

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5249 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. SMITH SECONDED BY: MR. STEFANCIK

ON THE 7 DAY OF AUGUST , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF US HIGHWAY 11, NORTH OF SECOND STREET, BEING LOTS 9 & 10, SQUARE 40 & 62065 US HIGHWAY 11, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 10,680 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT), (WARD 8, DISTRICT 14). (ZC14-07-053)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-053, 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 A-4 (Single Family Residential 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 A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF SEPTEMBER , 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: JULY 31 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

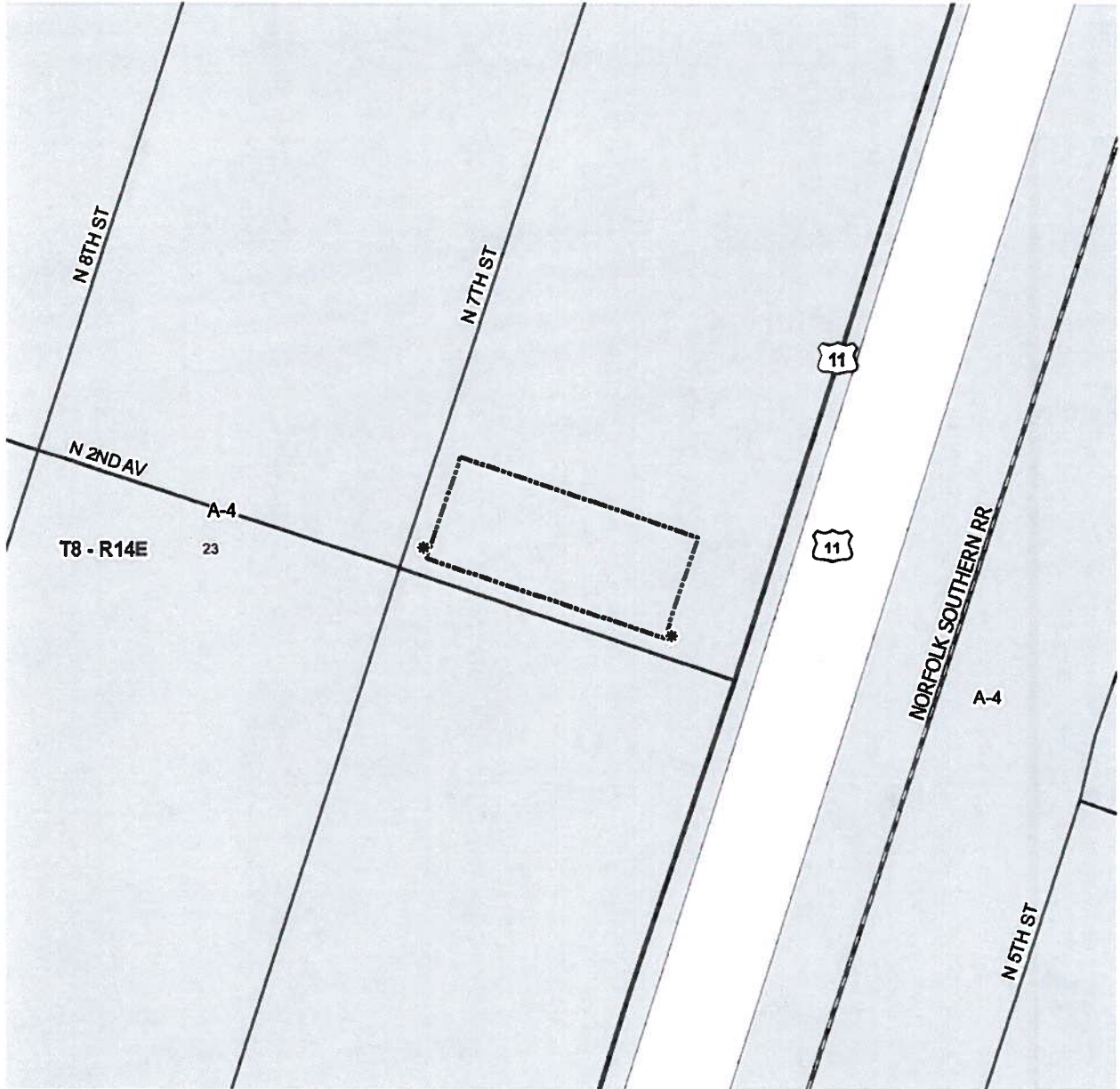
Exhibit "A"

ZC14-07-053

ALL THAT CERTAIN LOT OR PARCEL OF LAND with all improvements thereon lying and being situated in Square 40 in the Town of Alton, St. Tammany Parish, Louisiana and more fully described as follows:

From the northwest intersection of Second Avenue and U.S. Highway 11 at the southeast corner of said Square 40 go in a northerly direction along the western boundary of U.S. Highway 11 a distance of 66.75 feet; thence go in a westerly direction parallel to Second Avenue a distance of 160 feet to the eastern right of way of Seventh Street, thence go in a southerly direction along said eastern right of way of Seventh Street a distance of 66.75 feet to the southwest corner of said square 40 and the northern right of way of Second Avenue; thence go in a easterly direction along said northern right of way of Second Avenue a distance of 160 feet to the point of departure.

CASE NO.: ZC14-07-053
PETITIONER: Bichtrang Pham
OWNER: Lydia J Williams
REQUESTED CHANGE: From A-4 (Single Family Residential District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell; S23,T8S,R14E; Ward 8, District 14
SIZE: 10,680 sq.ft.



204-07-053

LOWELL E. CUMMINGS

LICENSED SURVEYOR

216 S. NEW HAMPSHIRE STREET • COVINGTON, LOUISIANA 70433

R. 14 E.
ALTON, LA.
SECTION 23

SQ. 39

SQ. 40

U.S.T.



P L A T

SHOWING A SURVEY FOR

EARNEST A. WILLIAMS & MRS. LOUIS PIAZZA

LOCATED IN SECTION 23, TOWNSHIP 8 SOUTH,
RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

SURVEY BY Lowell E. Cummings
req. surveyor 75-135"

MARCH 28 1972
date

COVINGTON, LA.

SCALE 1"=100'

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-053

Posted: 6/12/2014

Meeting Date: July 1, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Bichtrang Pham
OWNER: Lydia J Williams
REQUESTED CHANGE: From A-4 (Single Family Residential District) to HC-1 (Highway Commercial District)
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SIZE: 10,680 sq.ft.

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-4 Suburban District
South	Residential	A-4 Suburban District
East	Hwy 11 / Residential	A-4 Suburban District
West	Residential	A-4 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 A-4 (Single Family Residential District) to HC-1 (Highway Commercial District). The site is located on the west side of US Highway 11, north of Second Street, being lots 9 & 10, Square 40 & 62065 US Highway 11, Slidell. The 2025 Future Land Use Plan calls for the site to be developed with commercial uses. The site is currently developed with a convenience store and an attached residential dwelling.

Note: Prior to the Comprehensive Rezoning it was zoned C-2 Highway Commercial District.

STAFF RECOMMENDATION:

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