

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5262 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 AT THE SOUTHEAST CORNER OF US HIGHWAY 190 SERVICE ROAD EAST & BODET LANE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.54 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2A (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 5). (ZC14-08-071)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-071, 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-2 (Highway Commercial District) to an HC-2A (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-2A (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-2 (Highway Commercial District) to an HC-2A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

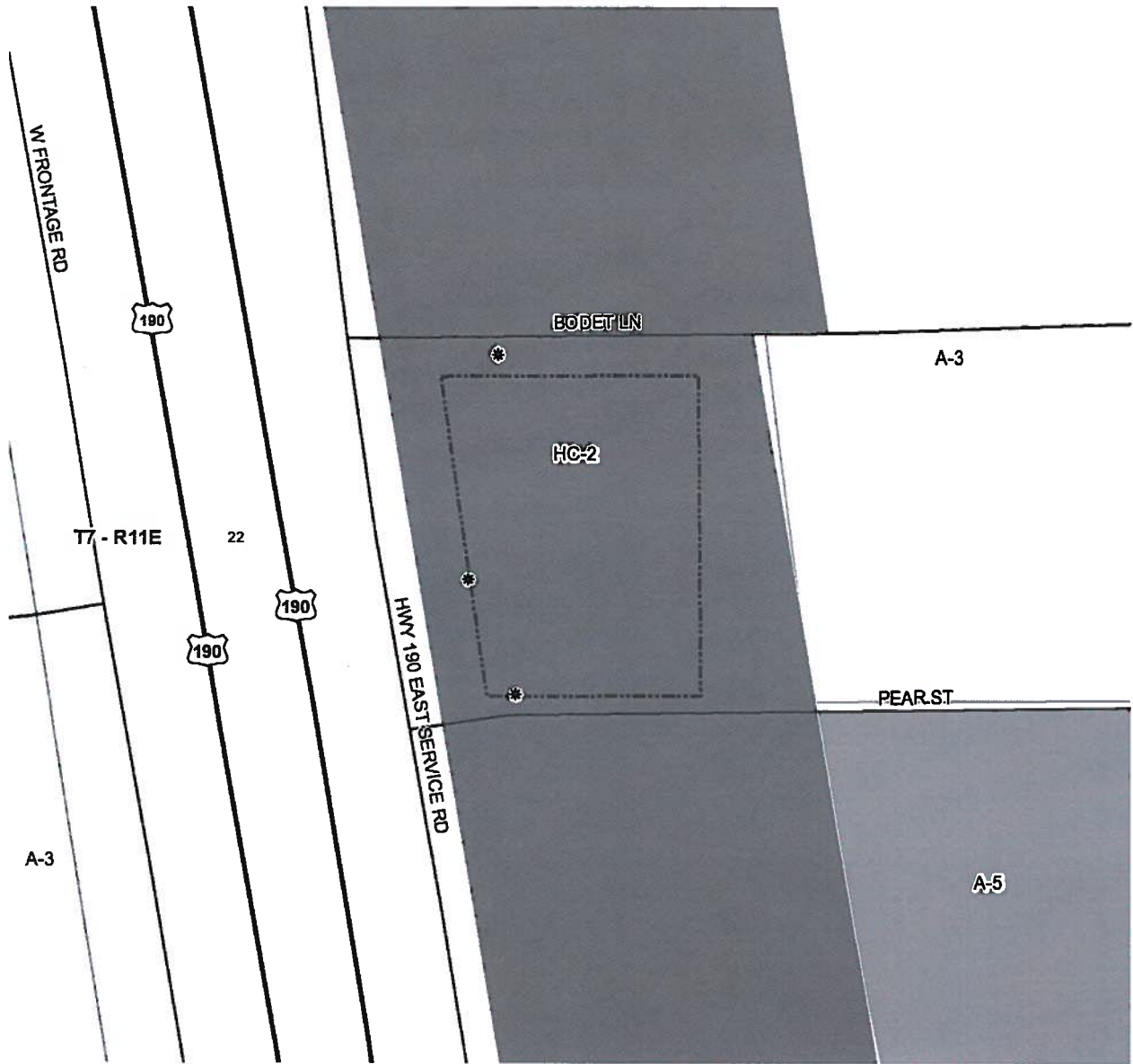
**ZC14-08-071**

**ONE CERTAIN PIECE OR PORTION 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 Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, in that part thereof known as Ozone Park Subdivision, said property being more particularly described as follows, to-wit:**

