

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5394

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. THOMPSON

ON THE 7 DAY OF MAY , 2015

(ZC15-04-031) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE EAST SIDE OF LA HIGHWAY 59, NORTH OF GRANDE MAISON BLVD, WEST OF FONTAINEBLEAU SCHOOLS AND WHICH PROPERTY COMPRISES A TOTAL OF 11.68 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INDUSTRIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), HC-1 (HIGHWAY COMMERCIAL DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) , (WARD 4, DISTRICT 5).  
(ZC15-04-031)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-031, 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 NC-4 (Neighborhood Industrial District) to an PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & 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 PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & 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 NC-4 (Neighborhood Industrial District) to an PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JUNE, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 21, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

Exhibit "A"

ZC15-04-031

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Helena Meridian, St. Tammany Parish.

Commencing at the Section corner point common to Sections 25 and 36, Township 7 South, Range 11 East and Sections 30 and 31, Township 7 Range 12 East proceed North 00 degrees 05 minutes 48 seconds West, a distance of 300ft to the Point of Beginning.

From the Point of Beginning, proceed North 00 degrees 01 minute 53 seconds West, a distance of 1550ft to a point;

Thence proceed North 87 degrees 01 minute 34 seconds West, a distance of 205ft to a point;

Thence proceed South 04 degrees 07 minutes 24 seconds West, a distance of 1560ft to a point;

Thence proceed South 89 degrees 00 minutes 16 seconds East, a distance of 315ft to the Point of Beginning.

Said parcel contains 9.29 acres of ground more or less.

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Helena Meridian, St. Tammany Parish.

Commencing at the Section corner point common to Sections 25 and 36, Township 7 South, Range 11 East and Sections 30 and 31, Township 7 Range 12 East proceed North 00 degrees 02 minutes 31 seconds West a distance of 1948ft to the Point of Beginning.

Thence proceed North 00 degrees 08 minutes 08 seconds West, a distance of 585ft to a point;

Thence proceed North 89 degrees 59 minutes 38 seconds West, a distance of 160 to a point;

Thence proceed South 03 degrees 24 minutes 13 seconds West, a distance of 580ft to a point;

Thence proceed North 87 degrees 49 minutes 32 seconds West, a distance of 195ft to the Point of Beginning.

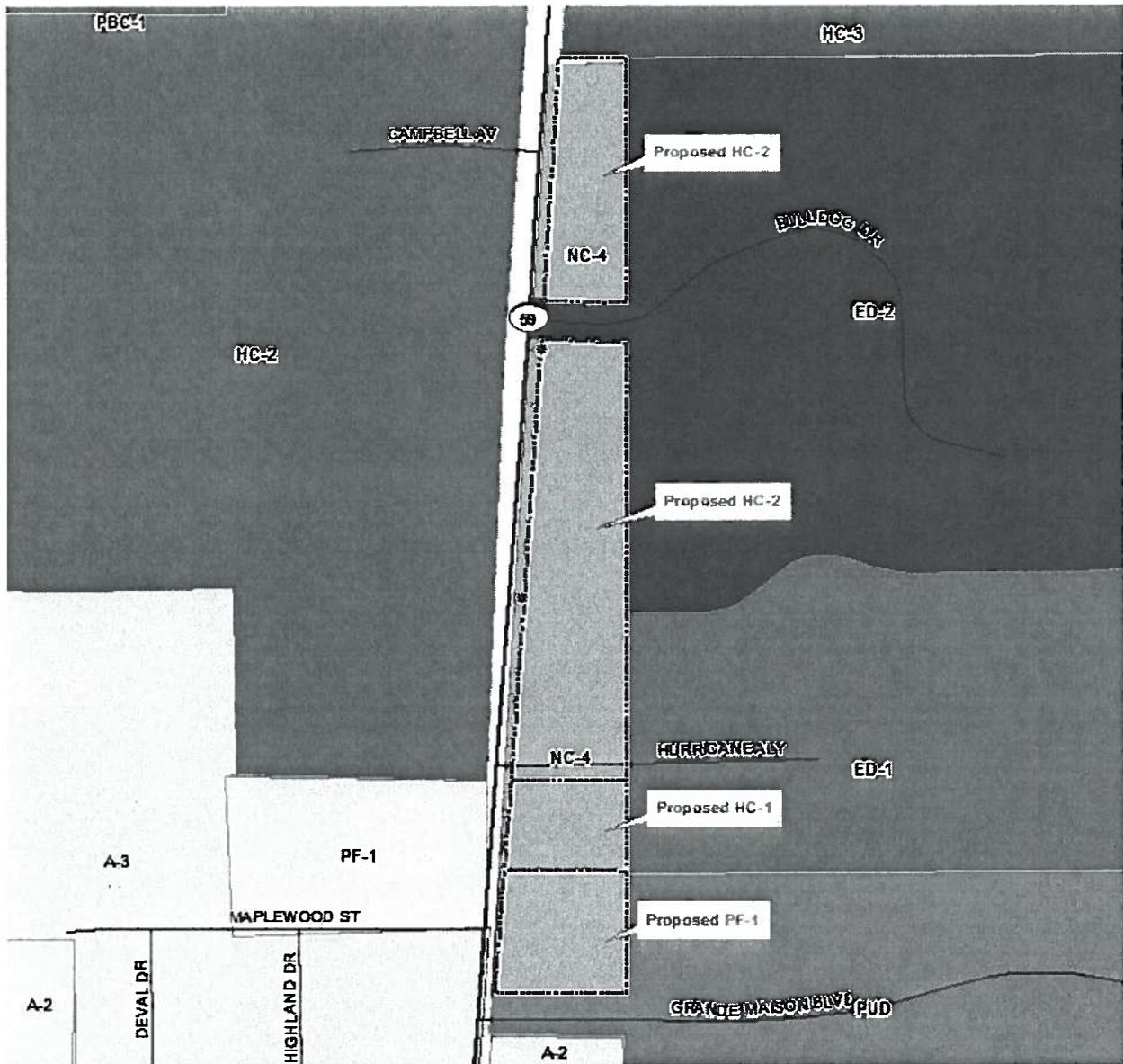
Said parcel contains 2.39 acres of ground more or less.

