

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5442

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF AUGUST , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF POWELL DRIVE, SOUTH OF INTERSTATE 12, WEST OF DOSS DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.5769 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-2 (INDUSTRIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 9, DISTRICT 14). (ZC15-07-060)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-07-060, 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 I-2 (Industrial 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 I-2 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JANUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

Exhibit "A"

ZC15-07-060

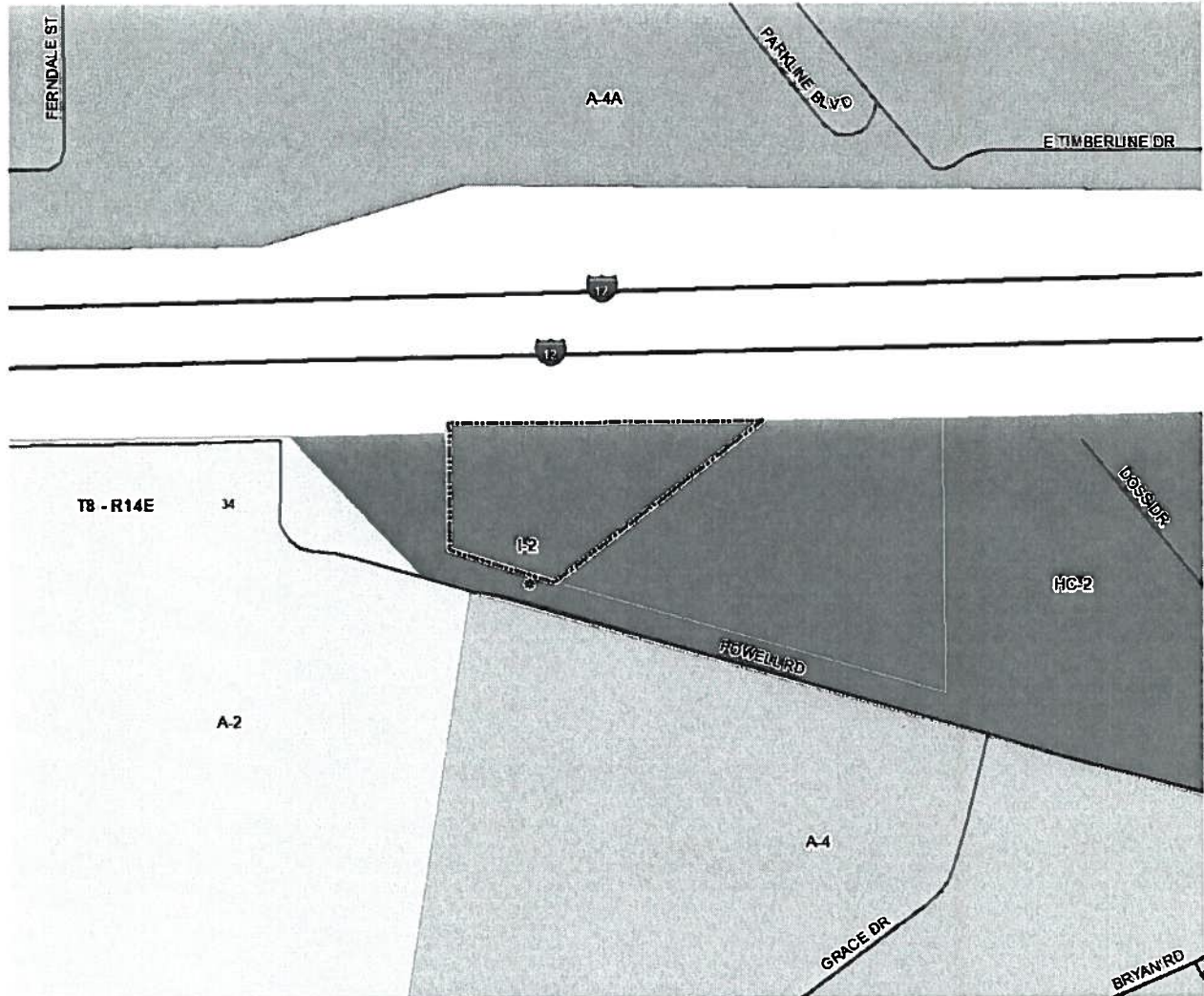
ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 34, Township 8 South, Range 14 East, St. Helena Meridian, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

