

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4935

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. SHARP

ON THE 3 DAY OF JANUARY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST & WEST SIDES OF 7TH STREET, SOUTH LA HIGHWAY 36 AND WHICH PROPERTY COMPRISES A TOTAL 2.64 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 3, DISTRICT 2) (ZC12-12-117)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-12-117, 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-4A (Single-family Residential 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-4A (Single-family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 FEBRUARY , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 27 , 2012

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC12-12-117

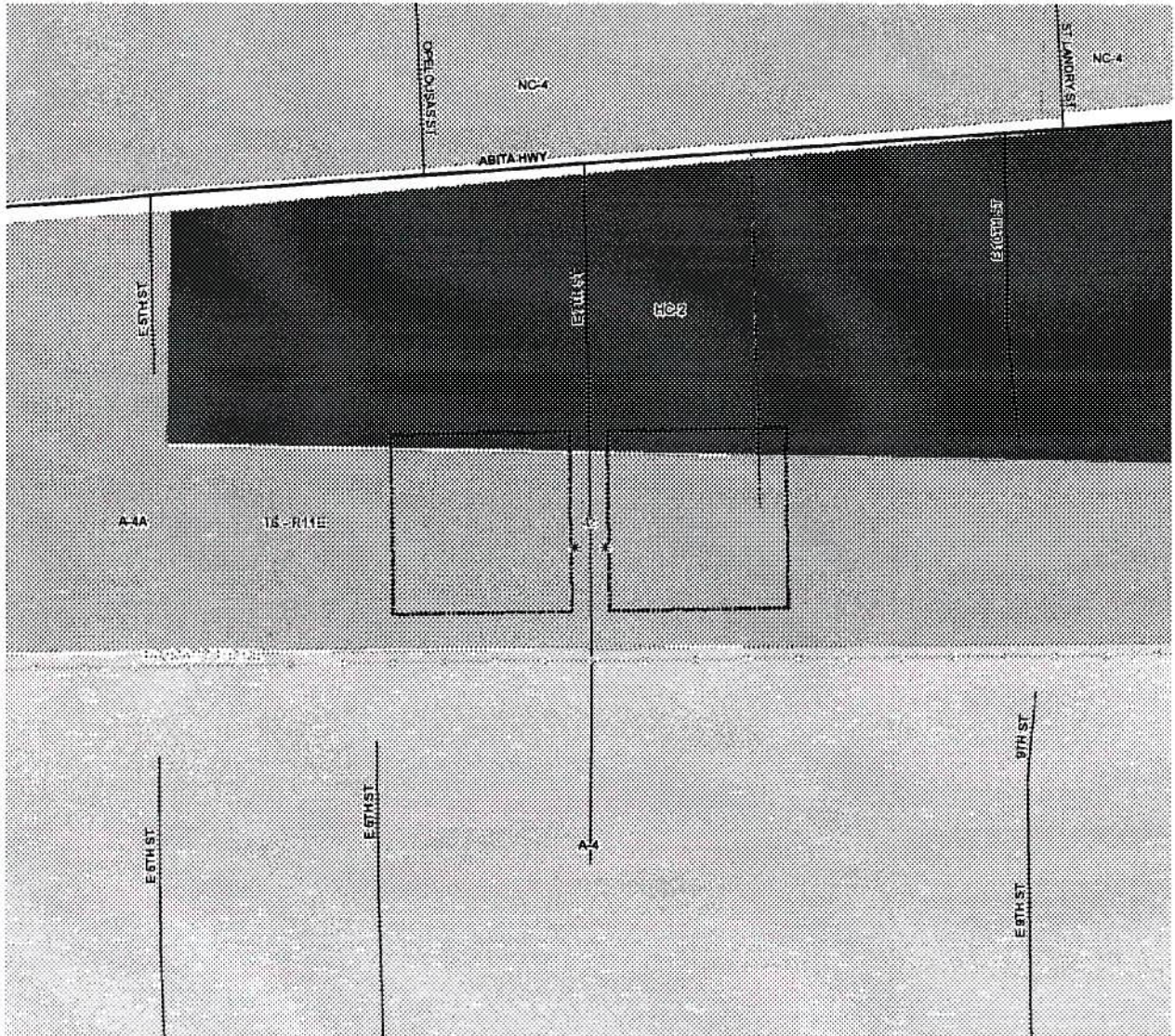
Square 33

Commencing at the Southeast corner of Square no. 33 and running in a northerly direction along the east side of Square No. 33 at a distance of two hundred forty feet (240') to an iron corner; thence in a westerly direction two hundred and forty feet (240') to an iron corner; thence southerly two hundred and forty feet (240') to an iron corner; thence in an easterly direction along the south side of Square No. 33, two hundred forty feet (240') to an iron corner, the point of beginning.

Square 40

Commencing at the Southeast corner of Square no. 40 and running in a northerly direction along the east side of Square No. 40 at a distance of two hundred forty feet (240') to an iron corner; thence in a westerly direction two hundred and forty feet (240') to an iron corner; thence southerly two hundred and forty feet (240') to an iron corner; thence in an easterly direction along the south side of Square No. 33, two hundred forty feet (240') to an iron corner, the point of beginning.

CASE NO.: ZC12-12-117
REQUESTED CHANGE: From A-4A (Single-family Residential District) to HC-2 (Highway Commercial District)
LOCATION: Parcels located on the east & west sides of 7th Street, south LA Highway 36; S42,T6S,R11E; Ward 3, District 2
SIZE: 2.64 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 26, 2012
Case No.: ZC12-12-117
Posted: 11/16/12

Meeting Date: December 4, 2012
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-4A (Single-family Residential District) to HC-2 (Highway Commercial District)
LOCATION: Parcels located on the east & west sides of 7th Street, south LA Highway 36; S42,T6S,R11E; Ward 3, District 2
SIZE: 2.64 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	Trace	A-4 (Single-family Residential District)
East	Undeveloped	A-4A (Single-family Residential District)
West	Undeveloped	A-4A (Single-family Residential District)

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A (Single-family Residential District) to HC-2 (Highway Commercial District). The parcels are located on the east & west sides of 7th Street, south LA Highway 36. The 2025 Future Land Use Plan calls for residential development in this area. Staff feels that the depth of existing HC-2 Highway Commercial Zoning District, along Hwy 36, should not be extended any further. Staff feels that a less intensive zoning category would be more appropriate, considering that the site is directly abutting the Tammany Trace.

Note that the parcel located on the east side of 7th street was zoned C-2 prior to the Comprehensive Rezoning. The parcel located on the west side of 7th street was previously zoned residential.

STAFF RECOMMENDATION:

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