35 & 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.

CASE NO.: ZC14-06-046
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of Fremeaux, east of Beth Drive, west of Nellie Drive, being lots 7 to 17, Square 4, Pine Shadows Subdivision; S11,T9S,R14E; Ward 8, District 12
SIZE: 1.6 acres



ZC14-06-046



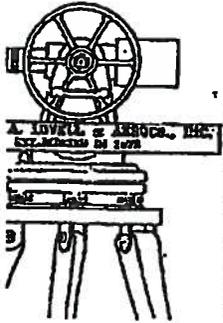
THE UNITED STATES OF AMERICA
 PINE SHADOWS SUBDIVISION: 114, 15, 16, 67
 LOCATED IN SECTION 11, T99, R14E, S1D
 NEAR THE CITY OF SLIDELL, ST.
 TAMMANY PARISH, LOUISIANA
 FOR CAPT. ANDREW MCKINNEY

TO ALL PARTIES INTERESTED: I IN TITLE TO PREMISES MENTIONED;
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED AND ACTUALLY MEASURED AND IS CORRECT, AND THAT IT
 BEING SHOWN, AS PER RECORD DESCRIPTION, AND NO ENCUMBRANCES BEING THEREON, EXCEPT AS MAY BE NOTED ABOVE.

DATE: SEPTEMBER 10, 1990
 (200 N.W. 100.9.37)

ALBERT A. LOVELL
 REG. NO. 4302
 REGISTERED
 LAND SURVEYOR

ALBERT A. LOVELL & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1111 N.W. ALPHEA DRIVE
 MIAMI, FL 33136 305-541-2211



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 27, 2014
Case No.: ZC14-06-046
Posted: 05/20/14

Meeting Date: June 3, 2014
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of Fremeaux, east of Beth Drive, west of Nellie Drive, being lots 7 to 17, Square 4, Pine Shadows Subdivision; S11,T9S,R14E; Ward 8, District 12
SIZE: 1.6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 5 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-4 (Single Family Residential District)
South	Residential	City of Slidell
East	Residential & Commercial	A-4 (Single Family Residential District) & HC-2 (Highway Commercial District)
West	Commercial	NC-4 (Neighborhood Institutional District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of Fremeaux, east of Beth Drive, west of Nellie Drive, being lots 7 to 17, Square 4, Pine Shadows Subdivision. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff feels that there is no compelling reason to increase the intensity of the commercial zoning from NC-4 to HC-2, considering that the site is surrounded by single family residences north and west sides.

Note that the site was zoned C-2 Highway Commercial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

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