From the Southwest Corner of the Southeast quarter of the Northeast Quarter of Section 34, Township 8 South, Range 14 East, thence go North 00 degrees 00 minutes 06 seconds West 592.39 feet; thence go North 00 degrees 07 minutes 02 seconds East 45.99 feet; thence go North 74 degrees 14 minutes 29 seconds West 1,018.75 feet to a 1/2" iron rod on the north right-of-way line of Powell Drive and the point of beginning.

Thence go North 72 degrees 40 minutes 00 seconds West 164.54 feet along said north right-of-way line to a 1/2 " iron rod and the point of departure from said right-of-way, thence go North 00 degrees 19 minutes 31 seconds West 183.80 feet to a 1-1/4 iron pipe on the south right-of-way line of U. S. Interstate Highway 12, thence go North 89 degrees 28 minutes 19 seconds East 463.40 feet to a 1/2" iron rod, thence go South 52 degrees 09 minutes 54 seconds West 386.50 feet back to the point of beginning.

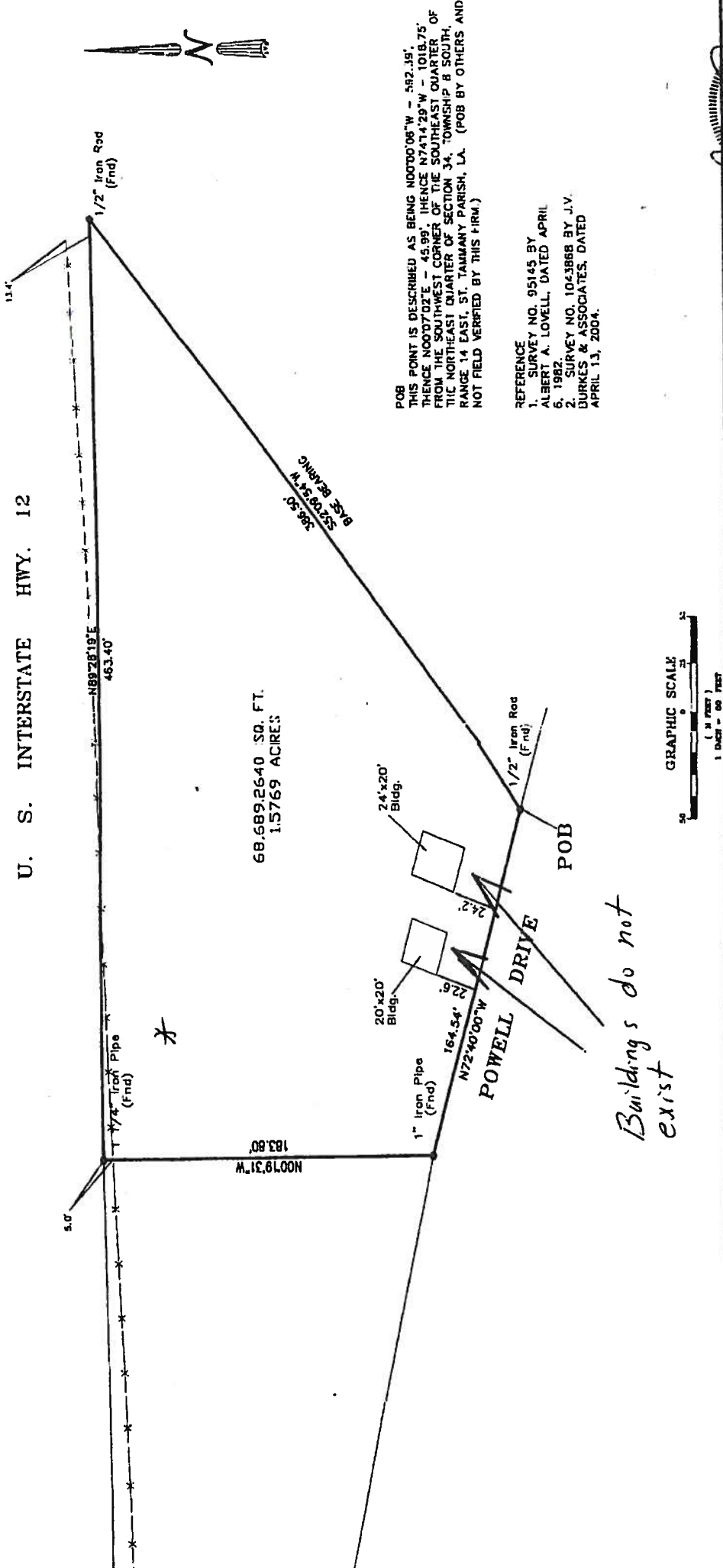
Containing 1.5769 acres of land, more or less, lying and situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.

