

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5171

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. SHARP

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. THOMPSON

ON THE 3 DAY OF APRIL , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF 12TH STREET, EAST OF US HIGHWAY 190 AND WHICH PROPERTY COMPRISES A TOTAL 1.16 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 2). (ZC14-04-028)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-04-028, 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) & PUD (Planned Unit Development Overlay) 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) & PUD (Planned Unit Development Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MAY, 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: March 27, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

EXHIBIT "A"

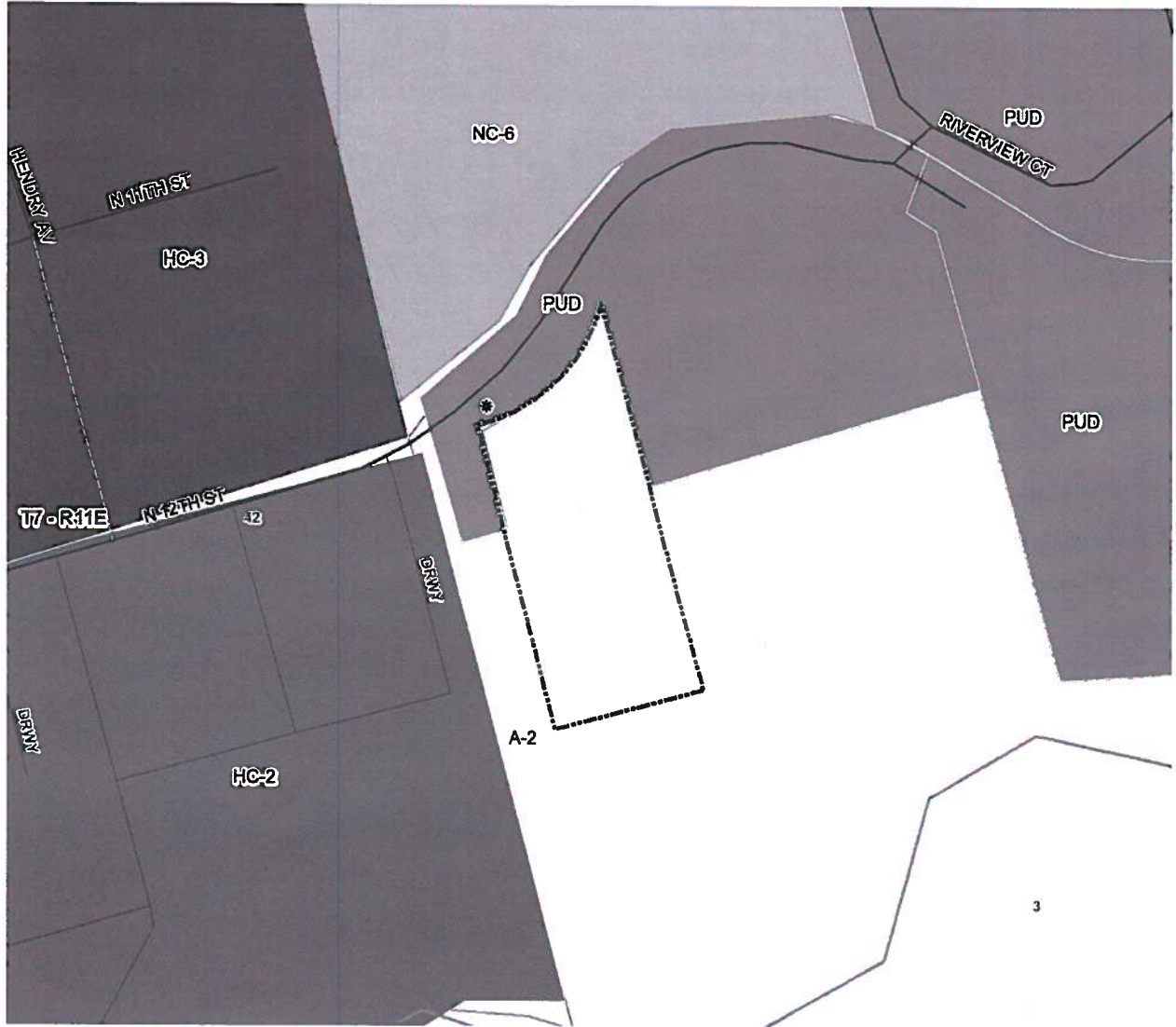
ZC14-04-028

A Certain Piece or Parcel of Ground situated in Section 42, Township 7 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Fourth Mile Post From the Southwest Corner of Township 6 South, Range 11 East, thence measure North 89 degrees 07 minutes West, a distance of 1101.31 feet to a point; thence measure South 14 degrees 40 minutes 43 seconds East, a distance of 457.46 feet to a point; thence measure South 75 degrees 31 minutes 45 seconds West, a distance of 600.0 feet to a point; thence measure South 14 degrees 29 minutes 17 seconds East, a distance of 599.58 feet to a point; thence measure South 75 degrees 24 minutes 51 seconds West, a distance of 64.90 feet to a point; thence measure South 75 degrees 26 minutes 52 seconds West, a distance of 410.0 feet to a point; thence measure South 14 degrees 31 minutes 16 seconds East, a distance of 212.60 feet to a point; thence measure South 75 degrees 37 minutes 47 seconds West, a distance of 425.0 feet to a point; thence measure South 14 degrees 31 minutes 17 seconds East, a distance of 629.25 feet to a point; thence measure South 14 degrees 34 minutes 30 seconds East, a distance of 60.07 feet to a point; thence measure South 14 degrees 40 minutes East, a distance of 300.43 feet to a point; thence measure South 75 degrees 40 minutes West, a distance of 300.64 feet to a point; thence measure South 14 degrees 28 minutes 43 seconds East, a