**CASE NO.:** ZC15-04-031

**REQUESTED CHANGE:** From NC-4 (Neighborhood Industrial District) to PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)

**LOCATION:** Parcels located on the east side of LA Highway 59, north of Grande Maison Blvd, west of Fontainebleau Schools ; S25, T7S, R11E; Ward 4, District 5

**SIZE:** 11.68 acres



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-031

Determination: Approved

Posted: 03/19/15

**GENERAL INFORMATION**

**REQUESTED CHANGE:** From NC-4 (Neighborhood Industrial District) to PF-1 (Public Facilities District), HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)

**LOCATION:** Parcels located on the east side of LA Highway 59, north of Grande Maison Blvd, west of Fontainebleau Schools ; S25, T7S, R11E; Ward 4, District 5

**SIZE:** 11.68 acres

**SITE ASSESSMENT**

**STAFF COMMENTS:**

**Study Area**

- East side of Louisiana State Highway 59, more particularly south of Interstate 12 & north of Grande Maison Blvd.

This particular section of Highway 59 is considered as a predominantly traveled north-south corridor, giving access to: Interstate 12, multiple businesses, a residential subdivision and institutional uses. The study focuses on identifying the existing land use & zoning classifications along this section of Hwy 59. It also addresses the potential necessary changes of zoning classification to allow for some of the existing uses to be conform to the appropriate zoning district and to allow for a wider variety of uses, within the existing commercial buildings and undeveloped sites along the east side of Highway 59.

**Existing Land Uses and Zoning Classifications along the East side of Hwy 59 Corridor from north to south and proposed zoning changes (see attached map)**

Area	Land Use	Existing Zoning	Proposed Zoning	Access
1	small retail & service uses, offices, financial institution, & vacant parcels of land	NC-4 Neighborhood Institutional District	HC-2 Highway Commercial District	Hwy 59 (south & north Bulldog Drive, north of Hurricane Ally)
2	service uses and professional offices	NC-4 Neighborhood Institutional District	HC-1 Highway Commercial District	Hwy 59 (south of Hurricane Ally)
3	Religious Institution	NC-4 Neighborhood Institutional District	PF-1 Public Facilities District	Hwy 59 (north of Grande Maison Blvd)

**STAFF RECOMMENDATION:**

Staff recommends that:

- The parcels identified in Area 1, be rezoned from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District.
- The parcels identified in Area 2, be rezoned from NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District.
- The religious institution, identified as Area 3, be rezoned from NC-4 Neighborhood Institutional District to PF-1 Public Facilities District, in order to create a transition and buffer between the abutting commercial uses to the north and the entrance to the residential subdivision (Grande Maison).