

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5192

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GROBY

SECONDED BY: MR. TANNER

ON THE 1 DAY OF MAY, 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190, EAST OF LAKE ROAD, WEST OF BAYOU LACOMBE, BEING 28214 HIGHWAY 190, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL 0.91 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 7, DISTRICT 7). (ZC14-03-020)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-03-020, 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-2 (Suburban District) to an 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 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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JUNE, 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 8, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

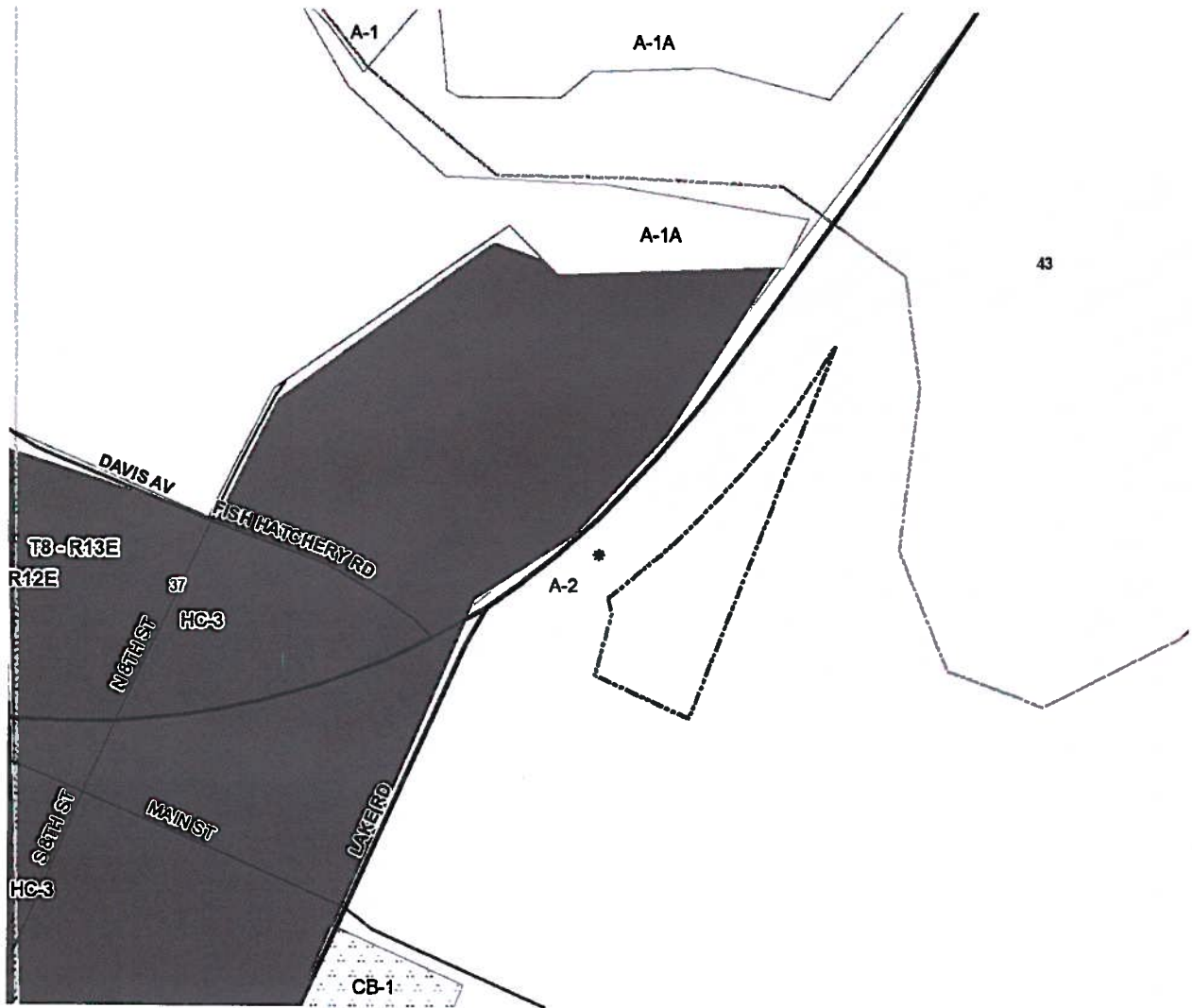
Exhibit "A"

