

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5261 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 NORTHEAST CORNER OF US HIGHWAY 190 SERVICE ROAD EAST & BODET LANE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.210 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). (ZC14-08-072)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-072, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**ZC14-08-072**

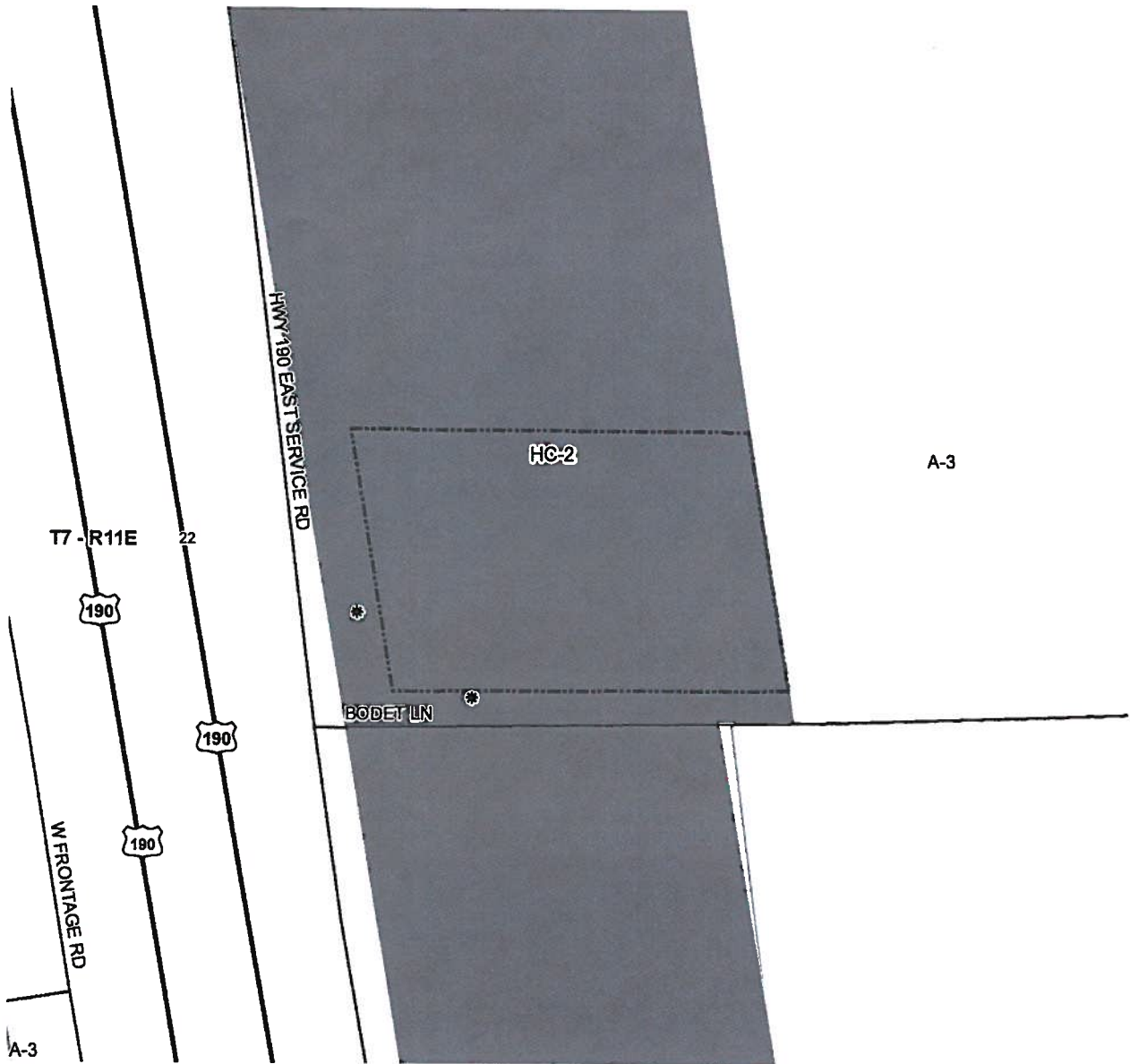
**ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more particularly described as follows, to-wit:**

**From the corner common to Sections 22, 27 and 37, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, run North a distance of 1,440.0 feet to a point; thence run North 89 degrees 45 minutes East a distance of 154.5 feet to a point; thence run North 00 degrees 15 minutes West a distance of 30.0 feet to the Point of Beginning.**

**From the Point of Beginning, run South 89 degrees 45 minutes West a distance of 375.26 feet to a point; thence run North 09 degrees 18 minutes West a distance of 249.68 feet to a point; thence run North 89 degrees 45 minutes East a distance of 375.91 feet to a point; thence run South 09 degrees 09 minutes East a distance of 250.0 feet to the Point of Beginning heretofore set.**

**This tract contains 2.210 acres of land. Subject parcel forms the corner of Pine Street and U.S. Highway 190 Frontage Road and has a front of 249.68 feet on U.S. Highway 190 Frontage Road by a depth of 375.26 feet fronting on Pine Street and a parallel side of 375.91 feet by a back line measuring 250.0 feet.**

**CASE NO.:** ZC14-08-072  
**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 northeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5  
**SIZE:** 2.210 acres



**Reference:**

1. Map prepared by Ned R. Wilson & Assoc. Inc. dated 7-30-1982 (Basis of Bearings)
2. Survey prepared by E. L. Dewailly, Sr. dated Nov. 4, 1967

The 2.14 Acre parcel of ground is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0240 E map dated 8-16-1995

Building setback lines should be determined by owner or contractor prior to any construction

Point "A" is reported to be North, 1440.0'; N89°45'E, 154.5'; N00°15'W, 30.0' from the Section Corner common to Sections 22, 27 & 37 T7S R11E, St. Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

190 Frontage Road

U. S. Hwy.

N05°57'53"W  
161.77'

N03°55'08"W  
390.92'

N09°13'53"W #  
251.91'

N79°33'15"E  
346.19'

616.23'  
S08°05'35"E

S81°18'54"W, 9.13'  
N89°39'52"E  
374.65'

2.14 Acres

249.91'  
S10°20'00"E  
(Basis of Bearings)

Point "A"

379.10'  
S89°14'44"W  
Bodet Lane  
(formerly Pine Street)

Powerline

- Legend:**
- 1/2" Rebar Found
  - 2 1" Iron Pipe Found
  - : 1 1/2" Iron Pipe Found
  - P 40d Nail Set
  - 7 Hwy. Monument Found
  - x Powerpole
  - Fence

MAP PREPARED FOR *McCalman, LLC*

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 22 Township 7 South Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax

Revised: Jan. 20, 2014

LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 100'

DATE: December 17, 2013

NUMBER: 16161

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** July 28, 2014

**Case No.:** ZC14-08-072

**Posted:** 07/16/14

**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 northeast corner of US Highway 190 Service Road East & Bodet Lane; S22,T7S,R11E; Ward 4, District 5  
**SIZE:** 2.210 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Federal

**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 Road/ Residential	A-4 Suburban District

#### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

#### 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 northeast corner of US Highway 190 Service Road East & Bodet Lane. The 2025 Future Land Use Plan calls for the are to be developed with commercial 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.