

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3763

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN

PROVIDED BY: PLANNING

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. BURKHALTER

ON THE 14TH DAY OF FEBRUARY, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF EAST BREWSTER ROAD, EAST OF LA HIGHWAY 21, SOUTH OF I-12 AND WHICH PROPERTY COMPRISES A TOTAL OF 2.223 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 1, DISTRICT 1. (ZC07-12-076)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-12-076, 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 SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 C-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 SA (Suburban Agricultural) District to a C-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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC07-12-076

LEGAL DESCRIPTION

A certain tract or parcel of ground Zoned as S-A to be Rezoned as C-1, containing 2.192 acres or 95,500 sq. ft. located in Section 47, T7S-R11E, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at a found 1" iron pipe, said pipe being the Southwest corner of Section 46, T7S - R10E, said pipe also being the "Point of Commencement," and labeled POC;

Then, North 00 degrees 54 minutes 02 seconds West a distance of 408.95 feet to a found 3/4" iron rod, said rod is located on the northerly right of way line of Christwood Blvd.

Then, continuing along said right of way line, North 89 degrees 04 minutes 24 seconds East a distance of 544.75 feet to a point;

Then, along a curve to the left having a delta of 50 degrees 00 minutes 19 seconds, a radius of 500.46 feet, an arc length of 436.78 feet, a chord bearing of North 64 degrees 04 minutes 15 seconds East and a chord distance of 423.05 feet to a point;

Then, North 39 degrees 04 minutes 05 seconds East a distance of 902.34 feet to a point;

Then, along a curve to the right having a delta of 08 degrees 01 minutes 52 seconds, a radius of 659.62 feet, an arc length of 69.43 feet, a chord bearing of North 42 degrees 04 minutes 38 seconds East and a chord distance of 69.40 feet to a point;

Then, South 65 degrees 44 minutes 49 seconds East a distance of 811.56 feet to a point, said point being the "POINT OF BEGINNING", and labeled POB;

Then, North 20 degrees 01 minutes 05 seconds East a distance of 639.45 feet to a point;

Then, South 69 degrees 56 minutes 34 seconds East a distance of 61.58 feet to a point;

Then, South 19 degrees 57 minutes 12 seconds West a distance of 322.30 feet to a point;

Then, South 68 degrees 28 minutes 36 seconds East a distance of 103.68 feet to a point;

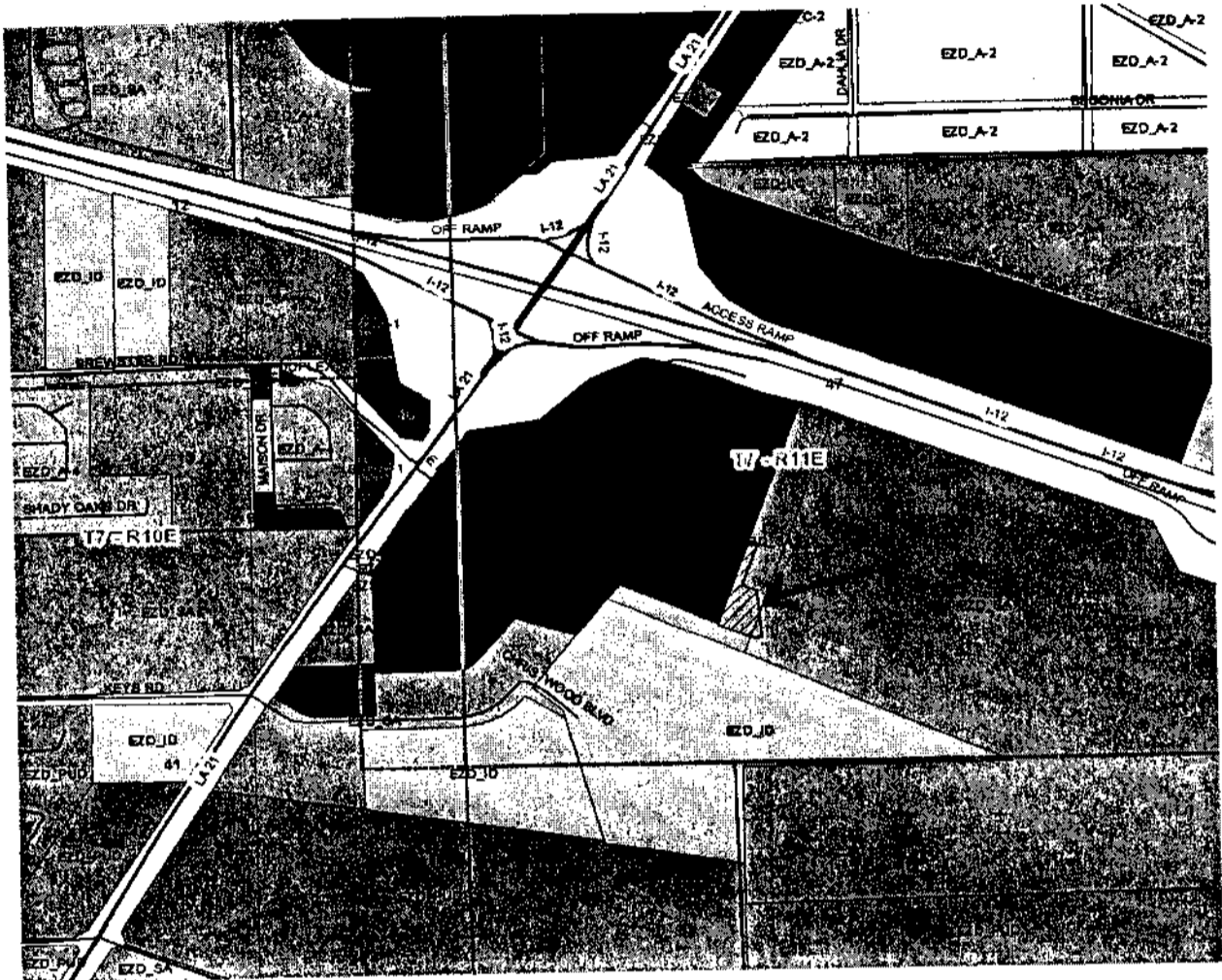
Then, South 04 degrees 45 minutes 59 seconds East a distance of 335.86 feet to a point;

