

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5371 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD SECONDED BY: MR. THOMPSON

ON THE 2 DAY OF APRIL , 2015

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, WEST OF SOUTH OAKLAWN DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT), (WARD 7, DISTRICT 7). (ZC15-03-023)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-03-023, 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-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-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF MAY, 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: APRIL 16, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-03-023

ALL THAT CERTAIN TRACT OR PORTION OF LAND, 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 SUBDIVISION KNOWN AS NORTH OAKLAWN, ST. TAMMANY PARISH LOUISIANA, AND WHICH IS COMPOSED OF A PART OF TRACT N. 343 AND A SMALLER PART OF TRACT 342, SAID TRACTS BEING SHOWN ON A PLAN OF SAID SUBDIVISION MADE BY A. G. MUNINGER, SURVEYOR, DATED JUNE 20, 1911, AND FILED WITH THE CLERK OF COURT AND RECORDER OF ST. TAMMANY PARISH, AND THE SAID LOT HEREIN CONVEYED IS MORE PARTICULARLY SHOWN AND LOCATED ON A BLUE PRINT OF PLAN OF SURVEY BY JOSEPH PUGH, PARISH SURVEYOR, DATED JULY 4, 1941 COPY OF WHICH IS ATTACHED TO ACT BEFORE P.C. QUERENS, NOTARY PUBLIC, ORLEANS PARISH, DATED JULY 22, 1941, AND ACCORDING TO WHICH THE SAME IS LOCATED AND MEASURES AS FOLLOWS:

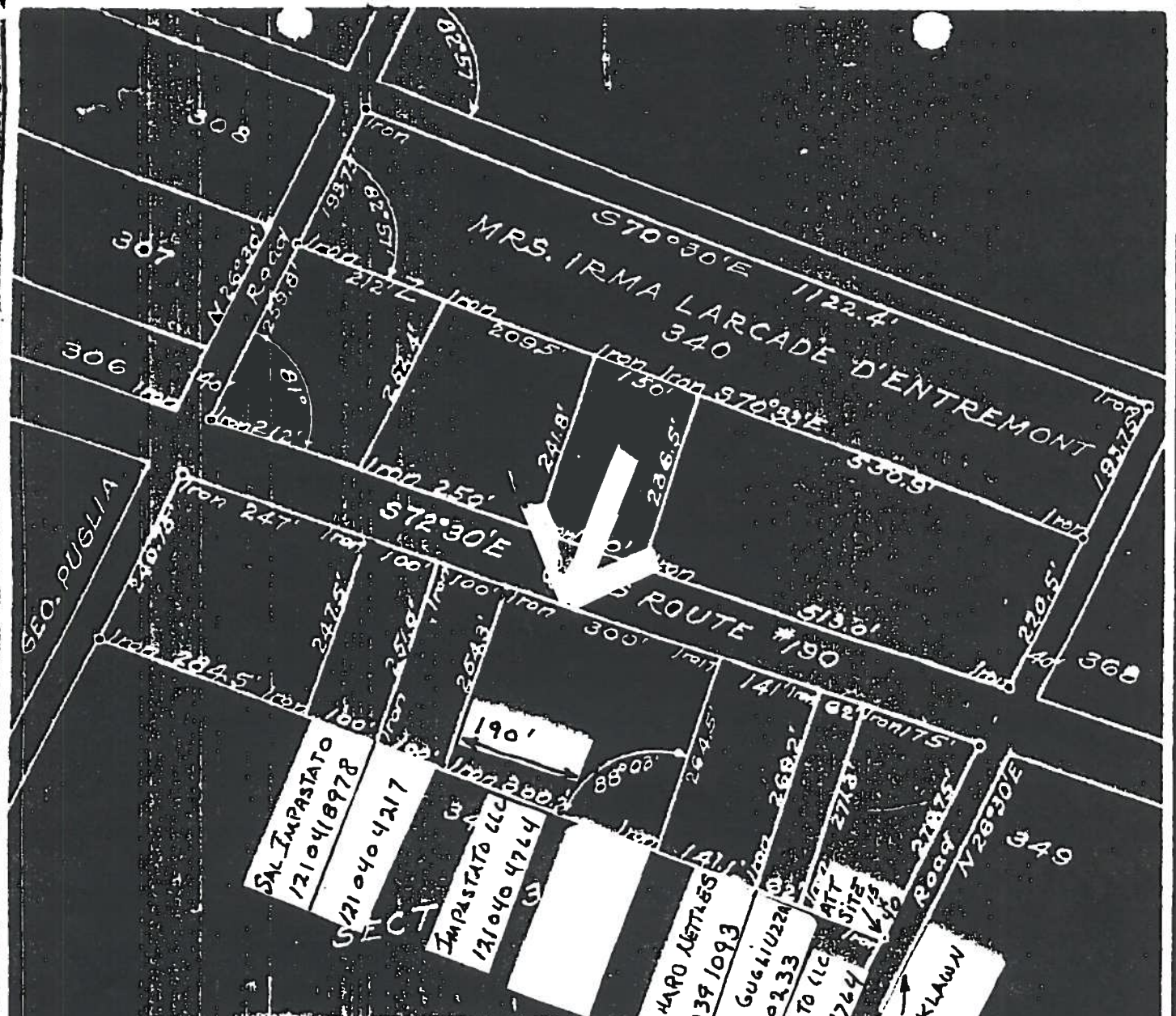
BEGINNING AT AN IRON STAKE AT THE INTERSECTION OF THE U.S. CONCRETES HIGHWAY NO. 190 AND THE PUBLIC ROAD TRAVERSING THE SAME ON THE WEST SIDE OF TRACT NO. 342 AND MEASURING THENCE IN A DIRECTION SOUTH 72 DEGREES, 30 MINUTES EAST ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF FOUR HUNDRED FORTY-SEVEN FEET (447'), THENCE HAVING A DEPTH OF 254.3 FEET ON THE WEST SIDE LINE AND EXTENDING TO THE REAR OF TRACT NO. 343 TO THE LOCATION OF AN IRON STAKE AT THE INTERSECTION THEREOF, THENCE RUNNING IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 190 FEET ALONG THE SOUTH LINE OF TRACT NO. 343 THENCE RUNNING ON LINE IN THE DIRECTION OF SAID HIGHWAY AT A DISTANCE OF 260 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID HIGHWAY WHERE IT INTERSECTS SAID SOUTH LINE OF THE HIGHWAY AT A POINT 190 FEET FROM THE POINT OF BEGINNING AS HEREDIN SET FORTH; THE SAID PORTION OF GROUND HEREIN MORTGAGED HAVING A MEASUREMENT OF 190 FEET FRONT ON THE SOUTH LINE OF

