

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5141 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GROBY SECONDED BY: MR. CANULETTE

ON THE 9 DAY OF JANUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF US HIGHWAY 190, WEST OF BLACKWELL DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 0.656 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 7). (ZC13-12-084)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-12-084, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban District);

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) see Exhibit "A" for complete boundaries; and

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF FEBRUARY , 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: January 23 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

EXHIBIT "A"

ZC13-12-084

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana in Section 48,

Township 8 South, Range 12 East and more fully described as follows:

Commencing from a 1/2 inch iron rod found at the intersection of the West Side of Blackwell Road and the North Side of U.S. Highway Number 190,
Thence North 65 degrees 29 minutes 55 seconds West 130.0 feet along the North Side of U.S. Highway Number 190 to a 1/2 inch iron rod found being the POINT OF BEGINNING,

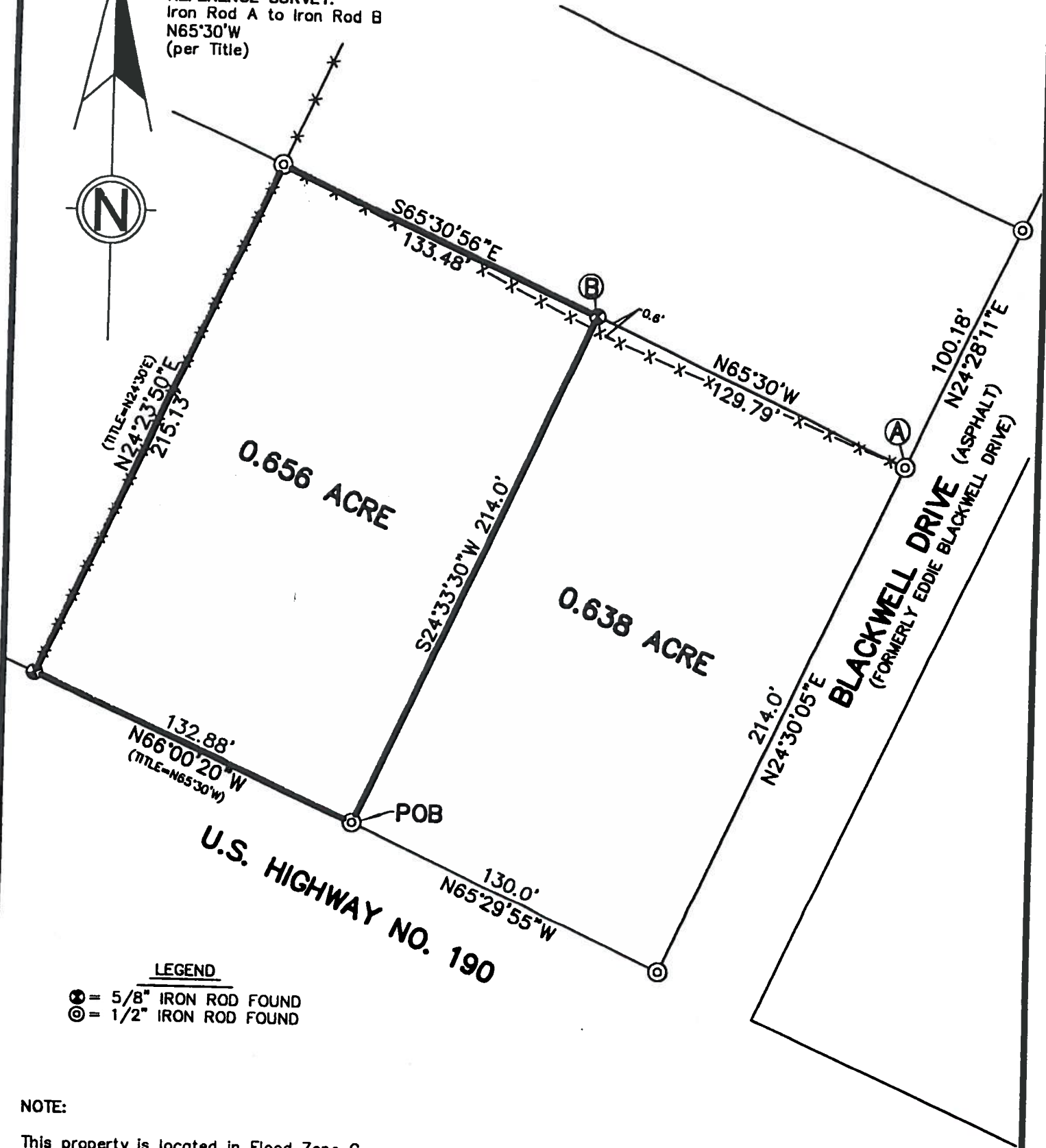
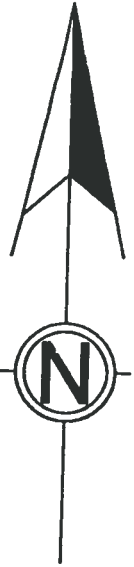
Thence North 66 degrees 00 minutes 20 seconds West 132.88 feet along the North Side of U.S. Highway Number 190 to a 5/8 inch iron rod found,
Thence North 24 degrees 23 minutes 50 seconds East 215.13 feet to a 1/2 inch iron rod found,
Thence South 65 degrees 30 minutes 56 seconds East 133.48 feet to a 5/8 inch iron rod found,
Thence South 24 degrees 33 minutes 30 seconds West 214.0 feet to the POINT OF BEGINNING, containing 0.656 Acre.

CASE NO.: ZC13-12-084
PETITIONER: Robert J. Hines, Jr
OWNER: Robert J. Hines, Jr. & Heather Baldwin Hines
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive ; S48,T8S,R12E; Ward 4, District 7
SIZE: 0.656 acre



ZC13-12-084

REFERENCE SURVEY:
Iron Rod A to Iron Rod B
N65°30'W
(per Title)



LEGEND

- ⊗ = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0380 C, dated April 2, 1991.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey for Hines Investment, LLC by John G. Cummings, Surveyor, dated August 25, 2009, Job No. 09153.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

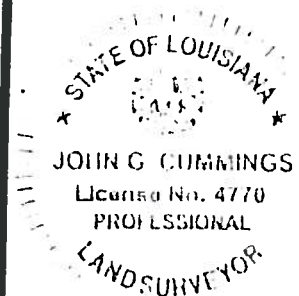
COVINGTON, LA 70433

PLAT PREPARED FOR: **Hines Investments, LLC**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 09153-B

DATE: 4-23-2013

REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 25, 2013
Case No.: ZC13-12-084
Posted: 11/15/2013

Meeting Date: December 3, 2013
Determination: Denied

GENERAL INFORMATION

PETITIONER: Robert J. Hines, Jr
OWNER: Robert J. Hines, Jr. & Heather Baldwin Hines
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive; S48,T8S,R12E; Ward 4, District 7
SIZE: 0.656 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **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	Residential	A-2 Suburban District
South	Residential	A1A Suburban District
East	Commercial	HC-2 Highway Commercial
West	Residential	A-2 Suburban 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-2 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the north side of US Highway 190, west of Blackwell Drive. The 2025 Future Land Use Plan calls for this area to be developed with residential uses. The site is currently surrounded by single family residences on the north, south and west sides and by a commercial property, zoned HC-2, on the east side. Staff sees no compelling reason to recommend approval of the requested zoning change to HC-2, considering that it does not meet the objectives of the 2025 future land use plan. Moreover the site is surrounded on three sides with residential uses.

STAFF RECOMMENDATION:

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