

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5267 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. GROBY

ON THE 4 DAY OF SEPTEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 36, EAST OF ST. LANDRY STREET, BEING A PORTION OF LOT 4, BLOCK 10, GARLAND’S COVINGTON & CLAIBORNE ADDITION AND WHICH PROPERTY COMPRISES A TOTAL OF 0.8535 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 2). (ZC14-08-062)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-062, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF OCTOBER , 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: AUGUST 28 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-08-062

All as per survey by Lowell E. Cummings, dated May 12, 1983. Said property being further described as follows, to-wit:

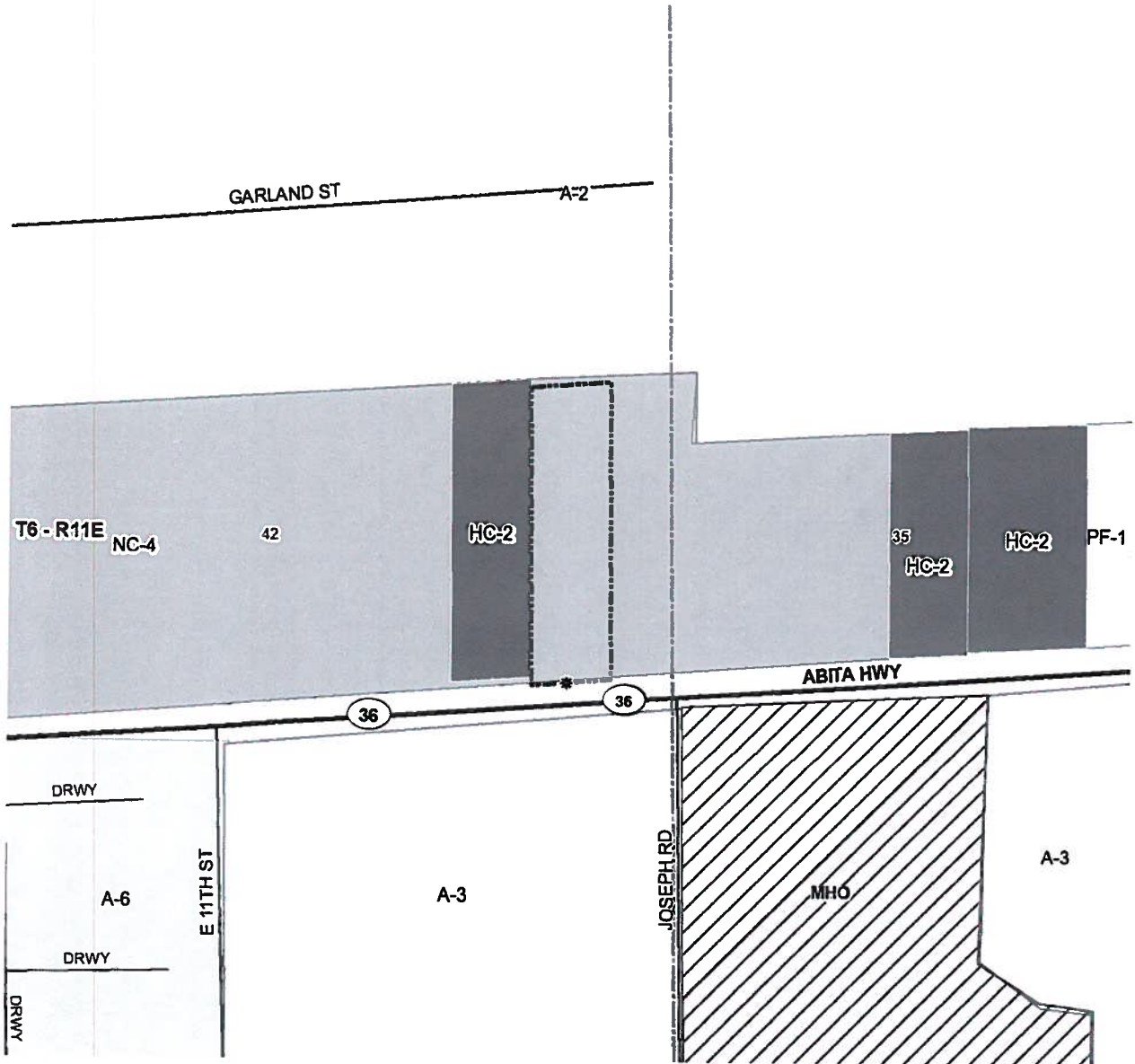
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Garland's Covington & Claiborne Addition, located in St. Tammany Parish, Louisiana, in Section 42, Township 6 South, Range 11 East, more fully described as follows, to-wit:

PORTION OF LOT 4, BLOCK 10, GARLAND'S COVINGTON & CLAIBORNE ADDITION, more fully described as follows, to-wit:

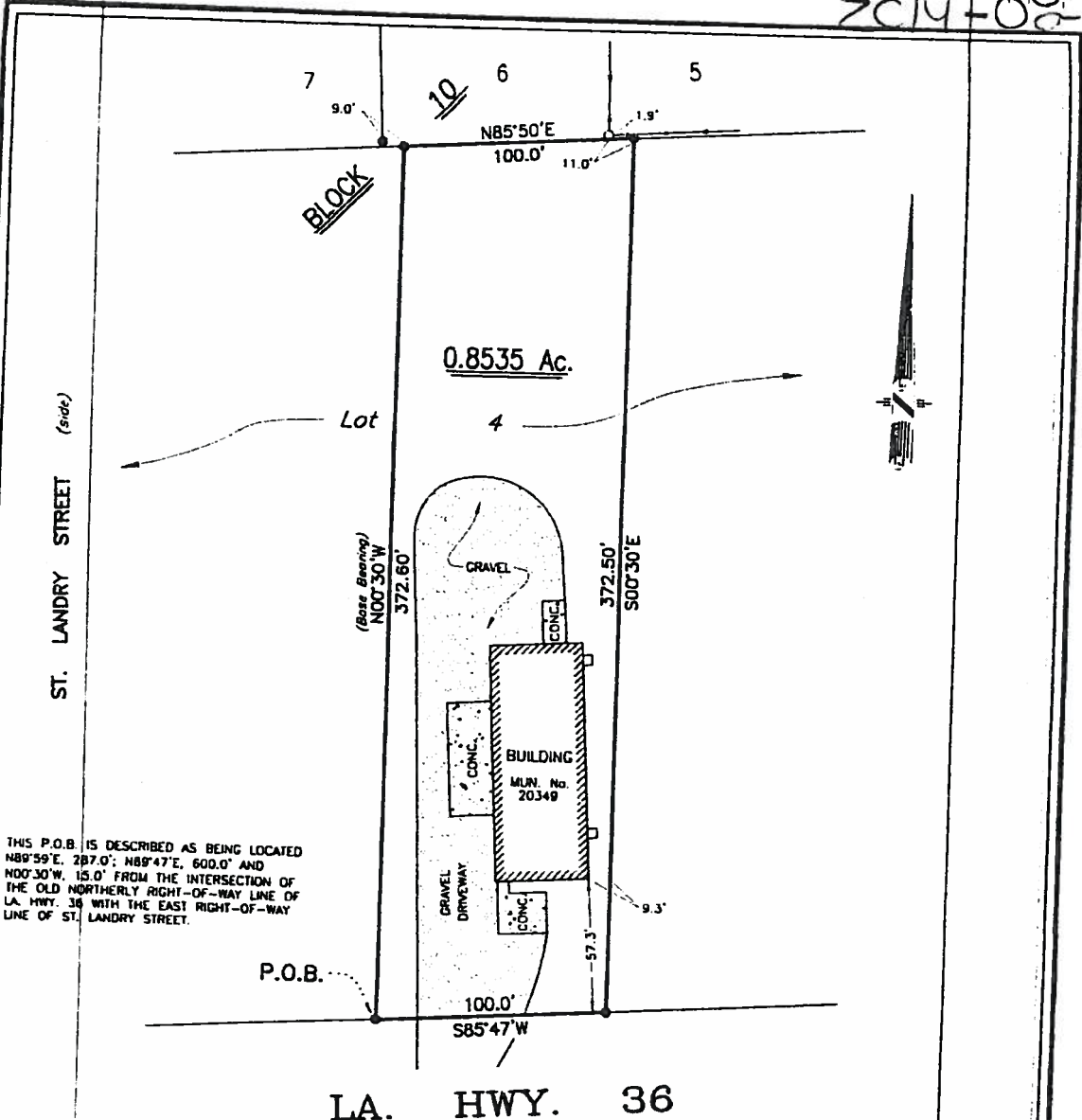
From the intersection of the old Northerly right-of-way line of Covington-Abita Highway (La 36) with the East right-of-way of St. Landry Street; thence go North 89 degrees 59 minutes East 287 feet to a point; thence North 89 degrees 47 minutes East 600 feet to a point; thence North 00 degrees 30 minutes West 15.00 feet to a point on the new Northerly right-of-way of said Highway 36 also the Point of Beginning.

Thence go North 00 degrees 30 minutes West 372.60 feet to a point; thence North 85 degrees 50 minutes East 100.00 feet to a point; thence South 00 degrees 30 minutes East 372.50 feet to a point on said Highway 36; thence along said right-of-way South 85 degrees 47 minutes West 100.00 feet to the Point of Beginning. Containing 0.8535 acres of land, more or less.

CASE NO.: ZC14-08-062
PETITIONER: Jeff Schoen
OWNER: Elegant Home Builders, Inc
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition; S42,T6S,R11E; Ward 3, District 2
SIZE: 0.8535 acres



2014-08-062



THIS P.O.B. IS DESCRIBED AS BEING LOCATED N89°59'E, 287.0'; N89°47'E, 600.0' AND N00°30'W, 15.0' FROM THE INTERSECTION OF THE OLD NORTHERLY RIGHT-OF-WAY LINE OF LA. HWY. 36 WITH THE EAST RIGHT-OF-WAY LINE OF ST. LAUNDRY STREET.

LA. HWY. 36

LEGEND

- = IRON ROD FOUND
- = IRON PIPE FOUND

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY J.V. BURKES & ASSOCIATES, INC., DATED 5-24-94 JOB No. 940584.

NOTE:

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

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PORTION OF LOT 4 BLOCK 10 GARLAND'S COVINGTON & CLAIBORNE ADDITION SITUATED IN SECTION 42 T6S-R11E ST. TAMMANY PARISH, LA

Fontcuberta
SURVEYS
INCORPORATED

PROFESSIONAL LAND SURVEYORS

PREPARED FOR:

ELEGANT HOME BUILDERS, INC.

Manuela J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
5-14-2007	1" = 60'		JDF	TJF	475060	130-662

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2014

Case No.: ZC14-08-062

Posted: 07/16/14

Meeting Date: August 5, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Elegant Home Builders, Inc
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SIZE: 0.8535 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	Residential	A-2 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Commercial	NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition. The 2025 future land use plan calls for the area to be developed with commercial use. Considering that the Highway 36 Corridor is developed with a mix of single family and multi family residences, commercial and industrial uses, staff does not have any objections to the request.

STAFF RECOMMENDATION:

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