ZC14-03-020

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 37, Township 8 South, Range 13 East, Greensburg District, and designated as PARCEL H and more fully described as follows: to-wit:

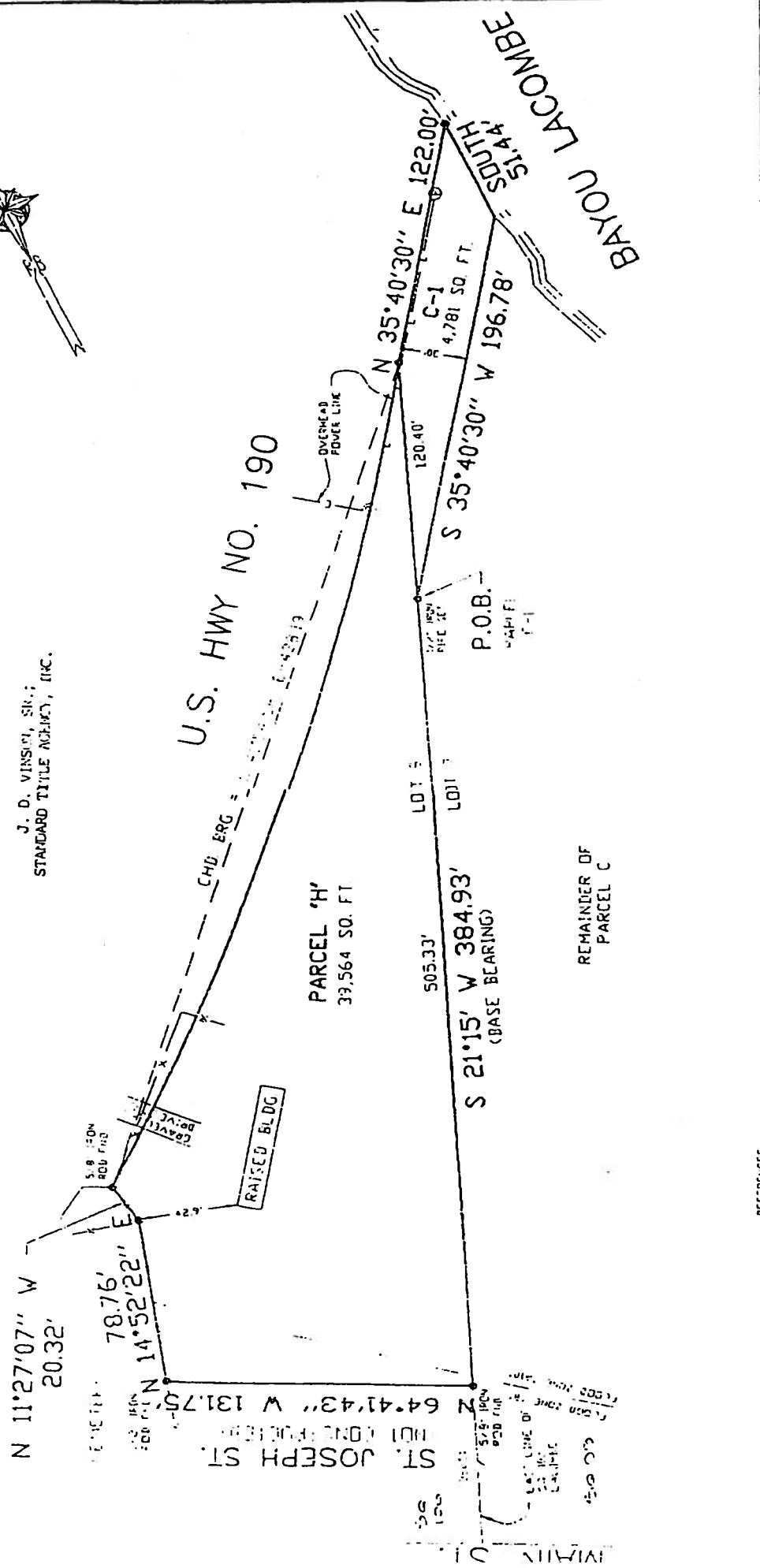
Begin at the intersection of the North right-of-way of St. Joseph Street and the boundary between Lots 7 and 8 of the Subdivision of the Estate of Francois Cousin, Section 37, Township 8 South, Range 13 East, Greensburg District, Louisiana, and the POINT OF BEGINNING; THENCE RUN ALONG THE North right-of-way of St. Joseph Street North 64 degrees 41 minutes 43 seconds West 131.75 feet; thence North 14 degrees 52 minutes 22 second East a distance of 78.76 feet; thence North 11 degrees 27 minutes 07 seconds West a distance of 20.32 feet to the East right of way of U.S. Highway 190; thence along the curvature of a curve and the East right-of-way of U.S Highway 190, a distance of 428.19 feet to a point previously set on said right-of-way; thence along the boundary between Lots 7 and 8 South 21 degrees 15 minutes West, a distance of 505.33 feet to the POINT OF BEGINNING.

