

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4994

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 2 DAY OF MAY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF LA HIGHWAY 36 & BULLARD STREET AND WHICH PROPERTY COMPRISES A TOTAL 0.570 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 2). (ZC13-04-020)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-04-020, 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 NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JUNE, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: APRIL 25, 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

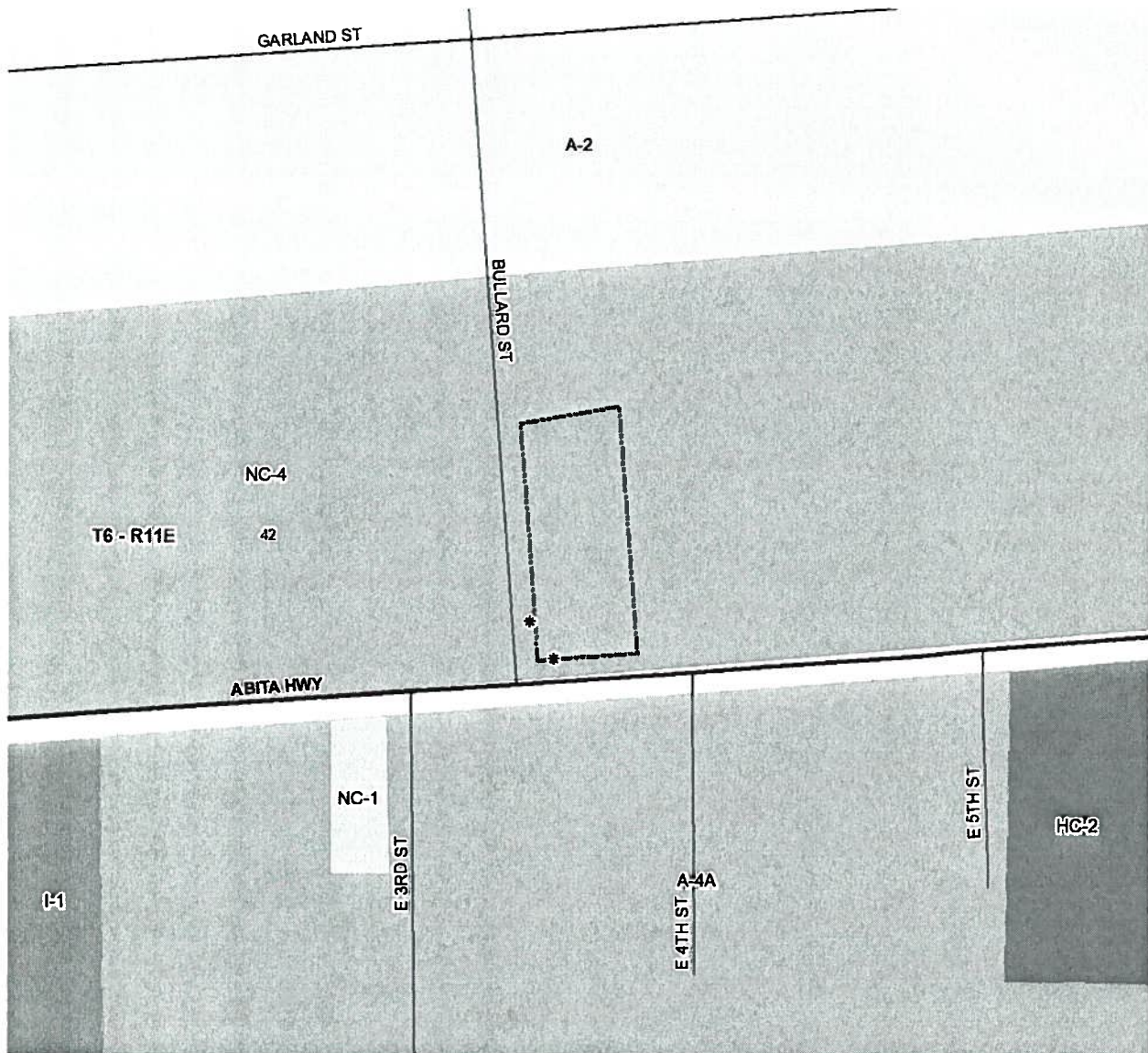
**EXHIBIT "A"**

**ZC13-04-020**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, being part of Lot No. One (1), Square No. Eight (8) Garland's Addition to Covington, and Claiborne, being a subdivision of a part of Section 42, Township 6 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:**

**From the corner formed by the intersection of Bullard Street and the Covington-Abita Springs State Highway No. 36, go North 85 degrees 50 minutes East along the North line of the right of way of said Highway 100 feet to an iron corner; thence go North 4 degrees 10 minutes West 247.1 feet to an iron corner; thence go South 80 degrees 21 minutes West 100.5 feet to an iron corner on the East line of Bullard Street; thence go South 4 degrees 10 minutes East along the East line of Bullard Street 237.5 feet to an iron corner and the Point of Beginning heretofore set, all according to map and plat of survey of Robert A. Berlin, Surveyor, dated April 13, 1956, shown thereon in the name of William A. Chandler.**

**CASE NO.:** ZC13-04-020  
**PETITIONER:** Ed Gaden  
**OWNER:** Linda G. Kenney, Leonard Guarino, Robert W. Kenny Jr., Aimee Cappy  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the northeast corner of LA Highway 36 & Bullard Street; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 0.570 acre







**Administrative Comment**  
**ZONING STAFF REPORT**

**Date:** March 25, 2013  
**Case No.:** ZC13-04-020  
**Posted:** 03/19/13

**Meeting Date:** April 2, 2013  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Ed Gaden  
**OWNER:** Linda G. Kenney, Leonard Guarino, Robert W. Kenny Jr., Aimee Cappy  
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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/Residential	NC-4 (Neighborhood Institutional District)
South	Undeveloped/Residential	A-4A (Single Family Residential District)
East	Residential	NC-4 (Neighborhood Institutional District)
West	Commercial	NC-4 (Neighborhood Institutional District)

**EXISTING LAND USE:**

**Existing development?** Yes                                      **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 NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the northeast corner of LA Highway 36 & Bullard Street. The 2025 future land use plan calls for the area to be developed with a mix of commercial uses. Staff has no objections to the request, considering that Hwy 36 is developed with a mix of commercial, residential and multi family uses.

**STAFF RECOMMENDATION:**

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