

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3764

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. GOULD

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GOULD

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 ON THE NORTH SIDE OF LA HIGHWAY 1088, EAST OF LA HIGHWAY 59 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.718 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A LC (LIGHT COMMERCIAL) DISTRICT, WARD 4, DISTRICT 5. (ZC08-01-004)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-01-004, 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 LC (Light 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 LC (Light 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 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

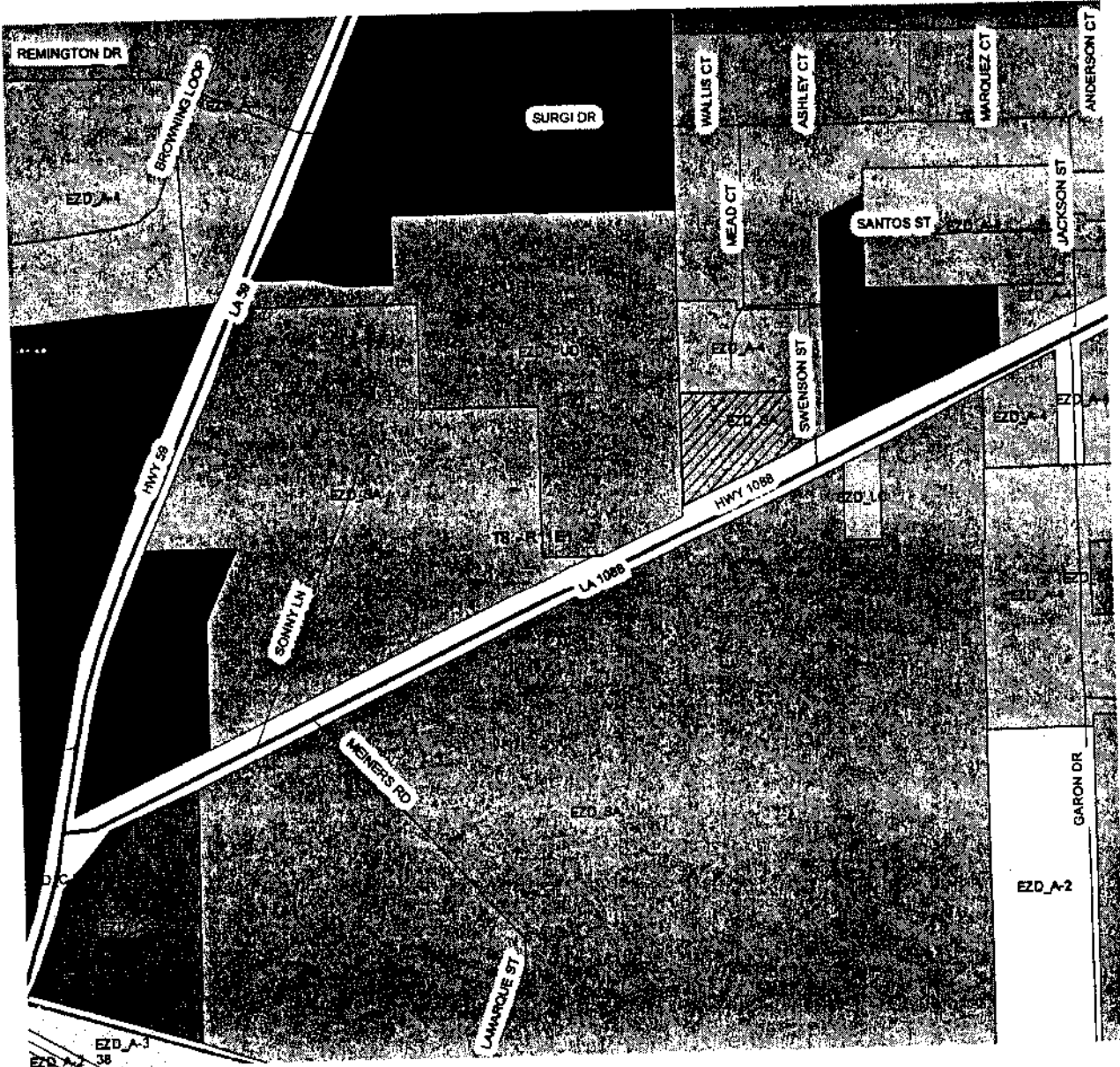
NAYS:

ABSTAIN:

