# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

	·
ORDINANCE CALENDAR NO. 3377	ORDINANCE COUNCIL SERIES NO
COUNCIL SPONSOR MR. DEAN	PROVIDED BY: PLANNING
INTRODUCED BY: MR. DEAN	SECONDED BY: MR. FITZMORRIS
ON THE <u>7TH</u> DAY OF <u>SEPTEMBER</u> 2006	
La, to reclassify a certain parcel loc 1077, north side of I-12 and which	al zoning map of St. Tammany Parish, cated on the east side of LA Highway property comprises a total of 7.23 acres at SA (Suburban Agricultural) District istrict, Ward 1, District 1.
law, Case No. <u>ZC06-08-075</u> , has recommended that the zoning classification of the above reference.	Parish of St. Tammany after hearing in accordance with to the Council of the Parish of St. Tammany, Louisiana, enced area be changed from its present SA (Suburban cial) District (see Exhibit "A") for complete boundaries.
Whereas, the St. Tammany Parish Counci	l has held its public hearing in accordance with law:
· · · · · · · · · · · · · · · · · · ·	I has found it necessary for the purpose of protecting the signate the above described property as C-2 (Highway
THE PARISH OF ST. TAMMANY HER	EBY ORDAINS, in regular session convened that:
SECTION I: The zoning classification of present SA (Suburban Agricultural) District to a	the above described property is hereby changed from its C-2 (Highway Commercial) District.
SECTION II: The official zoning map of t to incorporate the zoning reclassification specifie	he Parish of St. Tammany shall be and is hereby amended d in Section I hereof.
	loper agreed to place deed restrictions on a portion of the ouffer zone and 10 foot wooden fence along the common
REPEAL: All Ordinances or parts of Ord	dinances in conflict herewith are hereby repealed.
	Ordinance shall be held to be invalid, such invalidity shall wen effect without the invalid provision and to this end the to be severable.
EFFECTIVE DATE: This Ordinance sha	Il become effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	, SECONDED BY:

### ZC06-08-075

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

From the Section corner common to Sections 2, 11, 10, and 3, Township 7 South, Range 10 East, thence go North 00 degrees 13 minutes 00 seconds West a distance of 1336.60 feet to a point; thence go South 88 degrees 58 minutes 00 seconds West a distance of 861.00 feet to an iron; thence go South 24 degrees 55 minutes 49 seconds East a distance of 11.66 feet to an iron serving as the Point of Beginning.

From the Point of Beginning, thence go South 24 degrees 53 minutes 23 seconds East a distance of 814.72 feet to an iron; thence go South 85 degrees 18 minutes 19 seconds West a distance of 330.70 feet to an iron; thence go North 63 degrees 03 minutes 20 seconds West a distance of 59.08 feet to an iron; thence go South 67 degrees 51 minutes 25 seconds West a distance of 40.00 feet to an iron; thence go along the easterly boundary of the Louisiana Highway 1077 right-of-way North 24 degrees 11 minutes 41 seconds West a distance of 819.17 feet to a point; thence go North 88 degrees 59 minutes 52 seconds East a distance of 412.20 feet back to the Point of Beginning.

This parcel contains 7.23 acres.

3377

CASE NO.:

ZC06-08-075

PETITIONER:

Jeffrey Schoen

OWNER:

Mr. & Mrs. William Colley, Jr.

**REQUESTED CHANGE:** 

From SA (Suburban Agricultural) District to C-2 (Highway

Commercial) District

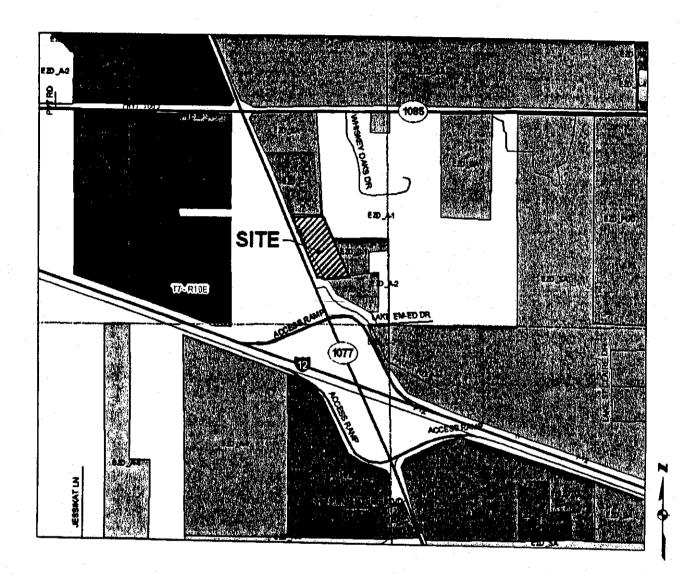
**LOCATION:** 

Parcel located on the east side of LA Highway 1077, north side of I-

12; S3, T7S, R10E; Ward 1, District 1

SIZE:

7.23 acres



THE P. O. B. IS REPORTED TO BE SOO 15'E 1334'; THENCE S89'30'N 861' FROM THE OUARTER SECTION CORNER BETWEEN SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAHMANY PARISH, LOUISIANA.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: Servitudes shown hereon are net necessarily exclusive. Servitudes of record as shown on title apinion or title selicy will be added hereto upon request, as surveyor has nel performed any title

7.25 ACRE PARCEL OF LAND SITUATED A MA MOS 

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SECTION 3, Tamouny Parish. T-7-S, **R-10-E** 

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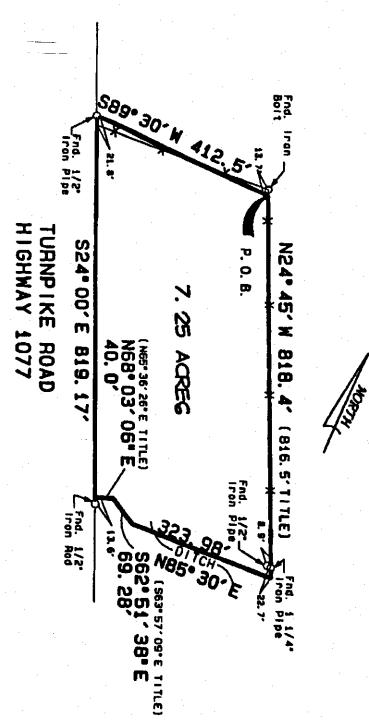
JOHN E.

BONNEAU &

ASSOCIATES.

1011 N. CAUSEWAY BLVD. -SUITE 34 - MANDEVILLE, LA. 70471 (504)626-0808 SLIDELL (504)643-2508 - MANDEVILLE (504) 626-3546 - N. O. (504)456-2042

FAX NO. (504) 626-0057



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Soundary Maps and found the property described is located in Flood Zonels! • cc sith a State Flood Elevation of MyA in accordance with Community Panel No. 275205 0210 C : Revised: nct 17 tous N/A : Revised: OCT, 17, 1989

File No. WTST +96-0776

This is to certify that I have done an an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

urvey No. 96869 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL: AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDAROS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIAMA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS • gr SURVEY. AUGUST 16, 1996 Draim by: JED RY Sed: 207 - 1 : 1 th This Survey is Contified frue and Contect By

Professional Land Surveyors • Planners and Consultants INC. John E. Bonneau Professional Cabli Surveyor Registration No. 4423

### **ZONING STAFF REPORT**

Date: July 21, 2006

Case No.:

ZC06-08-075

Posted:

07/13/06

Meeting Date: August 1, 2006

Determination: Approved

#### GENERAL INFORMATION

PETITIONER:

Jeffrey Schoen

OWNER:

Mr. & Mrs. William Colley, Jr.

REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway

Commercial) District

LOCATION:

Parcel located on the east side of LA Highway 1077, north side of I-

12; S3, T7S, R10E; Ward 1, District 1

SIZE:

**7.23** acres

# SITE ASSESSMENT

## **ACCESS ROAD INFORMATION**

Type: State

Road Surface: 2 lane asphalt

Condition: Good

## LAND USE CONSIDERATIONS

# SURROUNDING LAND USE AND ZONING:

Direction North

Land Use

Undeveloped

South East

West

Undeveloped

Undeveloped

Undeveloped

Zoning

C-1 (Neighborhood Commercial) District

C-2 (Highway Commercial) District

C-1 (Neighborhood Commercial) District &

A-1 (Suburban District)

R (Rural) District

# **EXISTING LAND USE:**

Existing development? No

Multi occupancy development? No

# COMPREHENSIVE PLAN:

Commercial - Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is located on the east side of LA Highway 1077, north of I-12. The proposed rezoning is consistent with the 2025 future land use plan and with a majority of the adjacent land use character. The subject property is surrounded by several commercially zoned properties. The staff feels that the requested zoning change would be appropriate for the site.

# STAFF RECOMMENDATION:

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