

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5228 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 10 DAY OF JULY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST CORNER OF LA HIGHWAY 437 & KNIGHTS ROAD, BEING 78392 HIGHWAY 437, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.27 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN NC-2 (INDOOR RETAIL AND SERVICE DISTRICT), (WARD 2, DISTRICT 2). (ZC14-05-035)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-035, 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-1A (Suburban District) to an NC-2 (Indoor and Service 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 NC-2 (Indoor Retail and Service 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-1A (Suburban District) to an NC-2 (Indoor Retail and Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

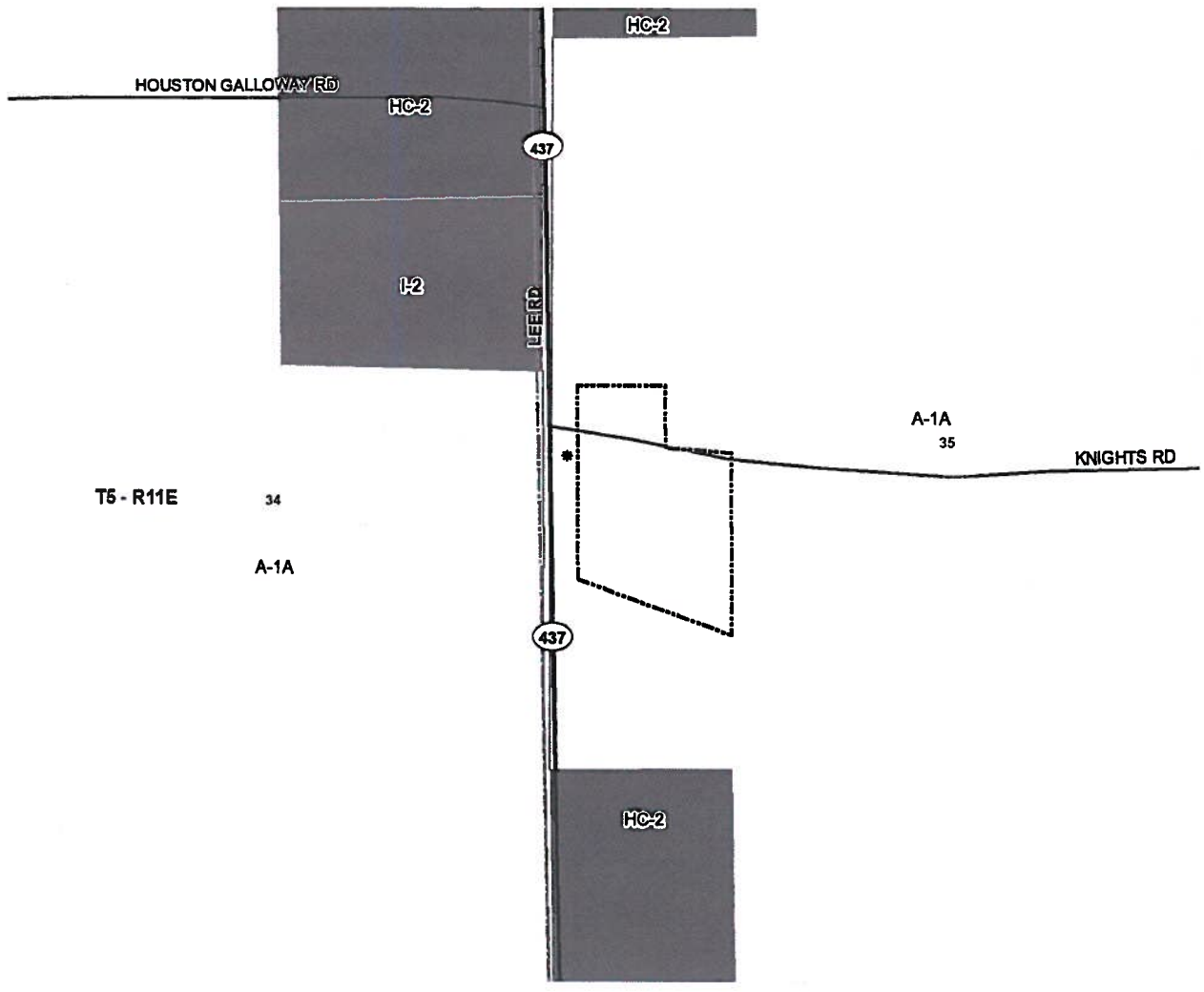
ZC14-05-035

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, being located in Section 35, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described, to-wit:

From the Quarter Section Corner common to Sections 34 and 35, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, run North 00 degrees 40 minutes West, 735.3 feet to a point; thence North 89 degrees 45 minutes East, 30.0 feet to a point on the East Right-of-Way of LA Hwy. No. 437; thence run along said Right-of-Way, North 100 degrees 17 minutes West, 268.0 feet to the Point of Beginning.

From the Point of Beginning, continue along said Right-of-Way North 00 degrees 17 minutes West, 262.6 feet to a point; thence North 89 degrees 53 minutes East, 119.98 feet to a point; thence South 00 degrees 17 minutes East, 84.09 feet to a point; thence South 85 degrees 47 minutes East, 90.35 feet to a point; thence South 0 degrees 15 minutes 29 seconds East, 247.06 feet to a point; thence North 70 degrees 23 minutes 07 seconds West, 223.27 feet back to the Point of Beginning. The tract contains 1.27 acres, more or less.

CASE NO.: ZC14-05-035
PETITIONER: Shawn Courrage
OWNER: Shawn Courrage, Gregory Allen Knight and Jeffrey Bryan Knight
REQUESTED CHANGE: From A-1A (Suburban District) to NC-2 (Indoor Retail and Service District)
LOCATION: Parcel located at the southeast corner of LA Highway 437 & Knights Road, being 78392 Highway 437, Covington; S35,T5S,R11E; Ward 2, District 2
SIZE: 1.27 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 27, 2014

Case No.: ZC14-05-035

Posted: 05/21/14

Meeting Date: June 3, 2014

Determination: Amended to NC-2

GENERAL INFORMATION

PETITIONER: Shawn Courrage
OWNER: Shawn Courrage, Gregory Allen Knight and Jeffrey Bryan Knight
REQUESTED CHANGE: From A-1A (Suburban District) to NC-5 (Retail and Service District)
LOCATION: Parcel located at the southeast corner of LA Highway 437 & Knights Road, being 78392 Highway 437, Covington; S35,T5S,R11E; Ward 2, District 2
SIZE: 1.27 acres

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-1A (Suburban District)
South	Residential	A-1A (Suburban District)
East	Residential/Undeveloped	A-1A (Suburban District)
West	Undeveloped	A-1A (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to NC-5 (Retail and Service District). The site is located at the southeast corner of LA Highway 437 & Knights Road, being 78392 Highway 437, Covington. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. The site is currently developed with an unoccupied commercial building and a single family residence. Staff is not completely opposed with a request to rezone the property to commercial; however, the NC-5 zoning designation may be too intense for the area, considering that the site is surrounded by residential uses on the north, south and east sides.

Note that the property was zoned R Rural District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-5 (Retail and Service District) designation be denied.