**CASE NO.:** ZC15-07-060  
**PETITIONER:** Paul R. Richard Jr.  
**OWNER:** RDG Properties LLC  
**REQUESTED CHANGE:** From I-2 (Industrial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of Powell Drive, south of Interstate 12, west of Doss Drive ; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 1.5769 acres



2015-07-060

U. S. INTERSTATE HWY. 12

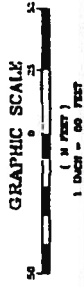


68,689,264.0 SQ. FT.  
1.5769 ACRES

POB  
THIS POINT IS DESCRIBED AS BEING N00°00'06\"/>

REFERENCE  
1. SURVEY NO. 95145 BY ALBERT A. LOVELL, DATED APRIL 6, 1982.  
2. SURVEY NO. 1023868 BY J.V. BURKES & ASSOCIATES, DATED APRIL 13, 2004.

*Buildings do not exist*



<p>SCALE: 1" = 50'</p> <p>DATE: 3/16/06</p> <p>DRAWN BY: BC</p> <p>CHECKED BY: MD</p> <p>NO: 1060598</p> <p>HEET 1 OF 1</p>	<p>I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist other than those shown on this plat. I have not necessarily excluded Encroachments of record as shown on this plat. My policy will be to add hereto, with search or abstract, performed only, the record of abstract.</p> <p>I have examined the Flood Hazard Risk Maps of the State of Louisiana and find that this parcel is not in a Special Flood Hazard Area.</p> <p>F.L.R.M.: 225205 0420 E DATE: 4/7/88 S.F.E. "A"</p> <p>* Verify prior to construction with local governing body.</p>	<p>A 1.5769 ACRE PARCEL LOCATED NEAR THE CITY OF SUDELL, IN SECTION 34, T-8-S, R-14-E, ST. TAMMANY PARISH, LA</p> <p>PLATFORM CRANE SERVICE, INC.</p>	<p>J.V. Burkess &amp; Associates, Inc. SURVEYING ENGINEERS &amp; ENVIRONMENTAL SCIENTISTS 1001 P.O. Box 196 Lafayette, Louisiana 70504</p>	<p>STATE OF LOUISIANA SEAN M. BURKES REG. NO. 9768 REGISTERED LAND SURVEYOR</p> <p>SEAN M. BURKES LA REG. NO. 4788</p>
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*\* No buildings are on this property.*