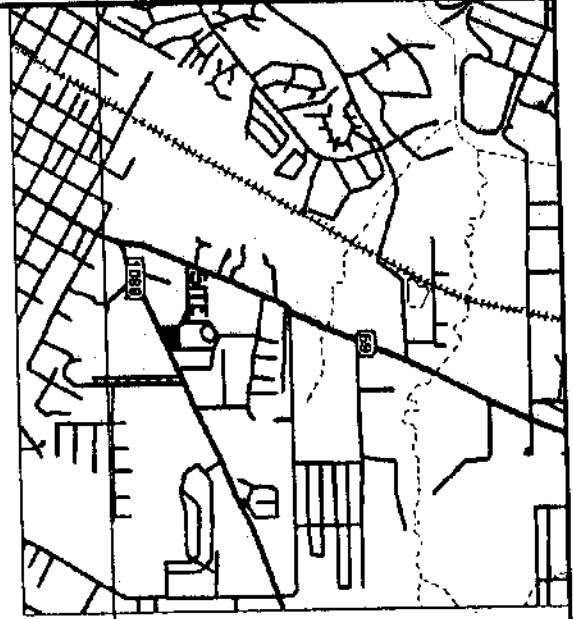
ABSENT:

3764

CASE NO.: ZC08-01-004
PETITIONER: Jeff Schoen
OWNER: Diane M. Cooper, Steven A Meiners, Mary Ann Cucchiara
REQUESTED CHANGE: From SA (Suburban Agricultural) District to LC (Light Commercial) District
LOCATION: Parcel located on the north side of LA Highway 1088, east of LA Highway 59; S1,T8S,R11E; Ward 4, District 5
SIZE: 1.718 acres

