

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5006

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF JUNE , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF 10TH STREET, NORTH OF LASALLE STREET, SOUTH OF MARQUETTE STREET, BEING LOTS 7, 8, 9, 10 & 11 SQUARE 29, CHINCHUBA SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL 18,000 SQ.FT OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 4). (ZC13-05-026)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-05-026, 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-5 (Two Family Residential District) to an HC-1 (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-1 (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-5 (Two Family Residential District) to an HC-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 11 DAY OF JULY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 30, 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

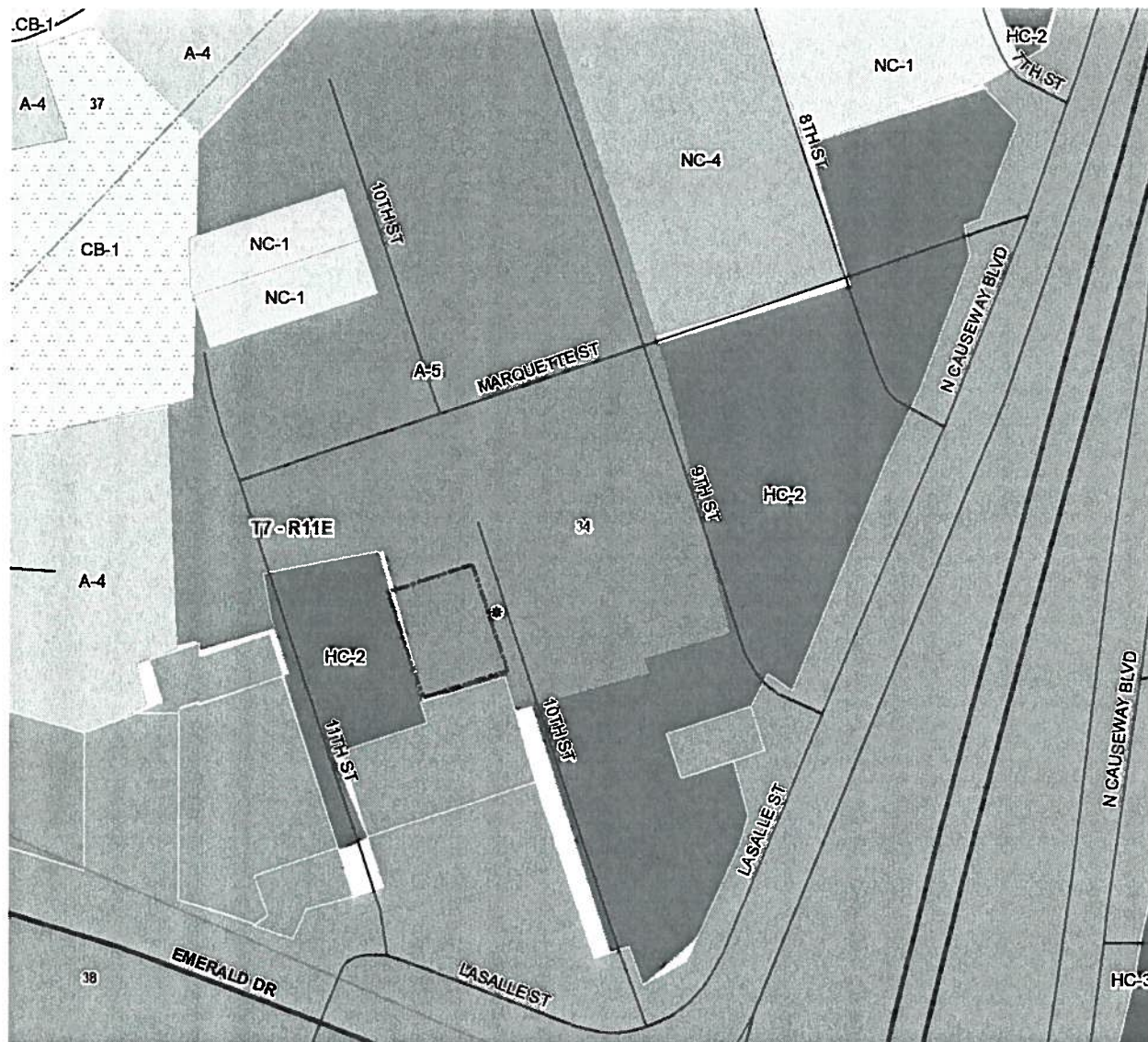
EXHIBIT "A"