**From the corner common to Section 22, Section 27 and Section 37 of Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, go North 45 degrees 00 minutes 00 seconds West a distance of 449.70 feet to a point; thence go North 06 degrees 56 minutes 00 seconds West a distance of 789.10 feet to a point; thence go North 89 degrees 27 minutes 00 seconds East a distance of 20.00 feet to a point; thence go North 09 degrees 32 minutes 00 seconds West a distance of 6.30 feet to a point; thence go North 89 degrees 43 minutes 00 seconds East a distance of 219.27 feet to an iron located at the northeast intersection of Pear Street and U.S. Highway 190 Frontage Road, which is the Point of Beginning.**

**From the Point of Beginning, go North 08 degrees 17 minutes 15 seconds West along the easterly boundary of U.S. Highway 190 Frontage Road a distance of 302.95 feet to an iron; thence go North 89 degrees 43 minutes 00 seconds East along the southerly boundary of Pine Street a distance of 243.53 feet to a point (cross cut in concrete); thence go South 00 degrees 29 minutes 22 seconds East a distance of 300.00 feet to an iron located on the northerly boundary of Pear Street; thence go South 89 degrees 43 minutes 00 seconds West along the northerly boundary of Pear Street a distance of 202.43 feet to the Point of Beginning heretofore set; all in accordance with a map and plat of survey prepared by Fontcuberta Surveys, Incorporated under date of December 21, 1992, bearing Job No. 923320.**

**CASE NO.:** ZC14-08-071  
**PETITIONER:** Jeff Schoen  
**OWNER:** McCalman, LLC  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)  
**LOCATION:** Parcel located at the southeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5  
**SIZE:** 1.54 acres