distance of 897.37 feet to a point; thence measure North 75 degrees 26 minutes 26 seconds East, a distance of 400.0 feet to a point; thence measure South 14 degrees 28 minutes 43 seconds East, a distance of 200.0 feet to a point; thence measure North 75 degrees 26 minutes 26 seconds East, a distance of 434.0 feet to a point; thence measure South 14 degrees 28 minutes 43 seconds East, a distance of 460.0 feet to a point; thence measure South 14 degrees 29 minutes East, a distance of 395.72 feet to a point; thence measure South 12 degrees 14 minutes 10 seconds West a distance of 86.97 feet to a point; thence measure South 62 degrees 07 minutes 20 seconds West a distance of 62.45 feet to a point; thence measure North 86 degrees 33 minutes 50 seconds West a distance of 55.4 feet to a point; thence measure North 56 degrees 48 minutes 35 seconds West a distance of 43.56 feet to a point; thence measure North 19 degrees 36 minutes West a distance of 121.75 feet to a point; thence measure South 87 degrees 25 minutes 12 seconds West a distance of 189.6 feet to a point; Thence measure South 48 degrees 10 minutes West a distance of 130.1 feet to a point; thence measure South 08 degrees 08 minutes West a distance of 140.8 feet to a point; thence measure South 47 degrees 56 minutes West a distance of 100.7 feet to a point; thence measure South 68 degrees 19 minutes 47 seconds West a distance of 41.1 feet to a point; thence measure North 63 degrees 12 minutes 36 seconds West, a distance of 7.95 feet to a point; thence continue North 63 degrees 12 minutes 36 seconds West, a distance of 51.85 feet a point; thence measure South 61 degrees 05 minutes 30 seconds West, a distance of 101.25 feet to a point; thence measure North 72 degrees 48 minutes 30 seconds West, a distance of 15.25 feet to a point; thence measure North 14 degrees 29 minutes West, a distance of 267.93 feet to a point; the Point of Beginning.

From the Point of Beginning, continue North 14 degrees 29 minutes West, a distance of 304.90 feet to a point; thence measure in a northeasterly direction along the arc of a curve to the left having a radius of 433.78 feet, a distance of 169.10 feet to a point; thence measure South 14 degrees 29 minutes East, a distance of 380.40 feet back to the Point of Beginning, containing 1.16 Acres.

