

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5058

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. GROBY

ON THE 5 DAY OF SEPTEMBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF PARK PLACE DRIVE, NORTH OF NORTHPARK BLVD., BEING LOT 41-A-1, NORTHPARK, PHASE II AND WHICH PROPERTY COMPRISES A TOTAL 1.74 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 5). (ZC13-08-055)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-055, 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-1 (Professional Office District) & HC-2 (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 NC-1 (Professional Office District) & HC-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF OCTOBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: August 29 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

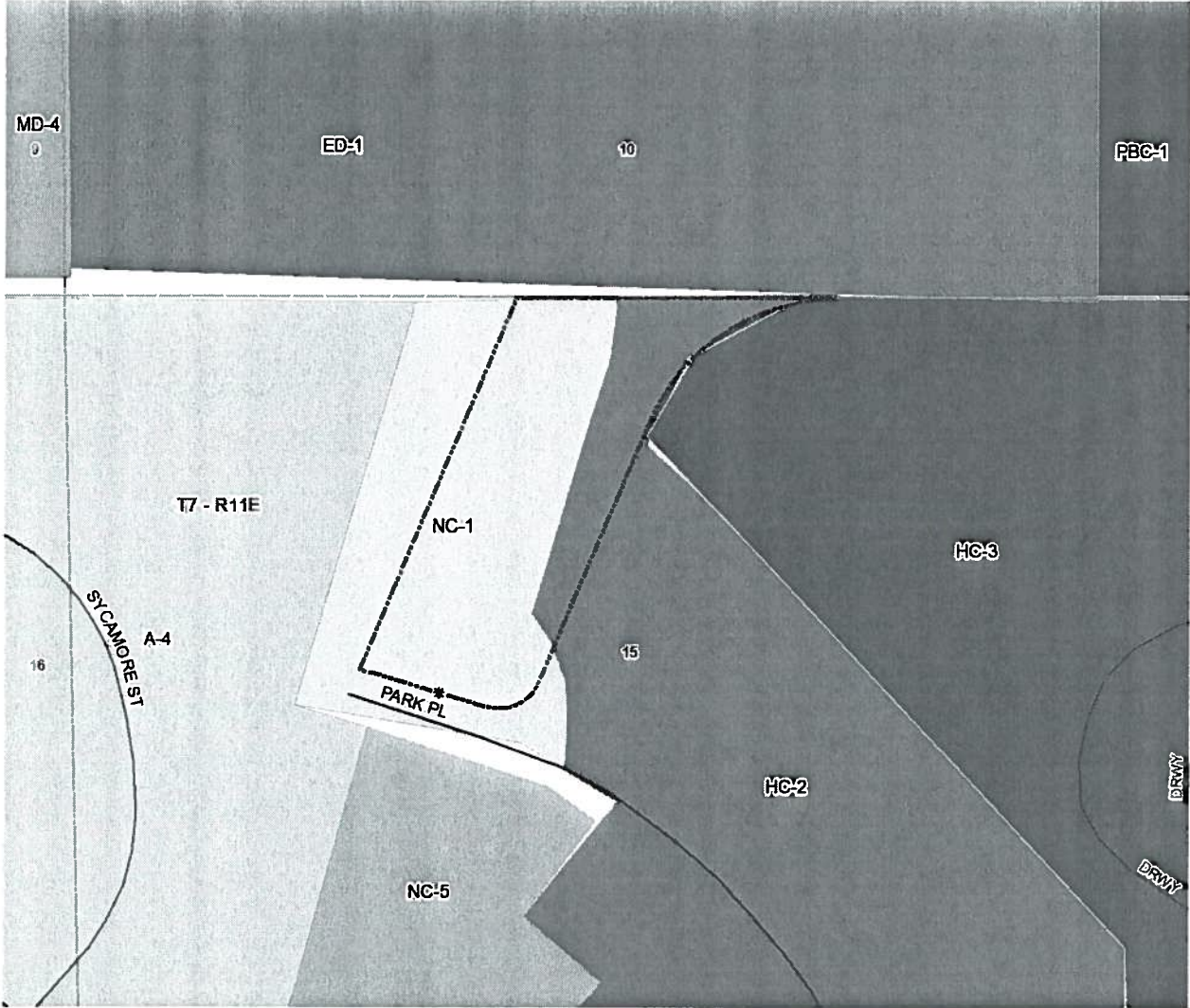
Exhibit "A"

