

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3910

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. HAMAUEI

SECONDED BY: MR. STEFANCIK

ON THE 7TH DAY OF AUGUST, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HIGHWAY 190, EAST OF 16TH STREET AND WEST OF 15 STREET, BEING LOTS 1-12, SQUARE 80, OAKLAWN SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 7, DISTRICT 7. (ZC08-07-041)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-07-041, 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 C-1 (Neighborhood Commercial) 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 C-1 (Neighborhood Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ORDINANCE CALENDAR NUMBER: 3910

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THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF _____, 2008; AND BECOMES ORDINANCE COUNCIL SERIES NO. 08-_____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: _____, 2008

Published Adoption: _____, 2008

Delivered to Parish President: _____, 2008 at _____

Returned to Council Clerk: _____, 2008 at _____

010

EXHIBIT "A"

ZC08-07-041

All that certain piece or parcel of property located in the Town of Lacombe, being being lots 1-12, Square #80, Oaklawn Subdivision, said square bounded by Main, 15th Street, Lacombe Blvd., and 16th Street.

ZONING STAFF REPORT

Date: June 23, 2008
Case No.: ZC08-07-041
Posted: June 11, 2008

Meeting Date: July 1, 2008
Determination: Approved

GENERAL INFORMATION

PETITIONER: Daniel Haydel and Bobby Lischman
OWNER: Daniel and Lisa Haydel
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District
LOCATION: Parcel is located on the south side of Highway 190, east of 16th Street and west of 15th Street, being Lots 1-12, Square 80, Oaklawn Subdivision; S40, T8S, R12E; Ward 7, District 7
SIZE: 2 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Highway 190
Parish (15th Street)

Road Surface: Asphalt	Condition: Good
Asphalt	Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	C-2 (Highway Commercial) District
South	Undeveloped - Trace	SA (Suburban Agricultural) District
East	Commercial	C-2 (Highway Commercial) District
West	Residential	C-1 (Neighborhood Commercial) District

EXISTING LAND USE:

Existing development? No 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

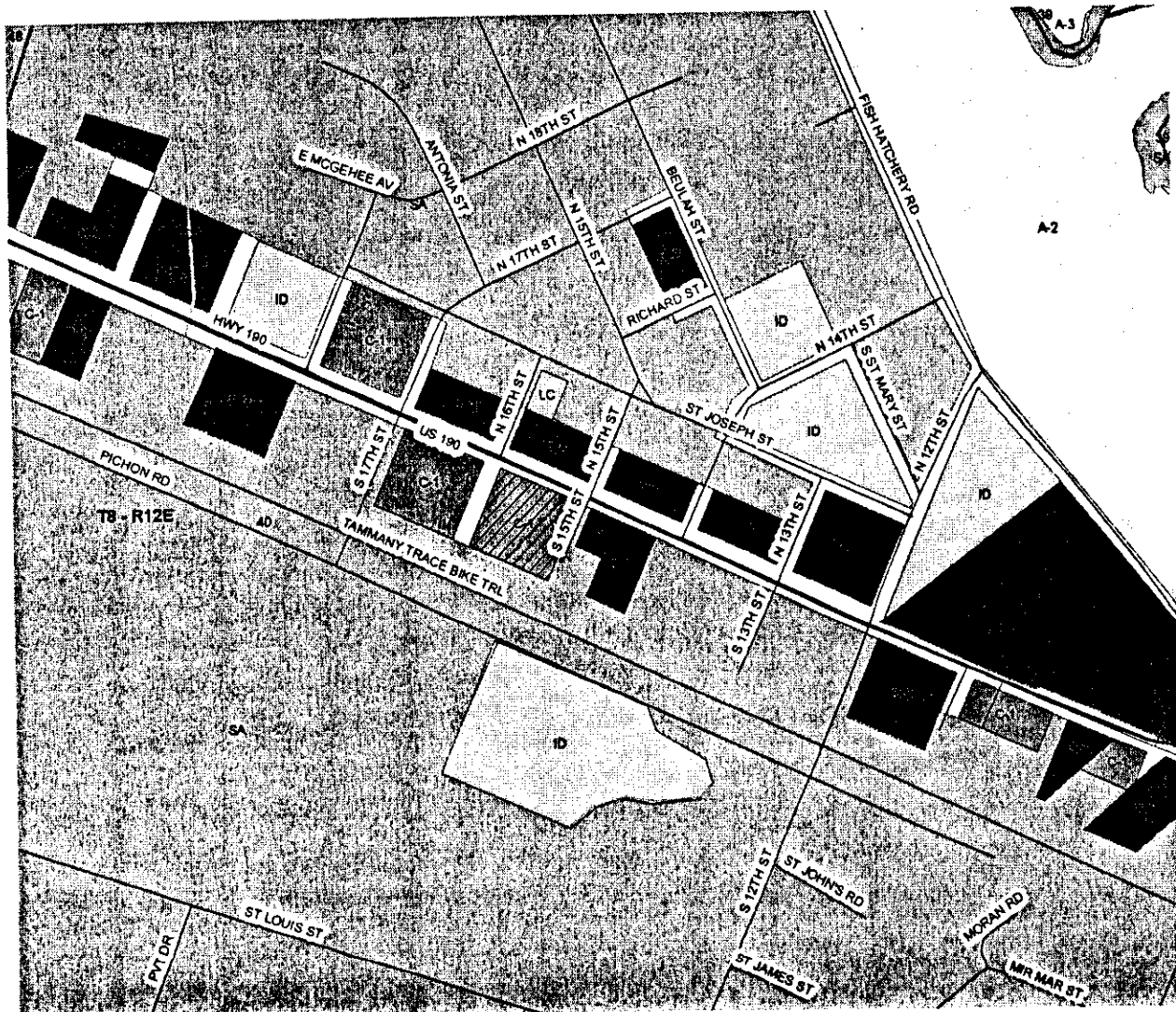
The petitioner is requesting to change the zoning from C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District. The site is located on the south side of Hwy 190 between 15th and 16th Streets in Lacombe. The 2025 future land use plan designates the area to be developed as Commercial. The requested zoning change meets the 2025 future land use plan.

