

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3626

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. BILLIOT

PROVIDED BY: PLANNING DEPT.

INTRODUCED BY: MR. BILLIOT

SECONDED BY: MR. CANULETTE

ON THE 2ND DAY OF AUGUST 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the Southeast corner of LA Highway 59 and Dupard Street, north of McNamara Street and which property comprises a total of 15,450 sq. ft. of land more or less, from its present A-2 (Suburban) District to a LC (Light Commercial) District, Ward 4, District 10. (ZC07-07-049)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-07-049, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban) District; 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 LC (Light Commercial) District (see Exhibit "A") for complete boundaries.

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-2 (Suburban) District to a LC (Light 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC07-07-049

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Square 198 of the Town of Mandeville (outside the corporate limits), St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

Said parcel of ground forms the corner of Gerard Street and Dupard Street and measures thence 103.1 feet front on Gerard Street, same width in the rear, by a depth of 150 feet between equal and parallel lines.

All in accordance with survey by Raymond B. Saucier, Civil Engineer, dated October 18, 1969, recertified June 3, 1984, copy of which is attached to previous act.



DEPARTMENT OF PLANNING
 P. O. BOX 688
 COVINGTON, LA 70434
 PHONE (985) 835-6888
 FAX (985) 835-6888
 e-mail: planning@stt.gov.la

Kevin Davis
 Parish President
Ord. Cal 3626
Appeal # 6

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 7/13/07
 (Reference Case Number)

ZC07-07-049

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

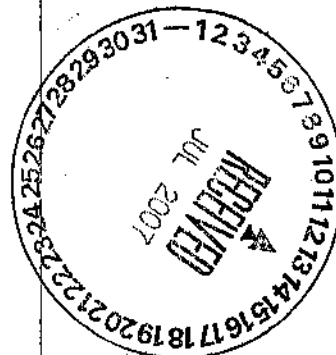
Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Patricia LeBouef
 (SIGNATURE)
PATRICIA LeBOUEF
439 EDEN ISLES BLVD
SLIDELL, LA. 70458
 PHONE #: 985-960-0427

ZC07-07-049

Existing Zoning:	A-2 (Suburban) District
Proposed Zoning:	LC (Light Commercial) District
Acres:	15,450 sq. ft.
Petitioner:	Patricia Ann B. LeBouef
Owner:	Patricia Ann B. LeBouef
Location:	Parcel located at the Southeast corner of LA Highway 59 and Dupard Street, north of McNamara Street, S38, T8S, R11E, Ward 4, District 10
Council District:	10



ZONING STAFF REPORT

Date: June 22, 2007
Case No.: ZC07-07-049
Posted: June 13, 2007

Meeting Date: July 3, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Patricia Ann B. LeBouef
OWNER: Patricia Ann B. LeBouef
REQUESTED CHANGE: From A-2 (Suburban) District to LC (Light Commercial) District
LOCATION: Parcel located at the Southeast corner of LA Highway 59 and Dupard Street, north of McNamara Street; S38, T8S, R11E; Ward 4, District 10
SIZE: 15,450 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State (Hwy 59) Road Surface: 3 lane asphalt Condition: Good
Parish (Dupard Street) 2 lane asphalt Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 (Suburban) District
South	Residential	A-2 (Suburban) District
East	Residential	A-2 (Suburban) District
West	Residential	LC (Light Commercial) District

EXISTING LAND USE:

Existing development? Yes 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.

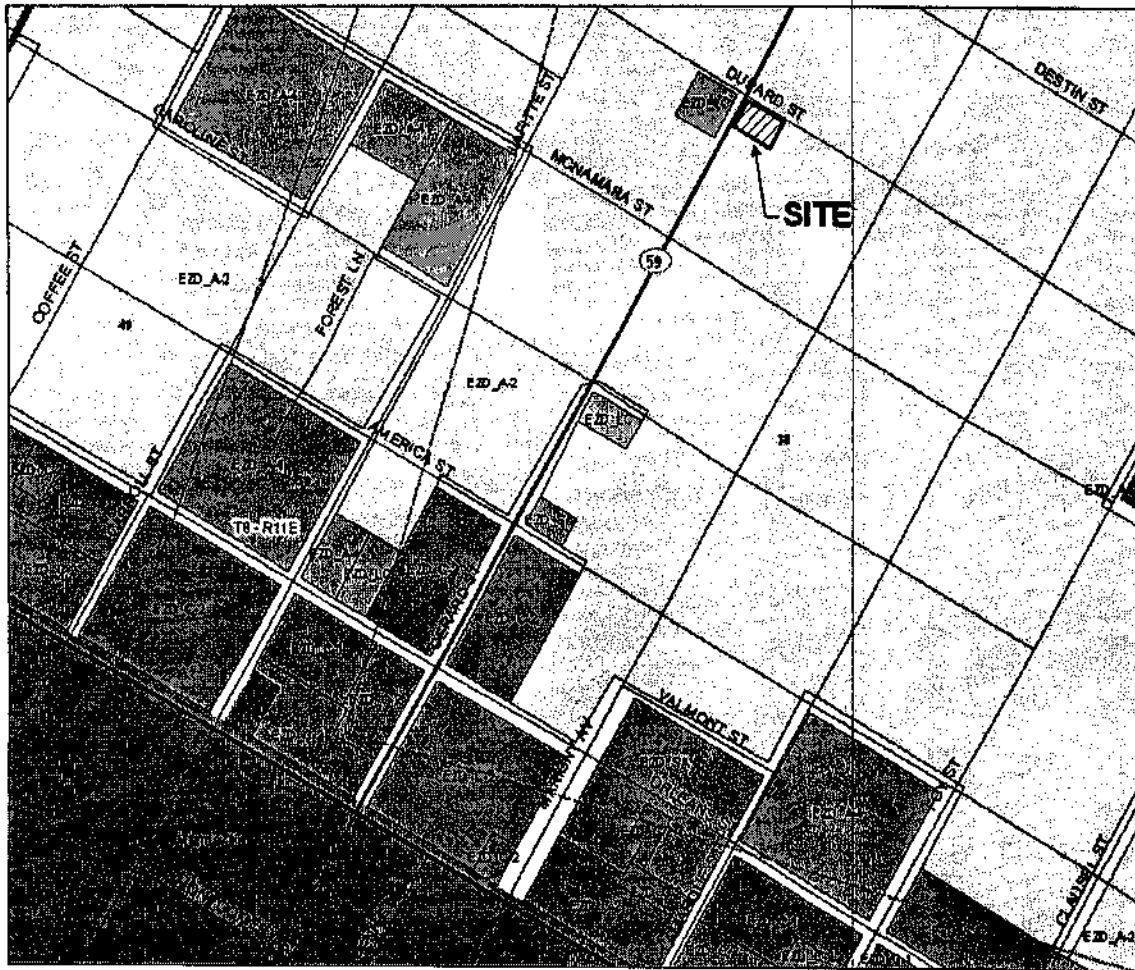
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban) District to LC (Light Commercial) District. The site is located at the southeast corner of LA Highway 59 and Dupard Street, north of McNamara Street. The proposed rezoning is consistent with the 2025 Future Land Use Plan as well as the current trend of development along this portion of the Highway 59 corridor. Therefore, Staff is in favor of the proposal.

