

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5060

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF SEPTEMBER, 2013

(ZC13-08-057) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHWEST CORNER OF CARROLL ROAD & LIBERTY DRIVE, BEING 59125 CARROLL ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 26,083 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT), (WARD 9, DISTRICT 14).
(ZC13-08-057)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-057, 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-2 (Indoor Retail and Service District) to an HC-1 (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-1 (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-2 (Indoor Retail and Service District) to an HC-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC13-08-057

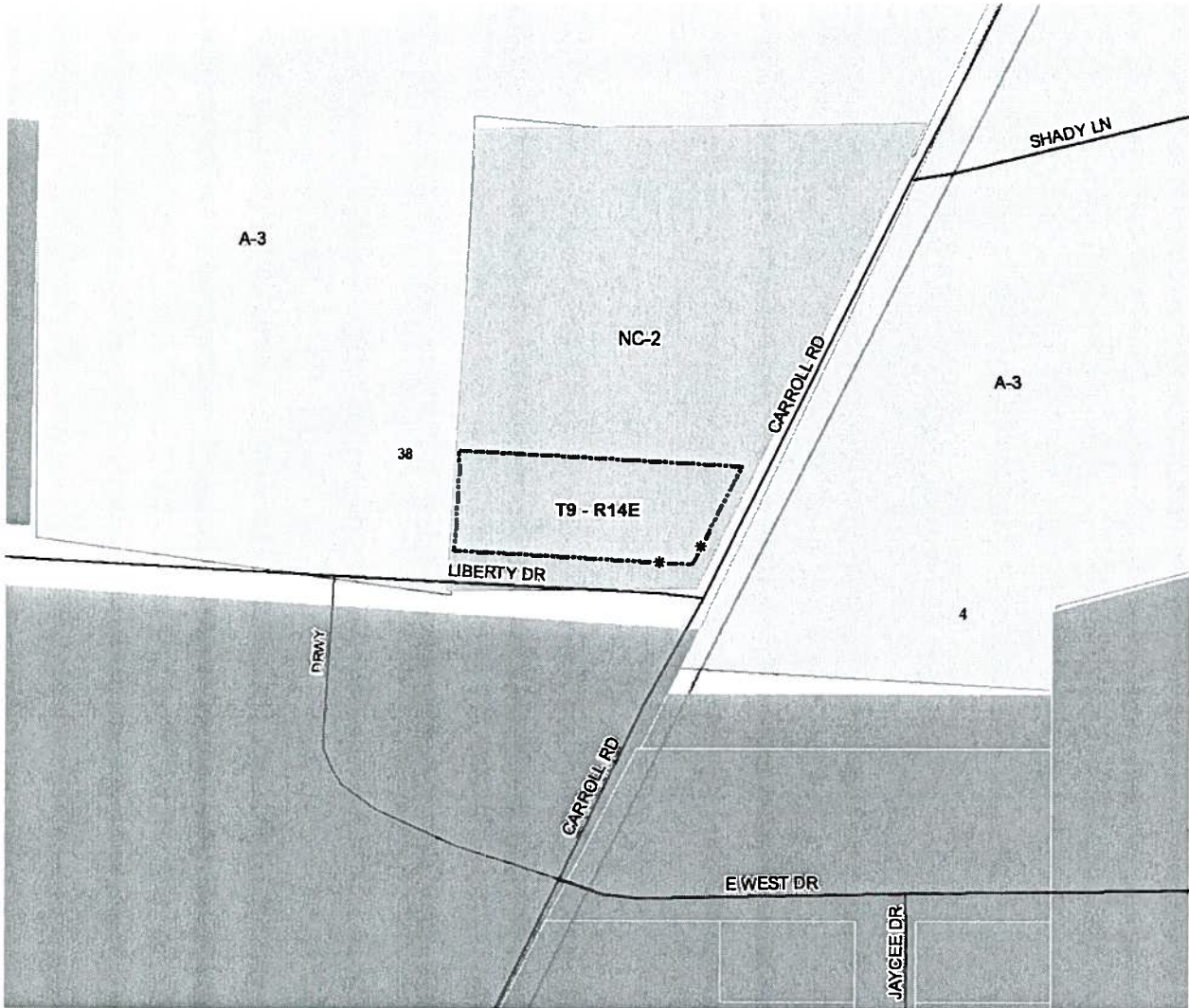
ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, LYING AND BEING SITUATED IN BAYOU LIBERTY GARDENS LOCATED IN ST. TAMMANY PARISH, LOUISIANA IN SECTION 38, TOWNSHIP 9 SOUTH, RANGE 14 EAST, MORE FULLY DESCRIBED IN ACCORDANCE WITH PLAT OF SUBDIVISION BY H. G. FRITCHIE, SURVEY No. 714, DATED APRIL 3-17, 1930, FILED FOR RECORD AS PLAT No. 12-B & D IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, LOUISIANA, AS FOLLOWS, TO-WIT:

LOT 24, SQUARE I, BAYOU LIBERTY GARDENS

SAID SQUARE I IS BOUNDED BY LIBERTY DRIVE, SLIDELL-BATON ROUGE HIGHWAY, EAST AVENUE AND THE NORTH LINE OF THE SAID PROPERTY OF SAID SUBDIVISION; LOT 24 MEASURES ONE HUNDRED NINE AND 11/100 (109.11') FEET FRONT ON SLIDELL-BATON ROUGE HIGHWAY, BY A DEPTH OF TWO HUNDRED THIRTY-EIGHT AND 83/100 (238.83') FEET ON THE SIDE LINE ON LIBERTY DRIVE, BY A DEPTH OF TWO HUNDRED EIGHTY-THREE AND 48/100 (283.48') FEET ON THE SIDE LINE NEAREST LOT 23, BY A WIDTH IN THE REAR OF ONE HUNDRED (100') FEET; SAID LOT 24 FORMS THE CORNER OF LIBERTY DRIVE AND SLIDELL-BATON ROUGE HIGHWAY.

SAID PROPERTY IS FURTHER DELINEATED ON PLAT OF SURVEY BY IVAN M. BORGES, SURVEY No. 18150, DATED OCTOBER 27, 1978 A COPY OF WHICH IS ANNEXED HERETO AND MADE A PART HEREOF.

CASE NO.: ZC13-08-057
PETITIONER: Alfred A. Singer
OWNER: Alfred A. & Cynthia D. Singer
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located at the northwest corner of Carroll Road & Liberty Drive, being 59125 Carroll Road, Slidell; S38, T9S, R14E; Ward 9, District 14
SIZE: 26,083 sq.ft.



