

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4815AA

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. ARTIGUE

ON THE 12 DAY OF JULY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MCKINNEY ROAD, NORTH OF SHORTCUT HIGHWAY, WEST OF I-10, BEING 1750 MCKINNEY ROAD, SLIDELL, AND WHICH PROPERTY COMPRISES A TOTAL 1.970 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 & RO (RURAL OVERLAY). (WARD 8, DISTRICT 14) (ZC12-06-049)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-049, 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 HC-2 (Highway Commercial District) to a HC-2 & RO (Rural Overlay) see Exhibit "A" for complete boundaries; 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 HC-2 (Highway Commercial) & RO (Rural Overlay).

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 HC-2 (Highway Commercial District) to a HC-2 & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2 DAY OF AUGUST , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2012

Published Adoption: \_\_\_\_\_ , 2012

Delivered to Parish President: \_\_\_\_\_ , 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-06-049**

A CERTAIN PARCEL OF LAND, situated In Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Quarter Section Corner between Sections 11 and 12, Township 9 South, Range 14 East, go South 230.0 feet to an Iron; thence North 89 degrees 52 minutes West 416.0 feet to an iron; thence North 89 degrees 52 minutes West 115.0 feet to an Iron and the point of beginning.

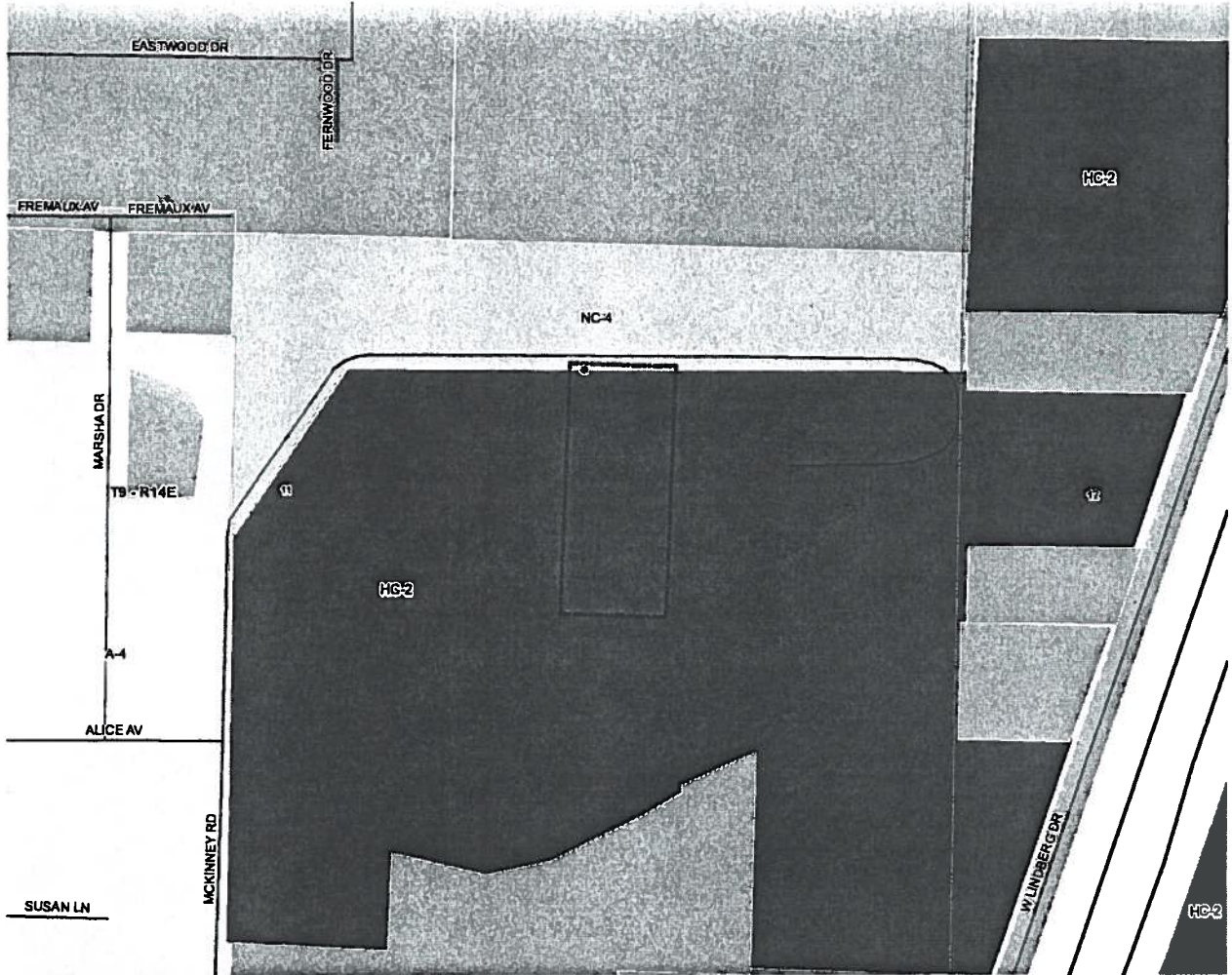
Thence South 00 degrees 31 minutes 27 seconds West 450' to an iron rod; thence North 89 degrees 55 minutes 03 seconds West 190.65' to an Iron rod; thence North 00 degrees 31 minutes 27 seconds East 450' to in iron rod; thence South 89 degrees 52 minutes 00 seconds East (record) South 89 degrees 55 minutes 03 seconds East (actual) 190.65' to an iron rod and the point of beginning.

**CASE NO.:** ZC12-06-049

**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) & RO (Rural Overlay)

**LOCATION:** Parcel located on the south side of McKinney Road, north of Shortcut Highway, west of I-10, being 1750 McKinney Road, Slidell; S11,T9S,R14E; Ward 8, District 14

**SIZE:** 1.970 acres





# Administrative Comment

## ZONING STAFF REPORT

**Date:** May 29, 2012

**Meeting Date:** June 5, 2012

**Case No.:** ZC12-06-049

**Determination:** Amended to RO Rural Overlay

**Posted:** 5/10/2012

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### GENERAL INFORMATION

**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to A-2 (Suburban District)

**LOCATION:** Parcel located on the south side of McKinney Road, north of Shortcut Highway, west of I-10, being 1750 McKinney Road, Slidell; S11,T9S,R14E; Ward 8, District 14

**SIZE:** 1.970 acres

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### 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>
<b>North</b>	Undeveloped	NC-4 Neighborhood Institutional District
<b>South</b>	Undeveloped	HC-2 Highway Commercial
<b>East</b>	Residential	HC-2 Highway Commercial
<b>West</b>	Undeveloped	HC-2 Highway Commercial

#### EXISTING LAND USE:

**Existing development?** Yes

**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 HC-2 (Highway Commercial District) to A-2 (Suburban District). The site is located on the south side of McKinney Road, north of Shortcut Highway, west of I-10. The 2025 Future Land Use Plan calls for residential development in this area. There is an existing single family residence on the property. Staff has no objection to the requested rezoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be approved.