CASE NO.: ZC14-04-028
REQUESTED CHANGE: From A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of 12th Street, east of US Highway 190; S42,T7S,R11E; Ward 3, District 2
SIZE: 1.16 acres



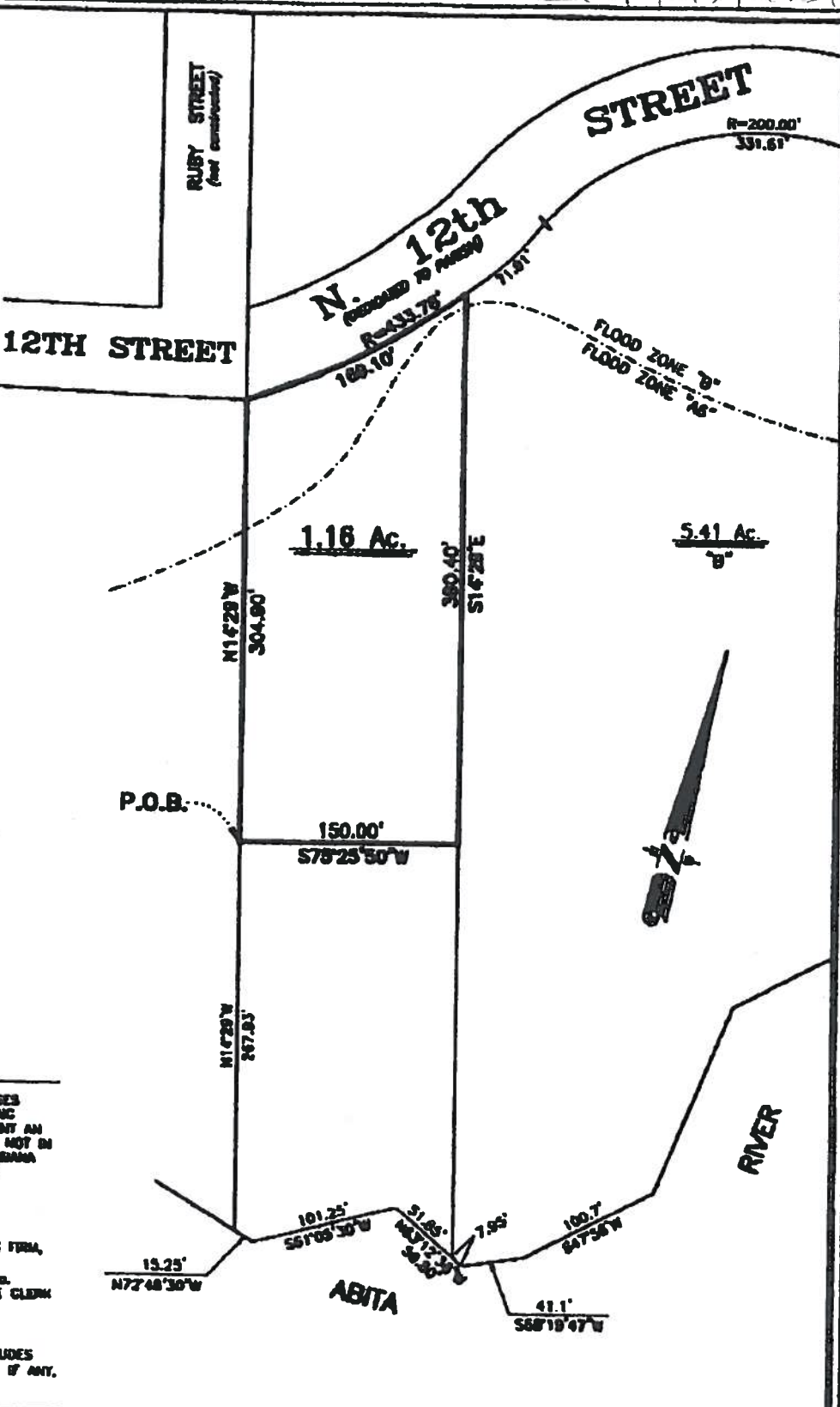
2014-04-028

The P.O.B. shown herein is described as being located North 28 degrees 07 minutes East, 101.31'; South 14 degrees 40 minutes East, 43 seconds East, 457.45'; South 75 degrees 31 minutes 45 seconds East, 800.07'; South 14 degrees 20 minutes 17 seconds East, 804.80'; South 75 degrees 24 minutes 51 seconds East, 84.00'; South 75 degrees 25 minutes 52 seconds East, 410.0'; South 14 degrees 31 minutes 18 seconds East, 212.80'; South 75 degrees 27 minutes 47 seconds East, 425.0'; South 14 degrees 31 minutes 17 seconds East, 829.25'; South 14 degrees 34 minutes 20 seconds East, 60.07'; South 14 degrees 40 minutes East, 300.45'; South 75 degrees 40 minutes East, 400.07'; South 14 degrees 43 minutes 43 seconds East, 87.37'; North 75 degrees 20 minutes East, 434.0'; South 14 degrees 28 minutes 43 seconds East, 200.07'; North 75 degrees 25 minutes 25 seconds East, 434.0'; South 14 degrees 43 minutes 43 seconds East, 400.07'; South 14 degrees 20 minutes East, 81.45'; North 80 degrees 33 minutes 50 seconds East, 85.47'; North 80 degrees 07 minutes 20 seconds East, 43.00'; North 19 degrees 38 minutes East, 121.78'; South 87 degrees 28 minutes 12 seconds East, 103.8'; South 48 degrees 10 minutes East, 130.1'; South 68 degrees 28 minutes East, 160.8'; South 47 degrees 55 minutes East, 100.7'; South 88 degrees 18 minutes 47 seconds East, 41.1'; North 43 degrees 12 minutes 24 seconds East, 36 seconds East, 51.80'; South 81 degrees 00 minutes East, 101.25'; North 72 degrees 48 minutes 30 seconds East, 13.25'; and North 14 degrees 20 minutes East, 207.33' from the Fourth Mile Post from the Southeast Corner of Township 8 South, Range 11 East, St. Tammany Parish, LA.

