

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5223

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 NORTHEAST CORNER OF COAST BLVD & BEHRMAN STREET, BEING LOTS 17,18,19 & 20, SQUARE 14, CENTRAL PARK AND WHICH PROPERTY COMPRISES A TOTAL OF 12,500 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN NC-2 (INDOOR RETAIL AND SERVICE DISTRICT), (WARD 8, DISTRICT 12). (ZC14-06-049)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-06-049, 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 NC-2 ( Indoor Retail 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-4A (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

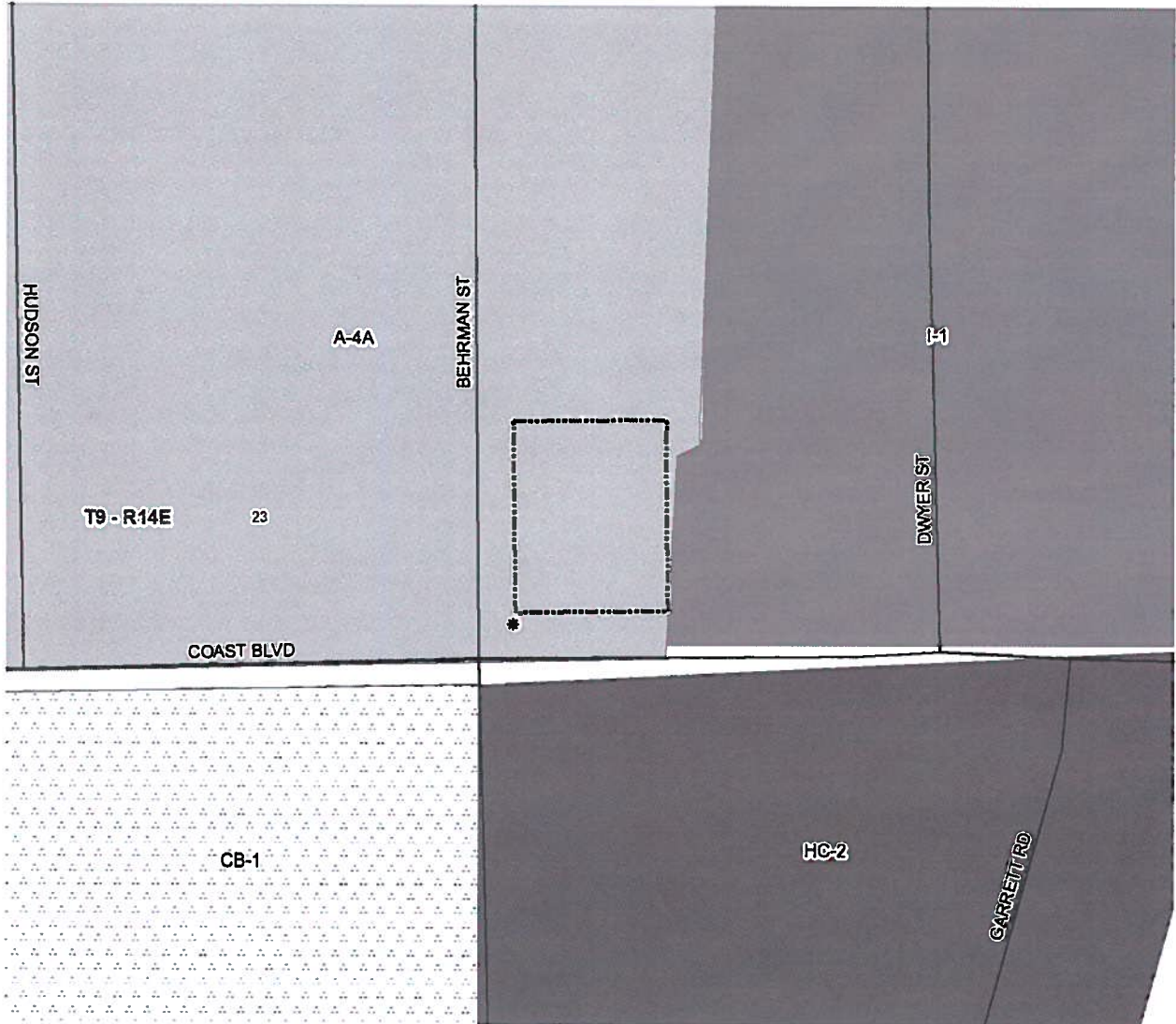
**ZC14-06-049**

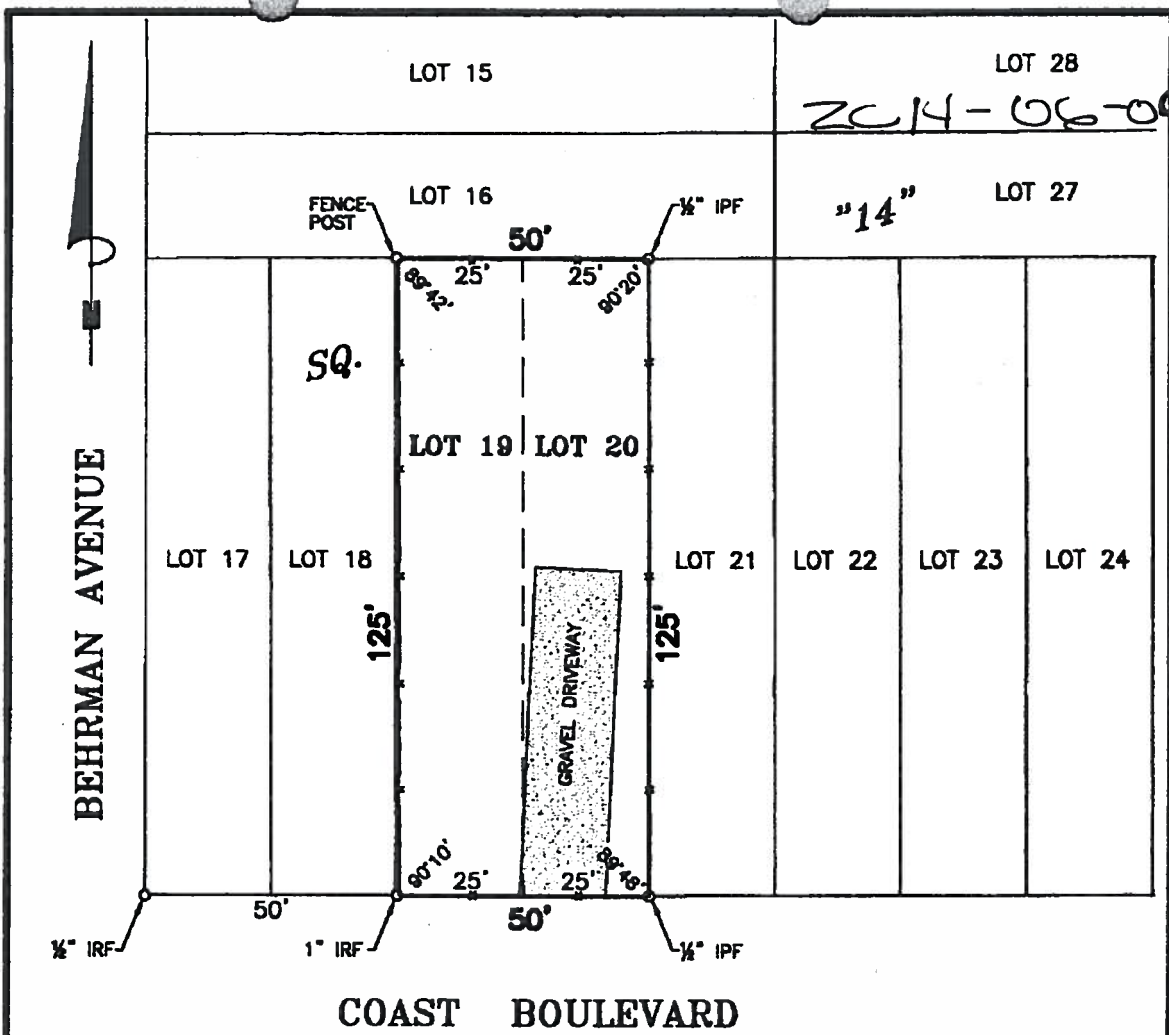
**A CERTAIN PIECE OR PORTION OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the **PARISH OF St Tammany, STATE OF LOUISIANA**, more fully described as follows, to-wit:

**LOTS 19 AND 20, SQUARE 14, CENTRAL PARK SUBDIVISION, PARISH OF ST. TAMMANY, LOUISIANA.** Lots 19 and 20 adjoin each other and measure each 25 feet across the front by a depth of 125 feet between equal and parallel lines, all as more fully shown on the plan of subdivision in the official records of St. Tammany Parish, Louisiana.

**A CERTAIN PIECE OR PORTION OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the **PARISH OF St Tammany, STATE OF LOUISIANA, LOTS 17 AND 18, SQUARE 14, SECTION A OF CENTRAL PARK SUBDIVISION, SLIDELL, ST. TAMMANY PARISH, LOUISIANA.**

**CASE NO.:** ZC14-06-049  
**PETITIONER:** Debra Levis  
**OWNER:** 3401, LLC  
**REQUESTED CHANGE:** From A-4A (Single-Family Residential District) to NC-2 (Indoor Retail and Service District)  
**LOCATION:** Parcel located at the northeast corner of Coast Blvd & Behrman Street, being lots 17,18,19 & 20, Square 14, Central Park; S23,T9S,R14E; Ward 8, District 12  
**SIZE:** 12,500 sq.ft.





Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-5" with a Base Flood Elevation of 9' in accordance with Community Panel No. 225205 0420 E : Revised: APRIL 21, 1989

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF  
**LOTS 19 & 20, SQUARE 14, CENTRAL PARK SECTION "A"**  
 in  
 St. Tammany Parish, Louisiana  
 for  
**ERIC MILLIGAN CONSTRUCTION**

Survey No. 2006 1425

Drawn by: SPH

Scale: 1" = 30'

Date: NOVEMBER 14, 2006

Revised:

This Survey is Certified True and Correct By

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants

1011 N. CAUSEWAY BLVD.-SUITE 34 • MANDEVILLE, LA. 70471 (985)828-0808

SLIDELL (985)843-2508 • MANDEVILLE (985)826-3548 • NEW ORLEANS (504)456-2042  
 HAMMOND (985)345-7841 • FAX NO. (985)828-0057 • E-MAIL: JEBC01@BELLSOUTH.NET

John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 4423

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** May 27, 2014

**Case No.:** ZC14-06-049

**Posted:** 05/20/14

**Meeting Date:** June 3, 2014

**Determination:** Amended to NC-2

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### GENERAL INFORMATION

**PETITIONER:** Debra Levis  
**OWNER:** 3401, LLC  
**REQUESTED CHANGE:** From A-4A (Single-Family Residential District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located at the northeast corner of Coast Blvd & Behrman Street, being lots 17,18,19 & 20, Square 14, Central Park; S23,T9S,R14E; Ward 8, District 12  
**SIZE:** 12,500 sq.ft.

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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	Residential	A-4A (Single Family Residential District)
South	Residential	HC-2 (Highway Commercial District)
East	Commercial	I-1 (Industrial District)
West	Residential	A-4A (Single Family Residential District)

#### EXISTING LAND USE:

**Existing development?** No

**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 A-4A (Single-Family Residential District) to HC-2 (Highway Commercial District). The site is located at the northeast corner of Coast Blvd & Behrman Street, being lots 17,18,19 & 20, Square 14, Central Park. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff is not opposed to commercial zoning on the site; however, the HC-2 zoning district may be too intense, considering that the site is abutting existing residences on the north and west sides along Berhman Street and Coast Blvd.

#### STAFF RECOMMENDATION:

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