ZC13-08-055

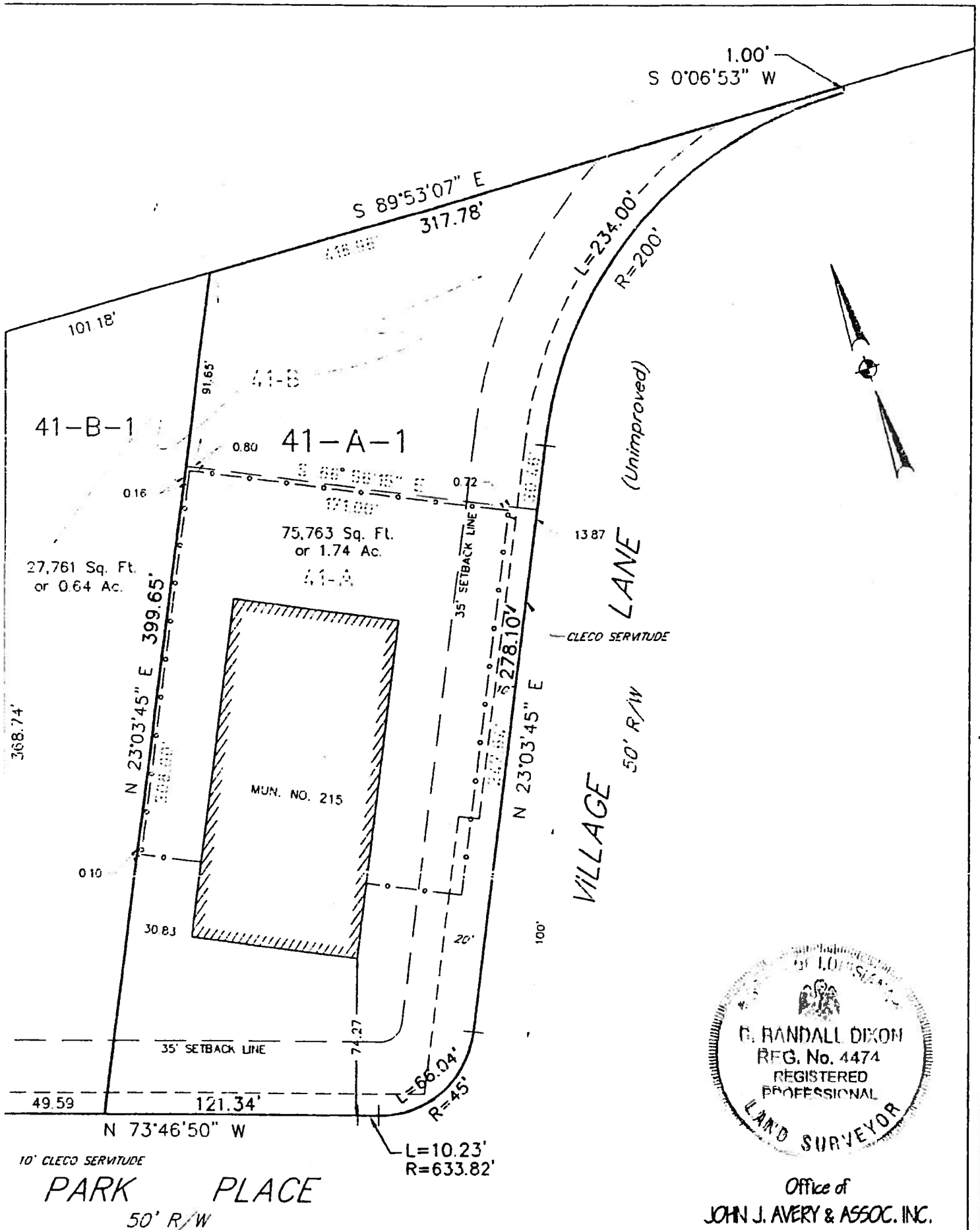
ONE CERTAIN PIECE OR PORTION OF GROUND, situated in Northpark, Phase II, lying in Sections 15 and 16, Township 7 South, Range 11 East, Greensburg District, St. Tammany Parish, State of Louisiana and being designated as Lot 41-A-1 on a plat of resubdivision of Lot 41-A and 41-B, Northpark, Phase II, by John J. Avery & Associates, Inc., signed by C. Randall Dixon, PLS and dated October 17, 2000. Said piece or portion of ground is morefully described as follows:

BEGINNING at the point of intersection of the westerly right of way line of Village Lane (unimproved) and the northerly right of way line of Park Place; thence $N73^{\circ}46'50''W$ along the said northerly right of way line of Park Place a distance of 121.34 feet to a point which is the corner common to Lots 41-A-1 and 41-B-1; thence along said common line $N23^{\circ}03'45''E$ a distance of 399.65 feet to a point which lies on the north line of Section 15, T7S-R11E, St. Tammany Parish, Louisiana; thence along said section lane $S89^{\circ}53'07''E$ a distance of 317.78 feet to a point; thence $S00^{\circ}06'53''W$ a distance of 1.00 feet to a point which lies the northerly line of Village Lane (unimproved) and said point being the point of curve of a curve to the left having a radius of 200.00 feet; thence along the arc of said curve in a southwesterly direction a distance of 234.00 feet to the point of tangent; thence continue along said right of way line of Village Lane (unimproved) $S23^{\circ}03'45''W$ a distance of 278.10 feet to a point, the point of curve of curve to the right having radius 45.00 feet; thence along the arc of said curve in a westerly direction a distance of 66.04 feet to the point of compound curve of a curve to the right having a radius of 633.82 feet; thence along the arc of said curve in a westerly direction a distance of 10.23 feet and the Point of Beginning. Said piece or portion of ground contains 75,763 square feet or 1.74 acres.

CASE NO.: ZC13-08-055
PETITIONER: Jeff Schoen
OWNER: Ruddigore, LLC
REQUESTED CHANGE: From NC-1 (Professional Office District) & HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the east side of Park Place Drive, north of Northpark Blvd., being lot 41-A-1, Northpark, Phase II ; S15 & 16, T6S, R11E; Ward 3, District 5
SIZE: 1.74 acres



ZC13-03-055



• Denotes iron rod

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 29, 2013
Case No.: ZC13-08-055
Posted: 7/18/2013

Meeting Date: August 6, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Ruddigore, LLC
REQUESTED CHANGE: From NC-1 (Professional Office District) & HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District)
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SIZE: 1.74 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	Recreation	ED-1 Educational District
South	Residential/Undeveloped	NC-5 Retail Service District and A-4 Suburban District
East	Commercial	HC-3 Highway Commercial District
West	Residential	A-4 Suburban 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. The 2025 Future Land Use Plan calls for planned districts with a mix of commercial and conservation uses in the area. There is an existing warehouse on the property. Staff does not object to the requested change to HC-2 Commercial.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-1 (Professional Office District) & HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District). The site is located on the east side of Park Place Drive, north of Northpark Blvd., being lot 41-A-1, Northpark, Phase II. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. There is an existing warehouse on the property. The zoning change is being requested in order to bring the existing use in compliance with the appropriate zoning. Staff does not object to the request.

Note: Prior to the Comprehensive Rezoning the property was zoned M-2 Industrial.

STAFF RECOMMENDATION:

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