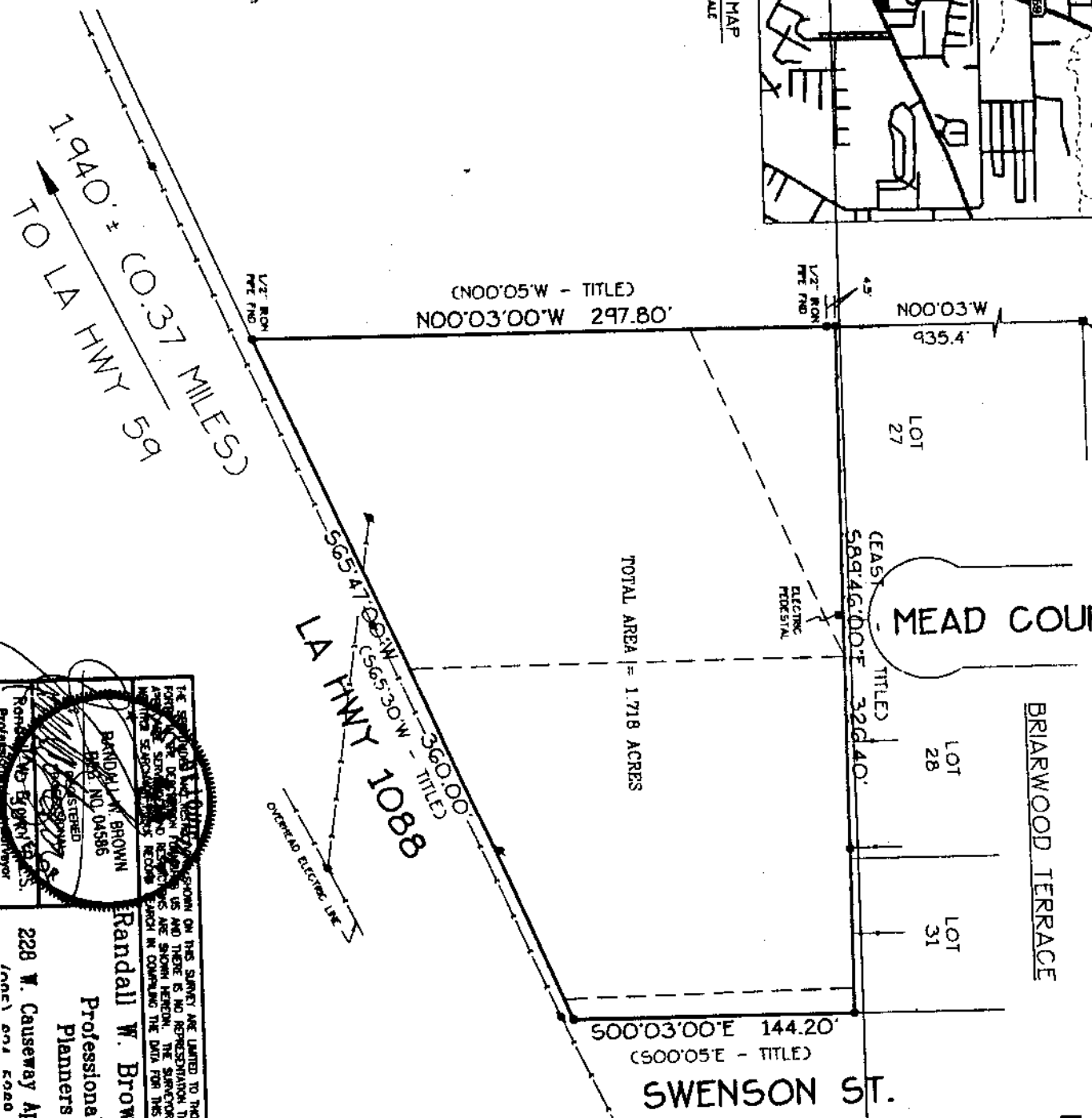


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2008-01-004

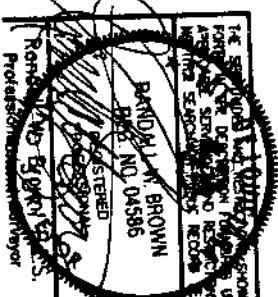


THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 1 TOWNSHIP 8 SOUTH RANGE 11 EAST

Survey of
A PORTION OF GROUND SITUATED IN
SECTION 1, TOWNSHIP 8 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
DIANE COOPER



Surf. Survey by Neil R. Wilson
Date: 8-2-1981
Map No. D41228



Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(981) 891 8280 FAX (981) 891 8280

DATE: OCTOBER 11, 2007
SURVEY NO. 07742
PROJECT NO. 807742.CMS

SCALE: 1" = 80' ±
DRAWN BY: BRC
CHECKED:

SUBJECTED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special Flood Hazard area. It is located in Flood Zone C.

FORM PROVIDED 225203 0245 C Nov. 10-17-1988

EXHIBIT "A"

ZC08-01-004

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 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

From the northeast corner of the southwest quarter of Fractional Section 1, Township 8 South, Range 11 East, thence run South 00 degrees 03 minutes East, a distance of 935.4 feet to an iron serving as the Point of Beginning.

From the Point of Beginning, thence go South 89 degrees 46 minutes 00 seconds East a distance of 326.40 feet to an iron; thence go South 00 degrees 03 minutes 00 seconds East along the western boundary of Swenson Street a distance of 144.20 feet to an iron located on the northern boundary of La. Hwy. 1088; thence go South 65 degrees 47 minutes 00 seconds West along the northern boundary of La. Hwy. 1088 a distance of 360.00 feet to an iron; thence go North 00 degrees 03 minutes 00 seconds West a distance of 297.80 feet back to the Point of Beginning.

This parcel contains 1.718 acres.

All as more fully shown on the survey of Randall W. Brown & Associates, Inc., Survey No. 07742, dated October 11, 2007.



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

e-mail: planning@stpgov.org

Kevin Davis

Parish President

Ord Cal 3764
Appeal #9

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: JANUARY 11, 2008

ZC08-01-004

Existing Zoning:

SA (Suburban Agricultural) District

Proposed Zoning:

LC (Light Commercial) District

Acres:

1.718 acres

Petitioner:

Jeff Schoen

Owner:

Diane M. Cooper, Steven A Meiners, Mary Ann Cucchiara

Location:

Parcel located on the north side of LA Highway 1088, east of LA Highway 59, S1,T8S,R11E, Ward 4, District 5

Council District:

5

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

Carlo Hernandez
(SIGNATURE)

CARLO HERNANDEZ

2818 MESA COURT

MANDVILLE, LA 70448

PHONE #: 985 626-7578

ZONING STAFF REPORT

Date: December 21, 2007
Case No.: ZC08-01-004
Posted: 12/12/07

Meeting Date: January 2, 2008
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Diane M. Cooper, Steven A Meiners, Mary Ann Cucchiara
REQUESTED CHANGE: From SA (Suburban Agricultural) District to LC (Light Commercial) District
LOCATION: Parcel located on the north side of LA Highway 1088, east of LA Highway 59; S1,T8S,R11E; Ward 4, District 5
SIZE: 1.718 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State 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 (Single Family Residential) District
South	Residential & Undeveloped	SA (Suburban Agricultural) District
East	Multi Family	A-6 (General Multi Family Residential) District
West	Residential	PUD (Planned Unit Development) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? No\

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to LC (Light Commercial) District. The site is located on the north side of LA Highway 1088, east of LA Highway 59. The 2025 future land use plan calls for the site to be developed with residential uses. The site is abutting an apartment complex on the east side and a townhomes development on the west side. Considering the location of the site and the abutting uses, staff feels that the rezoning of the property to LC would be appropriate.

STAFF RECOMMENDATION:

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