170-80-071

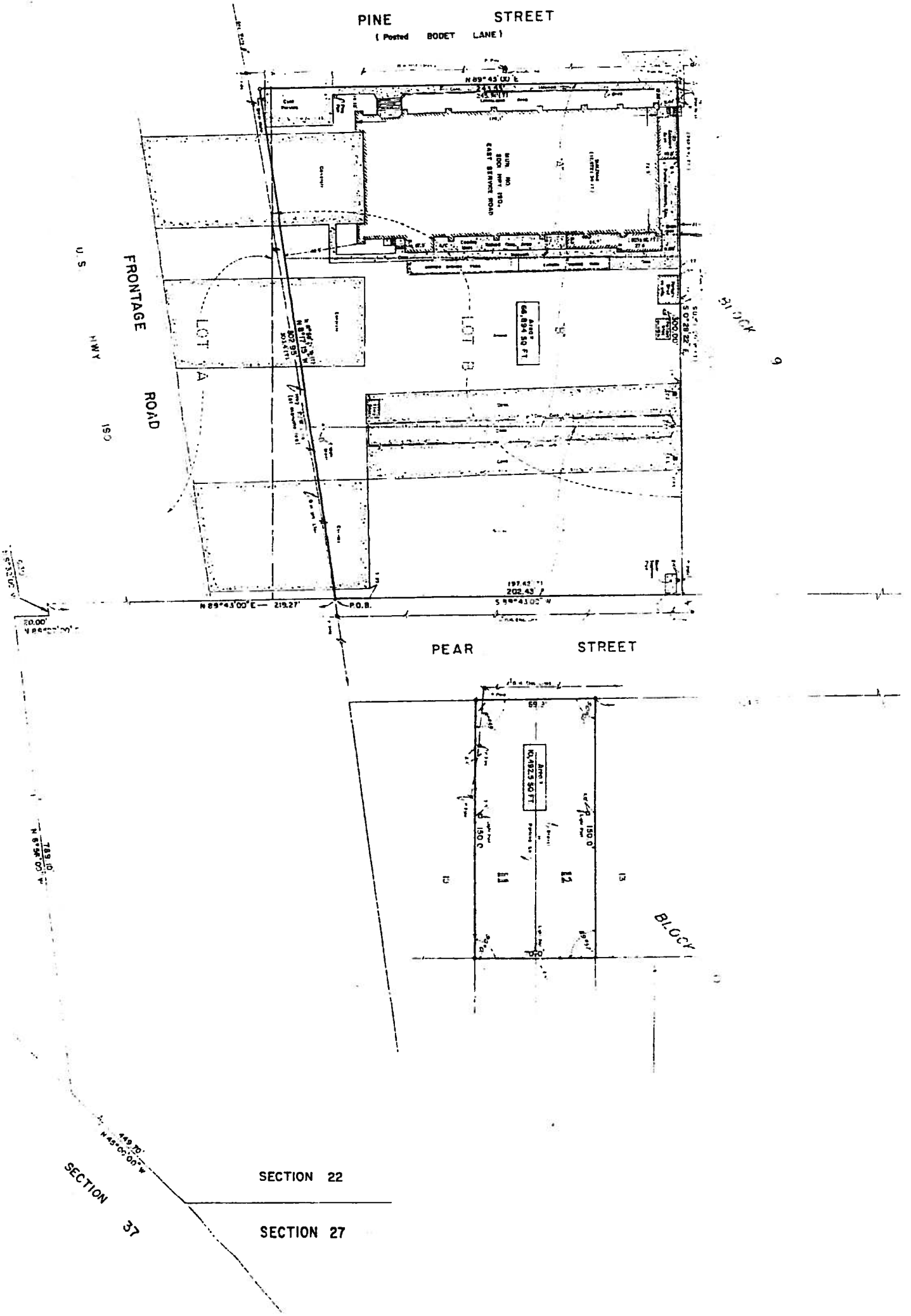
This is to certify that I have examined the P.E.M.A. Plat and find that the same is correct and that the subject property is not located in a Special Flood Hazard Zone (Flood Zone "C") per parcel number 225703 0240 D of said maps, last revised on April 2, 1991.

**NOTES:**  
 This property and property immediately adjacent thereto are located in zoning district C-2 (Industrial Commercial District) Building setbacks requirements for this zoning district are as follows:  
 Front & Street Side.....15'  
 Interior Side & Rear.....none is required;  
 however, if provided it must be a minimum of 3'.

Applicable fire tank on abutment the eastern boundary line of this property in block 9 is not shown hereon.

All visible utilities within this property are shown hereon. The locations of various underground and other non-visible utilities were undeterminable in the field and are not indicated hereon.

I hereby certify that this survey is true and correct in accordance with a field survey made on the ground under the direct supervision of the undersigned.



SECTION 22

SECTION 27

SECTION 37

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** July 28, 2014

**Case No.:** ZC14-08-071

**Posted:** 7/16/2014

**Meeting Date:** August 5, 2014

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen

**OWNER:** McCalman, LLC

**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)

**LOCATION:** Parcel located at the southeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5

**SIZE:** 1.54 acres

### 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	Commercial	HC-2 Highway Commercial District
South	Commercial	HC-2 Highway Commercial District
East	Residential	A-3 Suburban District
West	Hwy 190 Service Rd./ Residential	A-4 Suburban District

#### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Industrial** - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

**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-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located at the southeast corner of US Highway 190 Service Road East & Bodet Lane. The 2025 Future Land Use Plan calls for this area to be developed with commercial and industrial uses. The requested zoning change to HC-2A would not allow for more intense uses on the site; however, it would allow for an increase in the maximum building size from 40,000 square feet to 75,000 square. Considering the size of the site, staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

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