

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5050 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF AUGUST , 2013

(ZC13-07-051) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF RONALD REAGAN HIGHWAY, WEST OF PHILIP DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 1.397 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 3).(ZC13-07-051)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-07-051, 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 I-1 (Industrial 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 I-1 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 25 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

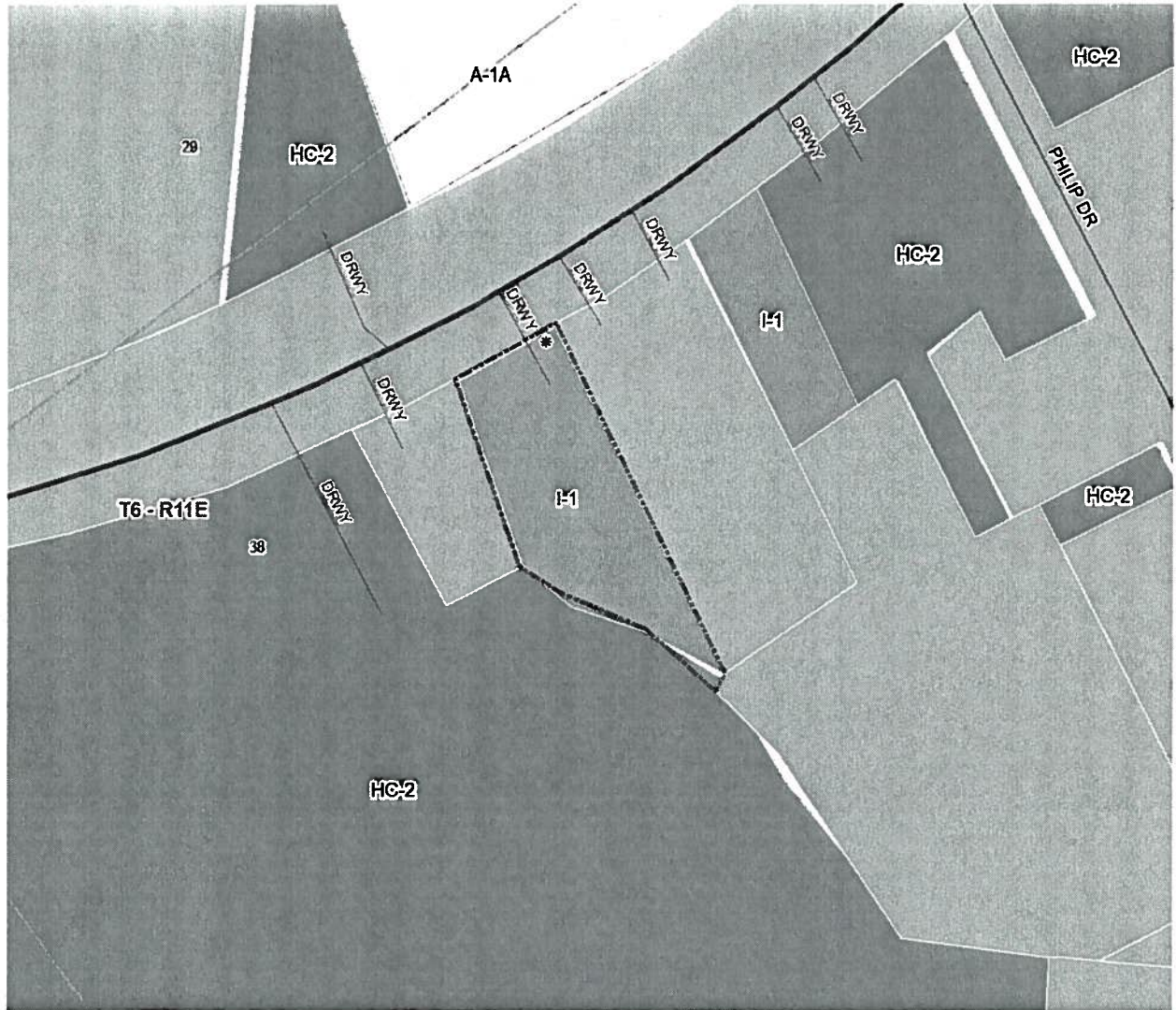
ZC13-07-051

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, fully described as follows:

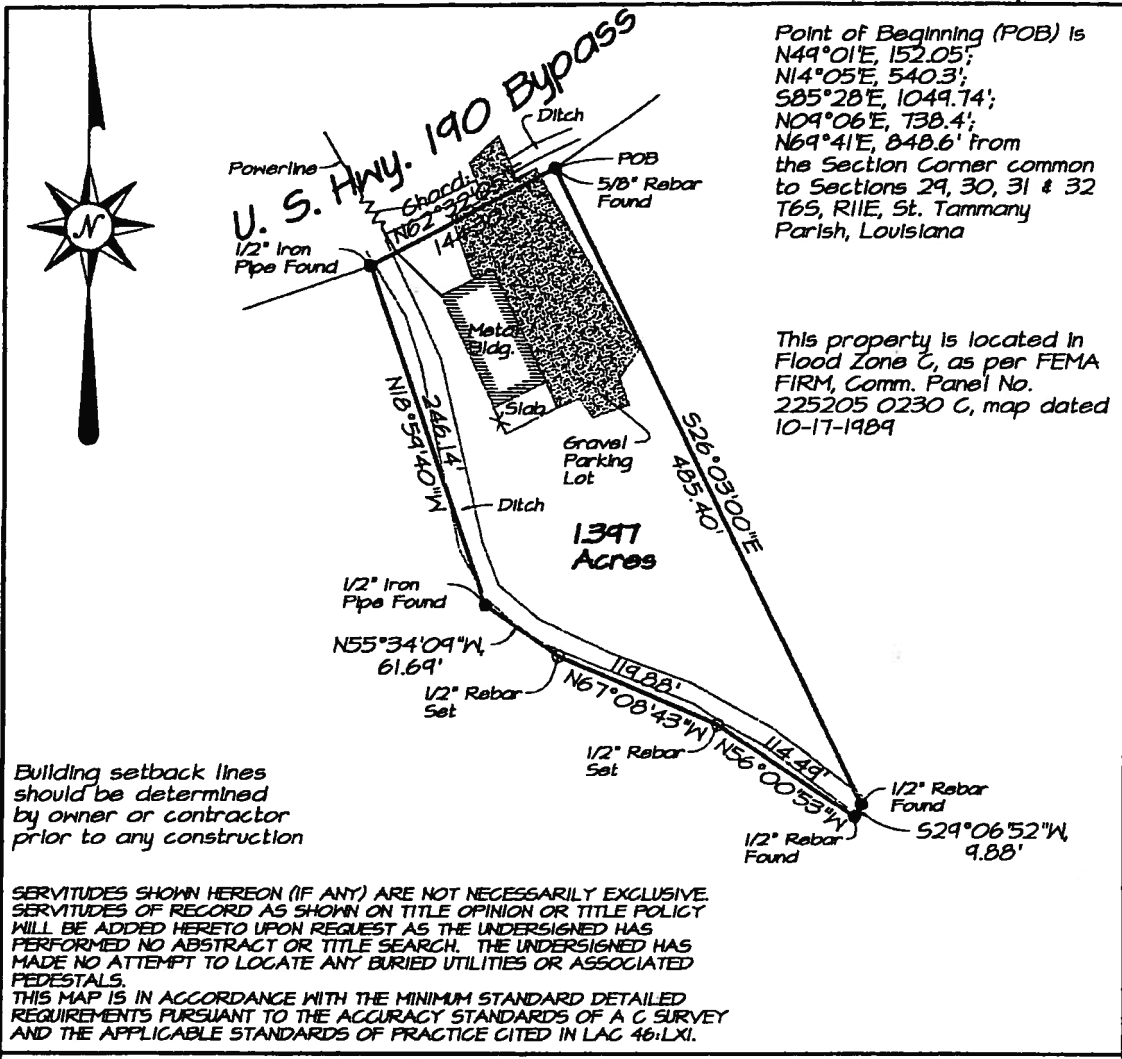
From the Section Corner common Sections 29, 30, 31 and 32, run North 49 degrees 01 minutes East 152.05 feet to a point; thence North 14 degrees 05 minutes East 540.3 feet to a point; thence South 85 degrees 28 minutes East 1049.74 feet to a point; thence North 09 degrees 06 minutes East 738.4 feet to a point; thence North 69 degrees 41 minutes East 848.6 feet to an iron rod located on the Southern edge of U.S. Hwy. 190 Bypass and the point of beginning. From the point of beginning run along the chord of curve South 62 degrees 30 minutes West 144.40 feet to an Iron pipe; thence South 19 degrees 03 minutes East 246.38 feet to an Iron pipe; thence South 55 degrees 34 minutes 10 seconds East 61.69 feet to a point; thence South 67 degrees 08 minutes 43 seconds East 119.87 feet to a point; thence South 56 degrees 00 minutes 53 seconds East 114.22 feet to a point, thence North 28 degrees 59 minutes 27 seconds East 10.0 feet to an iron rod; thence North 26 degrees 03 minutes West 485.43 feet to an iron rod located on the southern edge of U.S. Hwy. 190 Bypass and the point of beginning.

Said property contains 1.397 acres.

CASE NO.: ZC13-07-051
REQUESTED CHANGE: From I-1 (Industrial District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of Ronald Reagan Highway, west of Philip Drive; S38,T6S,R11E; Ward 3, District 3
SIZE: 1.397 acres



2013-07-051



MAP PREPARED FOR **Pamela Ducote**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 38 Township 6 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.

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

STATE OF LOUISIANA
 JERON P. TITMUS
 REG. NO. 3403
 LOUISIANA REGISTERED LAND SURVEYOR
 REG. NO. 3403
 13597

SCALE: 1" = 100'

DATE: April 28, 2008

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 24, 2013

Case No.: ZC13-07-051

Posted: 06/13/2013

Meeting Date: July 2, 2013

Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From I-1 (Industrial District) to HC-2 (Highway Commercial District)

LOCATION: Parcel located on the south side of Ronald Reagan Highway, west of Philip Drive; S38,T6S,R11E; Ward 3, District 3

SIZE: 1.397 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	Hwy 190	City of Covington
South	Undeveloped	HC-2 Highway Commercial District
East	Commercial	City of Covington
West	Commercial	City of Covington

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-1 (Industrial District) to HC-2 (Highway Commercial District). The site is located on the south side of Ronald Reagan Highway, west of Philip Drive. The 2025 Future Land Use Plan calls for the area to be developed with a mix of commercial uses and conservation areas. There is an existing warehouse on the site. Staff does not object to the requested zoning change from I-1 to HC-2 at this location, considering that the south side of U.S. Highway 190 Bypass Corridor is developed with a mix of commercial and industrial uses.

STAFF RECOMMENDATION:

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