THIS PLAN WAS PREPARED FOR PURPOSES ILLUSTRATING INFORMATION FOR A ZONING CHANGE ONLY AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY. THIS PLAN IS NOT IN CONFORMANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

REFERENCE SURVEY AND BASIS FOR BEARINGS:
 PLAN OF GENERAL TOWNSHIPS BY THE ITRIA, DATED 11-08-2004, REASED THRU 12-17-2004, RECORDED IN MAP FILE No. 3248 OF THE OFFICIAL RECORDS OF THE CLERK OF COURT OF ST. TAMMANY PARISH, LA.

NOTE:
 ANY UTILITIES, DITCHES, AND/OR SEWERLINES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.



SURVEY OF PROPERTY
 SITUATED IN SECTION 42
 TOWNSHIP 7 SOUTH
 RANGE 11 EAST



FONTCUBERTA
Surveys
 INCORPORATED

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 24, 2014

Case No.: ZC14-04-028

Posted: 03/14/14

Meeting Date: April 1, 2014

Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District)

LOCATION: Parcel located on the south side of 12th Street, east of US Highway 190; S42,T7S,R11E; Ward 3, District 2

SIZE: 1.16 acres

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	NC-6 (Public Cultural & Recreational District)
South	Undeveloped	A-2 (Suburban District)
East	Apartment & Undeveloped	PUD (Planned Unit Development Overlay) & A-2 (Suburban District)
West	Commercial	HC-2 (Highway Commercial 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 A-2 (Suburban District) & PUD (Planned Unit Development Overlay) to HC-2 (Highway Commercial District). The site is located on the south side of 12th Street, east of US Highway 190. The 2025 future land use plan calls for the site to be developed with commercial uses. There is an existing commercial building on the site.

Note that the site was zoned C-2 Highway Commercial District before the comprehensive rezoning. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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