71 141-79-20368

ZC13-08-057

SURVEY MAP

LOT 24 SQUARE I OF BIRCH LIBERTY GARDENS

ST. TAMMANY PARISH, LOUISIANA

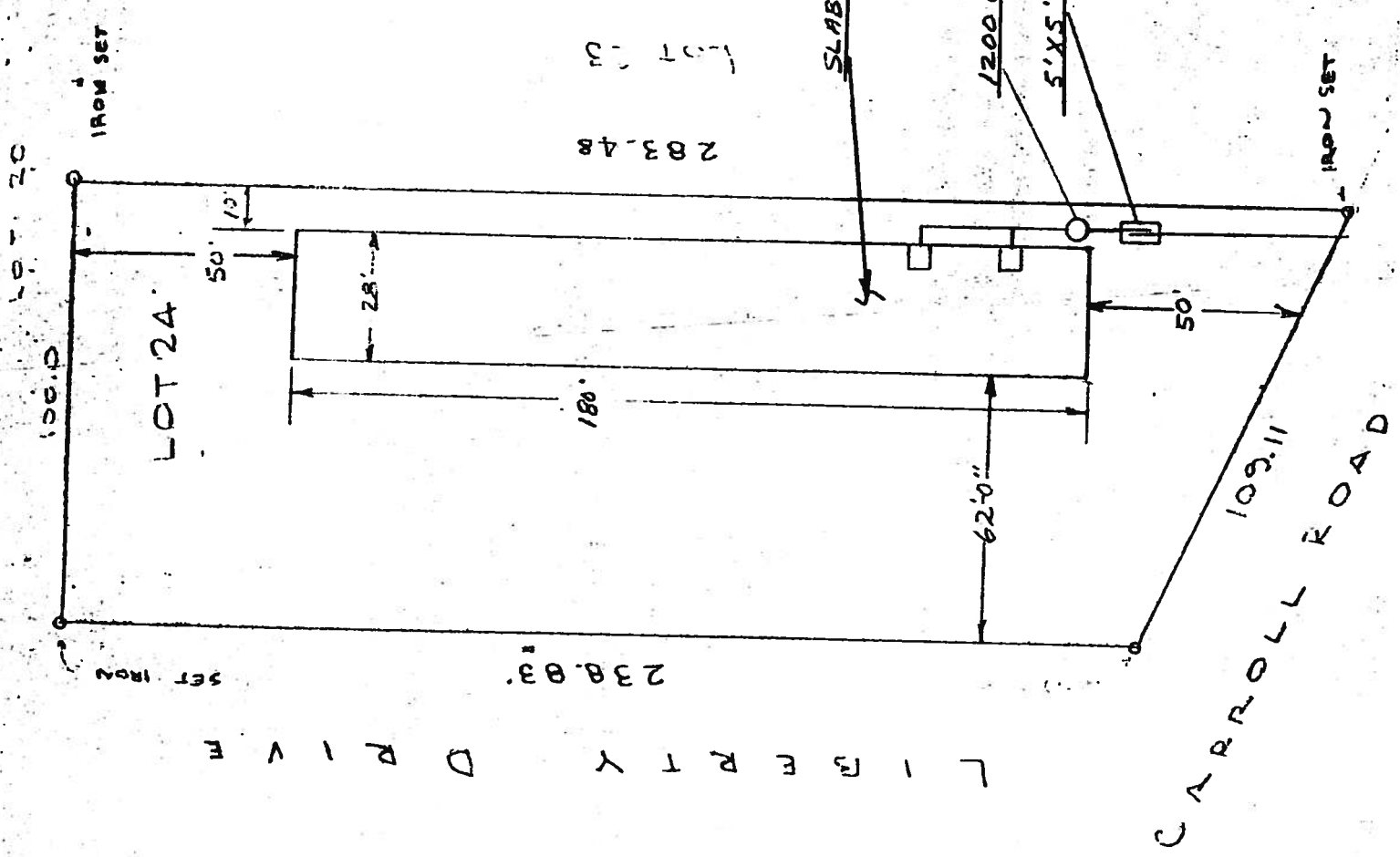
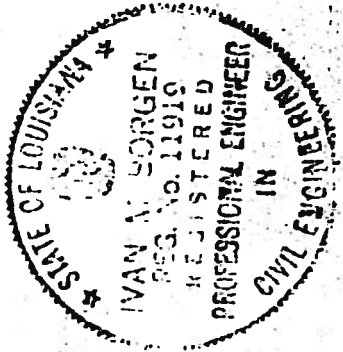
FRED A. SINGER

SURVEY NO: 18150
DATE: OCT 27, 1978
REV:

SCALE: 1" = 40'

THIS SURVEY IS CERTIFIED
TRUE AND CORRECT BY

IVAN M. BORGEN
NO. 635



283.48
107.23

CARROLL ROAD
109.11

LIBERTY DRIVE

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 29, 2013

Case No.: ZC13-08-057

Posted: 7/17/2013

Meeting Date: August 6, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Alfred A. Singer
OWNER: Alfred A. & Cynthia D. Singer
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located at the northwest corner of Carroll Road & Liberty Drive, being 59125 Carroll Road, Slidell; S38, T9S, R14E; Ward 9, District 14
SIZE: 26,083 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	NC-2 Indoor Retail and Service District
South	School	City of Slidell
East	Residential	A-3 Suburban District
West	Residential	A-3 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-2 (Indoor Retail and Service District) to HC-1 (Highway Commercial District). The site is located at the northwest corner of Carroll Road & Liberty Drive, being 59125 Carroll Road, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. There is an existing warehouse on the property. Staff sees no compelling reason to recommend approval as the parcel abuts residentially zoned properties to the east and west, a school to the south and undeveloped land to the north.

Note: Prior to the Comprehensive Rezoning the parcel was zoned C-1 Commercial.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-1 (Highway Commercial District) designation be denied.