ZC13-05-026

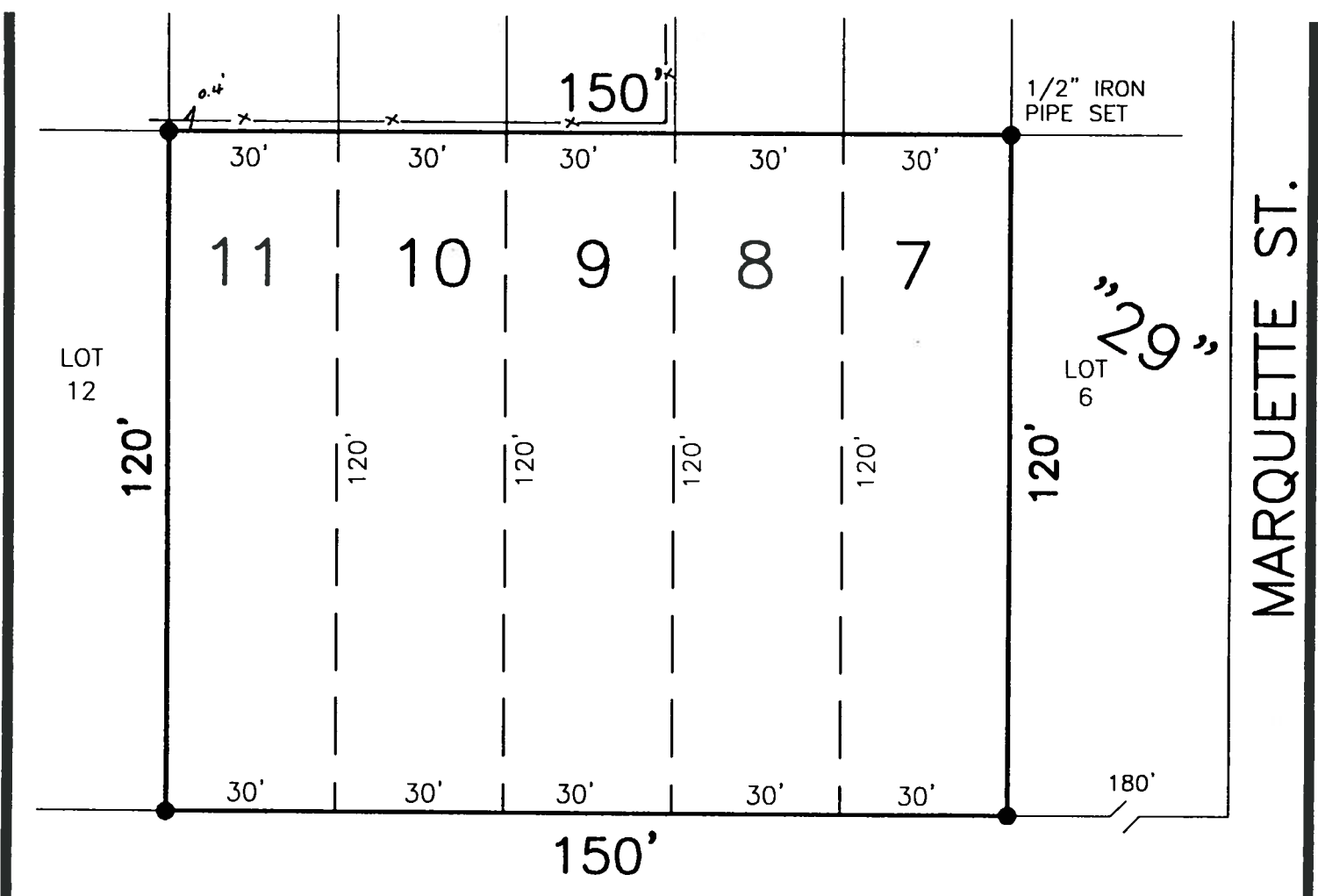
CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and more fully described on the blueprint of survey made by Preston Herndon, Surveyor, as being in the west fractional half of Section 14, Township 7 South, Range 11 East, particularly designated on said blue print as follows:

Five lots designated by the NOS. 7, 8, 9, 10 AND 11 IN SQUARE NO. 29 , bounded by DeSoto, Marquette, Tenth and Eleventh Streets.

CASE NO.: ZC13-05-026
PETITIONER: Robert Hurst
OWNER: Robert Hurst & Dorothy F. Authement
REQUESTED CHANGE: From A-5 (Two Family Residential District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the west side of 10th Street, north of LaSalle Street, south of Marquette Street, being Lots 7, 8, 9, 10 & 11 Square 29, Chinchuba Subdivision ; S34,T7S,R11E; Ward 4, District 4
SIZE: 18,000 sq.ft



ZC13-05-026



TENTH ST. R/W

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C.

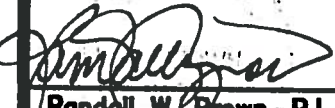
FIRM Panel# 225 205 0240E Rev. 8-16-95

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
LOTS 7,8,9,10 & 11 • SQUARE 29 • CHINCHUBA SUBDIVISION
ST. TAMMANY PARISH, LOUISIANA
FOR
AUTHEMENT FAMILY TRUST;
PBO, INC.;
LAWYERS TITLE INSURANCE CORPORATION

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Survey Certified True and Correct By

 Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (504) 624-5368 FAX (504) 624-5309

Date: APRIL 23, 1998
 Survey No. 98351
 Scale: 1"=30'±
 Drawn By: LAK
 Revised:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-026

Posted: 4/10/13

Meeting Date: May 7, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Robert Hurst
OWNER: Robert Hurst & Dorothy F. Authement
REQUESTED CHANGE: From A-5 (Two Family Residential District) to HC-1 (Highway Commercial District)
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SIZE: 18,000 sq.ft

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	A-5 Two Family Residential District
South	Commercial	City of Mandeville
East	Commercial/Undeveloped	A-5 Two Family Residential District
West	Commercial	HC-2 Highway Commercial 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-5 (Two Family Residential District) to HC-1 (Highway Commercial District). The site is located on the west side of 10th Street, north of LaSalle Street, south of Marquette Street, being Lots 7, 8, 9, 10 & 11 Square 29, Chinchuba Subdivision. The 2025 Future Land Use Plan designates this area to be developed with commercial uses. There are existing commercial uses on the east, south and west sides of the parcel in question. Staff feels that the zoning requested is compatible with the surrounding uses.

STAFF RECOMMENDATION:

The staff recommends that the request for an HC-1 (Highway Commercial District) designation be approved.