SAID HIGHWAY, A WIDTH OF 190 FEET ALONG THE REAR LINE OF SAID TRACT NO. 343, A DISTANCE OF 254.3 FEET ALONG THE WEST SIDE LINE OF SAID LOT OF GROUND AND A DISTANCE OF 260 FEET, MORE OR LESS, ALONG THE EAST SIDE LINE OF SAID PROPERTY, THE EAST AND WEST LINES PARALLEL.

CASE NO.: ZC15-03-023
PETITIONER: Joseph Impastato
OWNER: Salvatore Impastato
REQUESTED CHANGE: From A-2 (Suburban District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, west of South Oaklawn Drive ; S39, T8S, R13E; Ward 7, District 7
SIZE: 1.2 acres



2015-03-023



UNABLE TO PROVIDE CLEAR
 IMAGE DUE TO CONDITION OF
 DOCUMENT ON FILE.

MAP SHOWING PROPERTY OF
 JOSEPH VILLARS
 BEING A SUBDIVISION OF LOTS 341-342 & 343
 OF NORTH OAKLAWN, IN SECTION 36 TOWN-
 SHIP 8 SOUTH RANGE 13 EAST, GREENSBURG
 DISTRICT, LOUISIANA.

SCALE 1 INCH = 200 FEET

JULY 4-1841
Joseph Pugh
 PARISH SURVEYOR

NO. 701

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 23, 2015
Case No.: ZC15-03-023
Posted: 02/09/15

Meeting Date: March 3, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joseph Impastato
OWNER: Salvatore Impastato
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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	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? No 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-1 (Highway Commercial District). The site is located on the south side of US Highway 190, west of South Oaklawn Drive. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to recommend approval of the requested zoning to HC-1, considering that the site is surrounded by residential zoning.

STAFF RECOMMENDATION:

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