CASE NO.: ZC14-03-020
PETITIONER: Maria Vinson Landry
OWNER: James P. Vinson, Therese Cambre Rochell, Harold Cabre Trust #1, Kathleen V. Harrison, Maria Vinson Landry, Joseph D. Vinson, Jr.
REQUESTED CHANGE: From A-2 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, east of Lake Road, west of Bayou Lacombe, being 28214 Highway 190, Lacombe; S37, T8S, R13E; Ward 7, District 7
SIZE: 0.91 acres



Survey of
**PARCEL C-1 & "H" - BEING A PORTION OF
 LOTS 7 & 8 OF THE SUBDIVISION OF THE FRANCOIS COUSIN ESTATE
 SECTION 37 - TOWNSHIP 8 SOUTH - RANGE 13 EAST
 ST. TAMMANY PARISH, LOUISIANA**
 FOR

J. D. VINSORI, SIK.;
 STANDARD TITLE Agency, INC.



2014-03-020

THE SERVICES AND RESTRICTIONS STATED ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE ORDINANCES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO FIELD SEARCH OF PUBLIC RECORD SEARCH IN CONDUCTING THE SURVEY.		SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>1</u> SURVEY.	
Survey Certified true and Correct By Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 01096		Randall W. Brown & Associates, Inc. Professional Land Surveyors Planners - Consultants 228 W Causeway App Mandeville, LA 70449 (504) 874-5368 FAX (504) 624-5309	
DATE: MARCH 20, 1998 SURVEY NO. 38163		SCALE: 1" = 50' ± DRAWN BY: LAK REVISION:	

- REFERENCES:**
- 1) SURVEY FOR JEROME BEANSON BY KELLY MENDHAM & ASSOC., INC. DATED JUNE 28, 1996
 - 2) PLAT OF A SURVEY BY F. J. CHAMPAGNE, DATED AUGUST 0, 1974.
- Note: This is a plat, but I have reviewed the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in a special flood hazard area. It is located in Flood Zone B, X, A1-C.
- FORM PLAT 225, 2005, 01250. Rev. 4-4-03

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 24, 2014
Case No.: ZC14-03-020
Posted: 02/13/14

Meeting Date: March 5, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Maria Vinson Landry
OWNER: James P. Vinson, Therese Cambre Rochell, Harold Cabre Trust #1, Kathleen V. Harrison, Maria Vinson Landry, Joseph D. Vinson, Jr.
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SIZE: 0.91 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	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Commercial/Undeveloped	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development? Yes **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 south side of US Highway 190, east of Lake Road, west of Bayou Lacombe, being 28214 Highway 190, Lacombe. The 2025 Future Land Use plan calls for the area to be developed with residential uses. There is an existing commercial building on the site which has been in operation since 2001. Note that the parcel was zoned C-1 Neighborhood Commercial District prior to the Comprehensive Rezoning Plan in 2009. Staff does not object to the requested rezoning, considering the location of the site, along a major collector and in close proximity to some existing commercial uses.

STAFF RECOMMENDATION:

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