Then, along a non-tangent curve to the right having a delta of 25 degrees 15 minutes 07 seconds, a radius of 436.41 feet, an arc length of 192.34 feet, a chord bearing of North 75 degrees 25 minutes 15 seconds West and a chord distance of 190.79 feet to a point;

Then, North 65 degrees 44 minutes 49 seconds West a distance of 116.78 feet to the POINT OF BEGINNING.

3763

CASE NO.: ZC07-12-076
PETITIONER: Patrick Hodgins or Paul Hodgins
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12; S47, T7S, R11E; Ward 1, District 1
SIZE: 2.223 acres



ACADIA LAND SURVEYING, L.L.C.

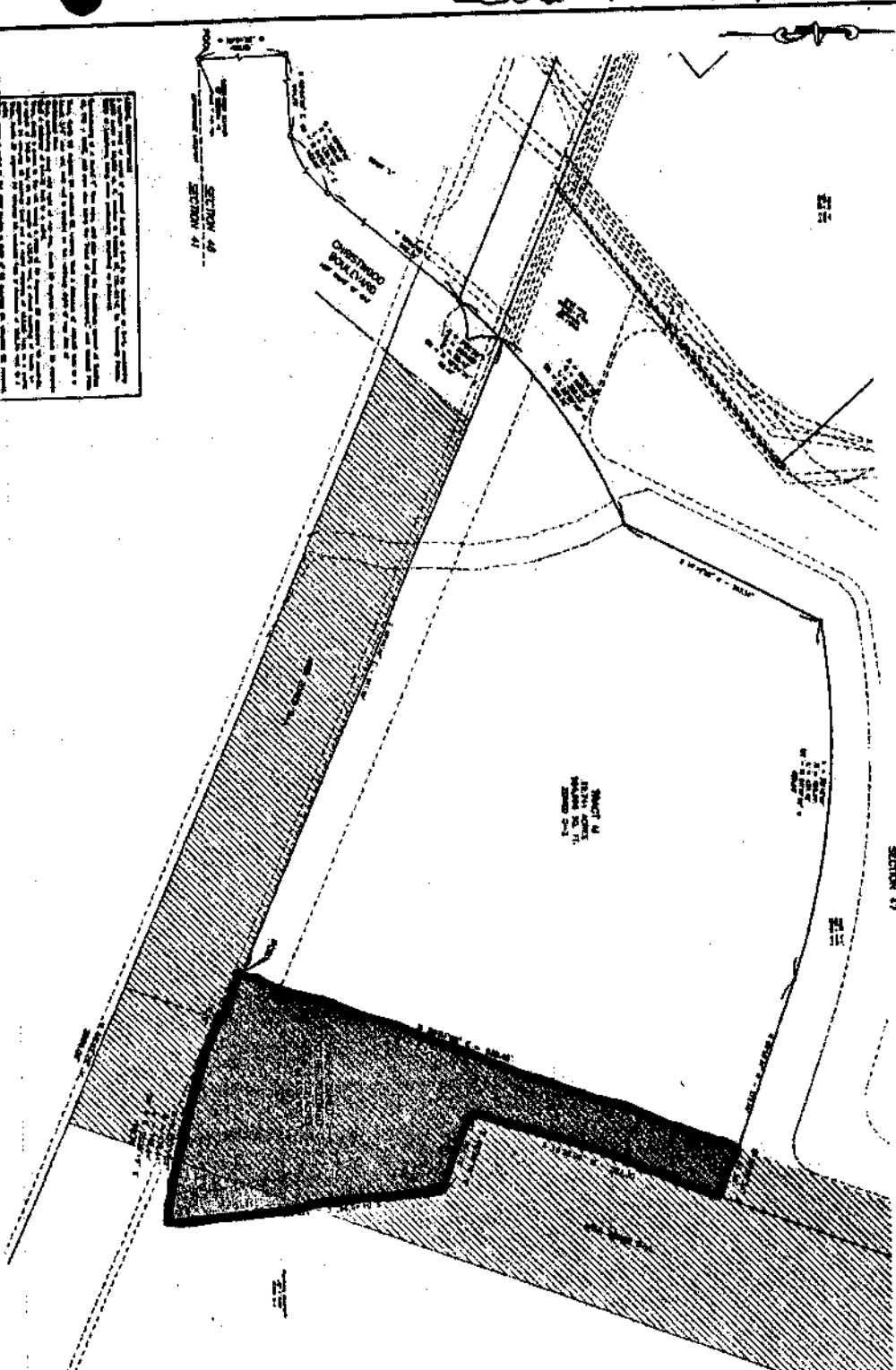
PROJECT LOCATION
 SECTION 47
 TOWNSHIP 11 N
 RANGE 11 E