STAFF RECOMMENDATION:

The staff recommends that the request for a LC (Light Commercial) District designation be approved.

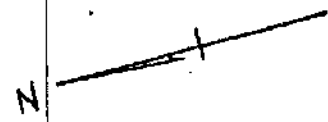
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MARIGNY (SIDE)

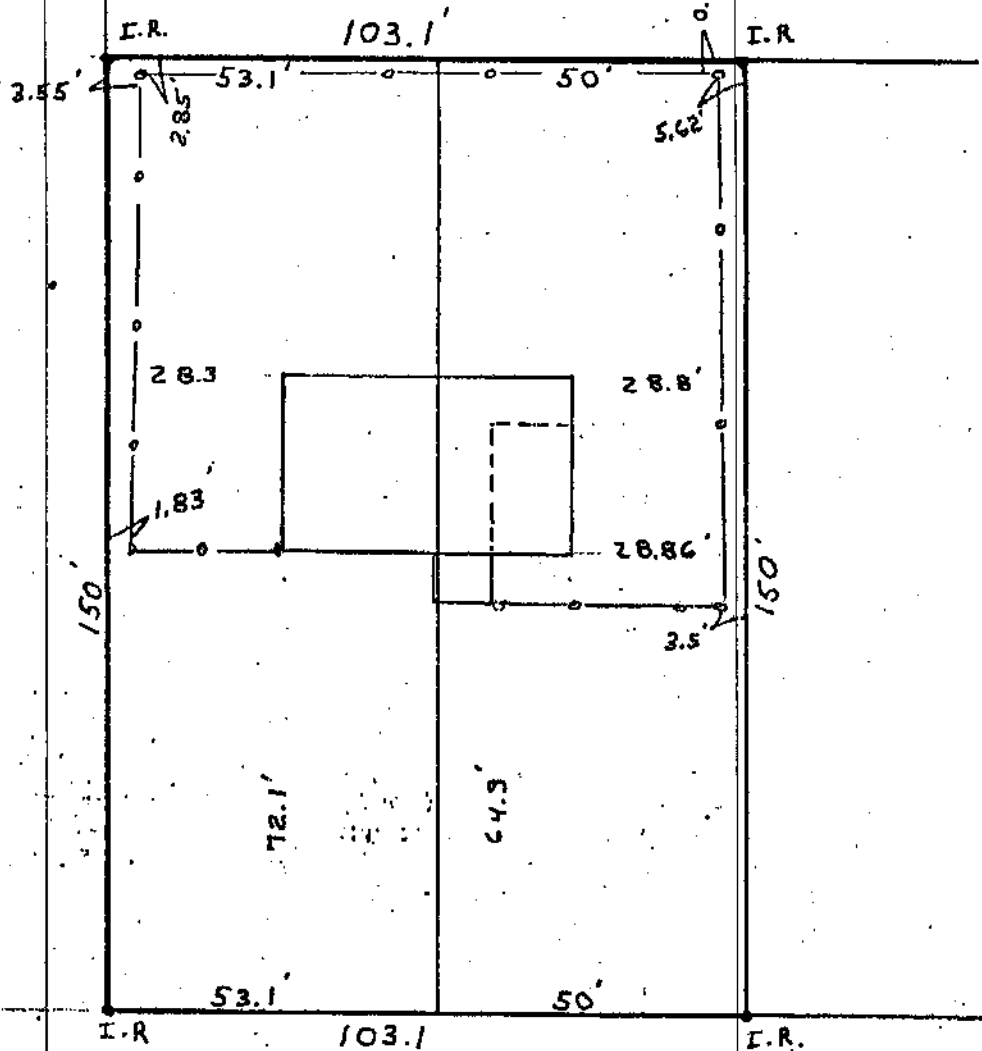
AVE.

3626



ST.

DUPARD



ST.

(SIDE)

MCNAMARA

GERARD (STATE HWY 59)

ST.

SURVEY MADE AT THE REQUEST OF: MR. & MRS GEO. M. SAUCIER SR.

SQUARE 198
TOWN OF MANDEVILLE (OUTSIDE CORP. LIMITS)
ST. TAMMANY PARISH, LA

Certified Correct: Oct 18, 1969

Raymond B. Saucier, C.E.

