

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5188 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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 BANNER ROAD, WEST OF WESTMINSTER DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 1.47 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 9, DISTRICT 14). (ZC14-04-032)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-04-032, 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 HC-1 (Highway Commercial 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 HC-1 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: April 24, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

EXHIBIT "A"

ZC14-04-032

A certain tract of land, lying and situated in Section 5, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows:

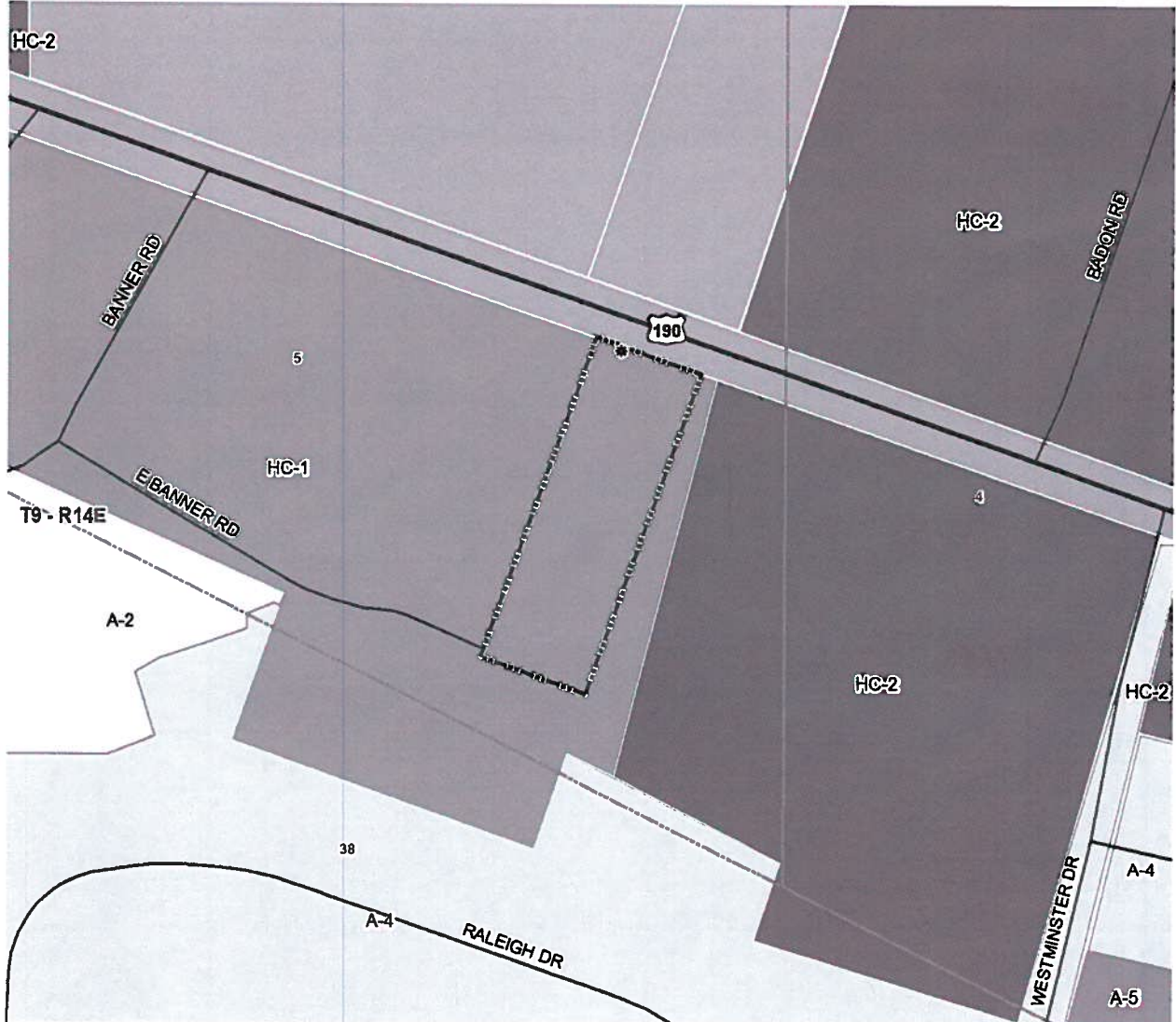
From the section corner common to Sections 4, 5 & 38, Township 9 South, Range 14 East; thence go North 63° 14' West - 312.35 feet; North 19° 30' 07" East - 76.36 feet to a 1/2" iron rod and North 70° 29' 53" West - 3.71 feet to a 1/2" iron rod and the POINT OF BEGINNING; Thence continue North 70° 29' 53" West - 145.00 feet to a 1/2" iron rod; thence North 19° 52' 43" East - 442.28 feet to a 1/2" iron rod on the Southerly right of way line of U.S., Highway 190; thence along said right of way line on the following two courses:

South 70° 07' 17" East - 66.36 feet to a 1/2" iron rod and
South 70° 27' 50" East - 78.64 feet to a 1/2" iron rod at the point of departure;

thence South 19° 52' 43" West - 441.80 feet to the Point of Beginning.

Containing 1.471 acres of land more or less, lying and situated in Section 5, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana. (the "Property")

CASE NO.: ZC14-04-032
PETITIONER: Kenneth Starling
OWNER: Kenneth Starling
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive ; S5,T9S,R14E; Ward 9, District 14
SIZE: 1.47 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 24, 2014

Case No.: ZC14-04-032

Posted: 03/14/14

Meeting Date: April 1, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Kenneth Starling
OWNER: Kenneth Starling
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive ; S5,T9S,R14E; Ward 9, District 14
SIZE: 1.47 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	City of Slidell
South	Undeveloped	HC-1 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial (Post Office)	HC-1 Highway Commercial District

EXISTING LAND USE:

Existing development? No

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 HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District). The site is located on the south side of US Highway 190, east of Banner Road, west of Westminster Drive. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not object to the request.

Note: The property was zoned C-2 prior to the Comprehensive Rezoning of St. Tammany Parish in 2009.

STAFF RECOMMENDATION:

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