DATE: 11/15/2007

BY: [Signature]

CHECKED BY: [Signature]

SCALE: AS SHOWN



ACADIA LAND SURVEYING, L.L.C.

PROJECT LOCATION
 SECTION 47
 TOWNSHIP 11 N
 RANGE 11 E

DATE: 11/15/2007

BY: [Signature]

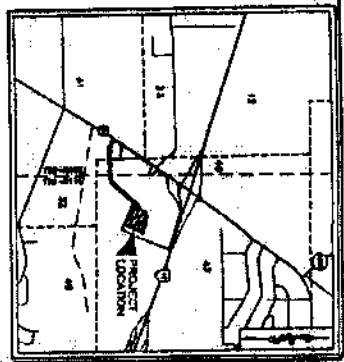
CHECKED BY: [Signature]

ACADIA
 LAND SURVEYING, L.L.C.

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 Lincoln, NE 68502
 Phone: 402-478-1100
 Fax: 402-478-1101
 Website: www.acadialand.com

MAP SHOWING SURVEY

AREA TO BE REZONED FROM S-1-A TO C-2 AREA BEING REZONED IS A PORTION OF TRACT 14 AND A 1.68 ACRE TRACT LOCATED IN SECTION 47, TOWNSHIP 11 NORTH, RANGE 11 EAST ST. HENRY PARIKH, IOWA



VICINITY MAP



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
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 COVINGTON, LA 70434
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Kevin Davis
 Parish President

Ord Cal No 3763
 Appeal #4

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: 1-8-08

(Reference Case Number) ZC07-12-076

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

Paul A. Lea, Jr. FOR TC REFLECTIONS
 (SIGNATURE) CCVB ESTATES

PAUL A. LEA, Jr.
527 E. BOSTON - Suite 201
COVINGTON LA 70433
 PHONE #: 985-292-3500

ZC07-12-076

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-2 (Highway Commercial) District
Acres:	2.223 acres
Petitioner:	Patrick Hodgins or Paul Hodgins
Owner:	Maurmont Properties, LLC
Location:	Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12, S47, T7S, R11E, Ward 1, District 1
Council District:	1

ZONING STAFF REPORT

Date: December 21, 2007
Case No.: ZC07-12-076
Prior Action: Tabled (12/04/07)
Posted: 12/21/07

Meeting Date: January 2, 2008
Determination: Approved

GENERAL INFORMATION

PETITIONER: Patrick Hodgins or Paul Hodgins
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located at the end of East Brewster Road, east of LA Highway 21, south of I-12; S47, T7S, R11E; Ward 1, District 1
SIZE: 2.223 acres

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	Undeveloped	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Shopping Center	C-2 (Highway Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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 of a 2.223 acre portion of a 14.965 acre parcel, from SA (Suburban Agricultural) District to C-2 (Highway Commercial) District. The site is proposed to be developed with an apartment complex. A conditional use permit (CP08-01-009) has been submitted, for review.

The requested zoning change meets the 2025 future land use plan, which designates the area as Planned District, for higher density commercial or residential developments. However, the mix use -commercial - conservation designation indicates that the site should be developed with commercial uses at a variety of density, except for residential uses. Staff is in favor of the requested zoning change considering that a large portion of the site is already zoned C-2.

STAFF RECOMMENDATION:

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