ZC15-07-060

LARKENWOOD

BINEHILL

A-4A

PARKSIDE

TIMBERLINE

T8-R14E 24

HC-2

POWELL

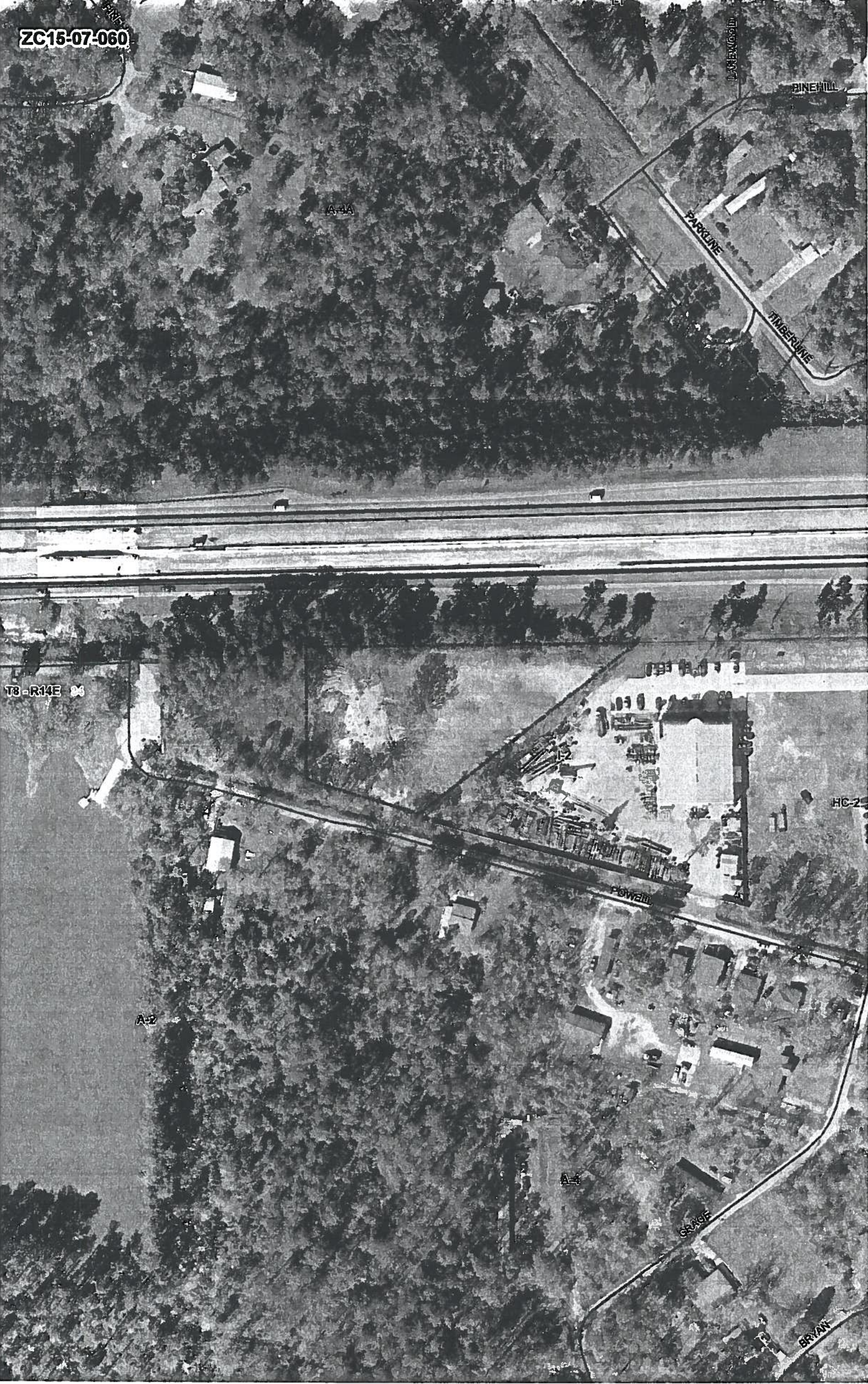
A-2

A-1

STACEY

BRYAN

0 400 Feet





# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** June 29, 2015  
**Case No.:** ZC15-07-060  
**Posted:** 06/15/15

**Meeting Date:** July 7, 2015  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Paul R. Richard Jr.  
**OWNER:** RDG Properties LLC  
**REQUESTED CHANGE:** From I-2 (Industrial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of Powell Drive, south of Interstate 12, west of Doss Drive ; S34, T8S, R14E; Ward 9, District 14  
**SIZE:** 1.5769 acres

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### 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	Interstate 12	
South	Residential	Residential
East	Industrial	Office Warehouse
West	Undeveloped	HC-2 (Highway Commercial District)

#### EXISTING LAND USE:

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

#### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 (Industrial District) to HC-2 (Highway Commercial District). The site is located on the north side of Powell Drive, south of Interstate 12, west of Doss Drive. The 2025 future land use plan calls for the area to be developed as a planned district including single family residences and conservation area. Staff does not have any objections to the request, considering that the site previously zoned HC-2 and is directly abutting an existing industrial business.

#### STAFF RECOMMENDATION:

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