The site is currently surrounded by a mix of commercial uses. Directly to the north and east of this site are commercial businesses and directly to the west is a single family residence with a land use zoning of C-1 (Neighborhood Commercial) District and the Trace being located directly to the south. Staff believes that the zoning would be appropriate for this site and has no objections.

STAFF RECOMMENDATION:

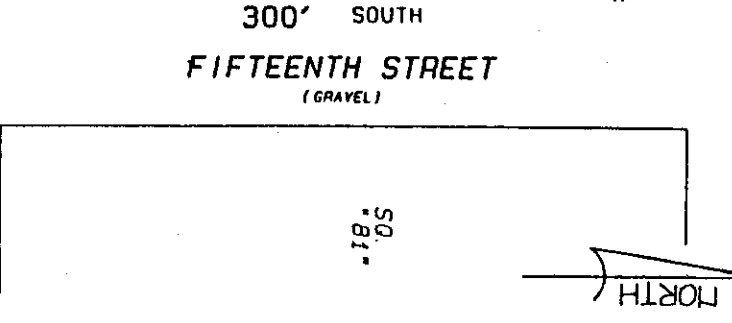
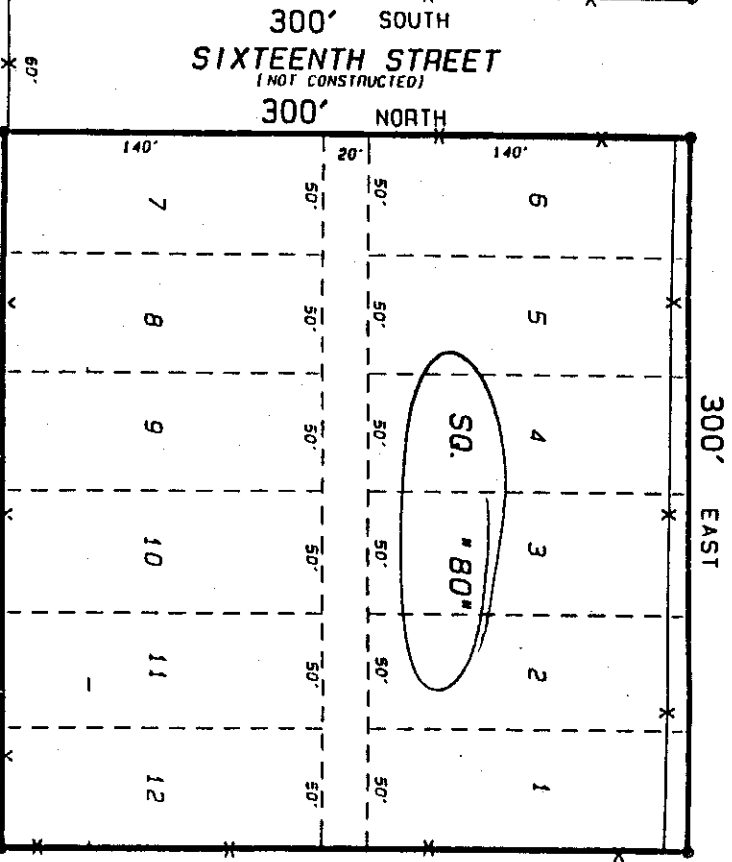
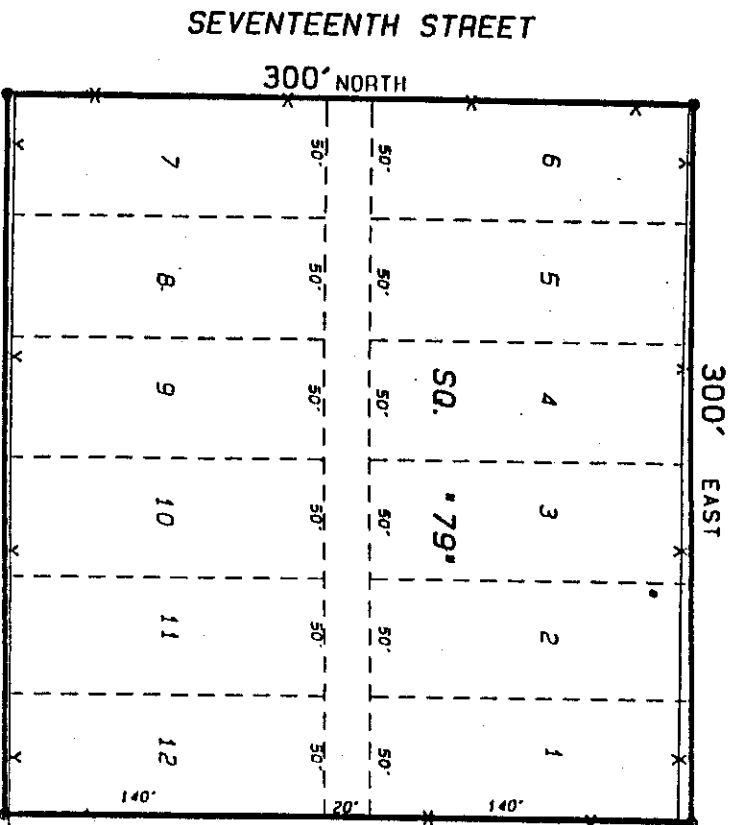
The staff recommends that the request for a C-2 (Highway Commercial) District designation be approved.

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NOTE: IMPROVEMENTS NOT SHOWN
(TO BE TORN DOWN)

MAIN STREET (U.S. HIGHWAY 190)



14070-8002
SQ. 78

TAMMANY TRACE
(NEW ORLEANS GREAT NORTHERN RAILROAD)

SURVEY MAP OF
SQ. 79 & SQ. 80, OAKLAWN a.k.a.
LACOMBE PARK SUBDIVISION

in
St. Tammany Parish, Louisiana
for
GEORGE GAMBINO

LEGEND
Set 1/2" Iron Rod

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

NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) in accordance with Flood Panel No. 225205 0380 C. Revised: APRIL 2, 1991

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as servitor has not performed any title search or abstract.

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

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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

Survey No. 2004 471 Date: JULY 20, 2004
Drawn by: JD. Revised:
Scale: 1" = 80'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 N. CAUSEWAY BLVD. SUITE 34 • HANCOCKVILLE, LA 70421 (985) 626-0808
SLIDELL (985) 643-2508 • HANCOCKVILLE (985) 626-3546 • N.O. (504) 456-2042
HAKINDO (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL: jecol@eol1south.net

JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423