

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6120 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF JANUARY , 2019

(2018-1079-ZC), AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF I-12 & LA HIGHWAY 434 AND WHICH PROPERTY COMPRISES A TOTAL OF 31.34 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) AND HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT), (2018-1079-ZC), (WARD 7, DISTRICT 7).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1079-ZC, 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 A-3 (Suburban District) and HC-3 (Highway Commercial District) to an HC-3 (Highway Commercial District) 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 HC-3 (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 A-3 (Suburban District) and HC-3 (Highway Commercial District) to an HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF FEBRUARY, 2019; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 26, 2018

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2018-1079-ZC

ALL THAT CERTAIN PARCEL OF GROUND being situated in Sections 17 and 18, Township 8 South, Range 13 East, Greensburg District, St. Tammany Parish, Louisiana, being more fully described as follows:

From the comer common to Sections 17, 18, 19 and 20, Township 8 South, Range 13 East, go South 89 degrees, 47 minutes, 28 seconds East a distance of 1337.20 feet; thence North 00 degrees, 17 minutes, 28 seconds West a distance of 1319.30 feet to the Point of Beginning:

Thence from the Point of Beginning go North 89 degrees, 47 minutes, 28 seconds West a distance of 780.66 feet to a point; thence go North 89 degrees, 47 minutes, 28 seconds West a distance of 1034.69 feet to a point; thence go North 30 degrees, 49 minutes 40 seconds East a distance of 720.86 feet to a point; thence go North 45 degrees, 45 minutes 54 seconds East a distance of 232.86 feet to a point; thence go South 82 degrees, 40 minutes, 14 seconds East a distance of 376.20 feet to a point; thence go North 61 degrees, 54 minutes 06 seconds East a distance of 472.21 feet to a point; thence go North 73 degrees 45 minutes, 00 seconds East a distance of 318.51 feet to a point; thence go South 82 degrees, 51 minutes, 04 seconds East a distance of 180.67 feet to a point; thence go South 00 degrees, 14 minutes, 37 seconds East a distance of 1029.15 feet to the Point of Beginning. Said parcel containing 31.34 acres of land more or less. All as more fully shown in Survey Map of John E. Bonneau & Associates, Inc., dated September 18, 1985, recorded as page 7 of Instrument No. 595904

Case No.: 2018-1079-ZC

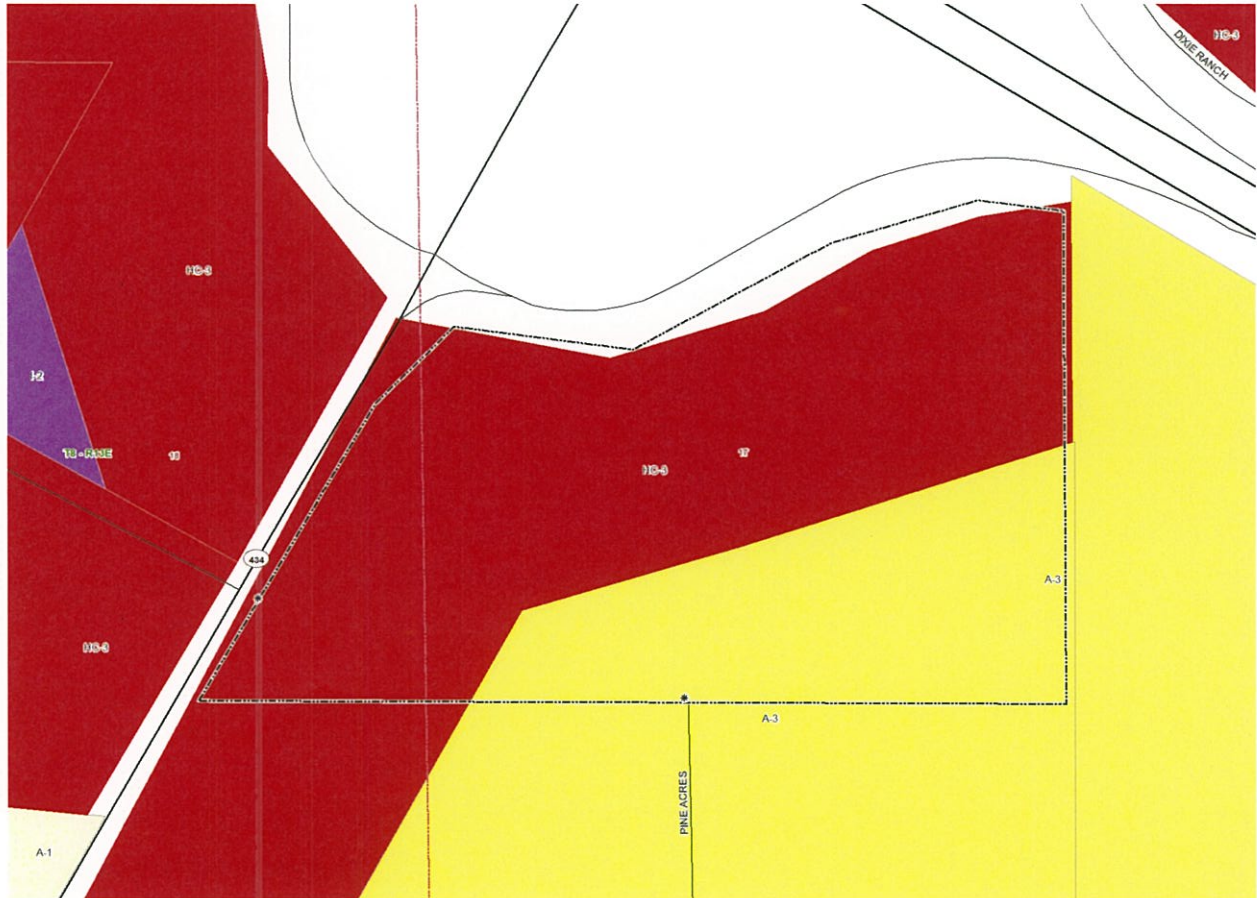
PETITIONER: David T. & Mary M. Acquistapace

OWNER: David T. & Mary M. Acquistapace

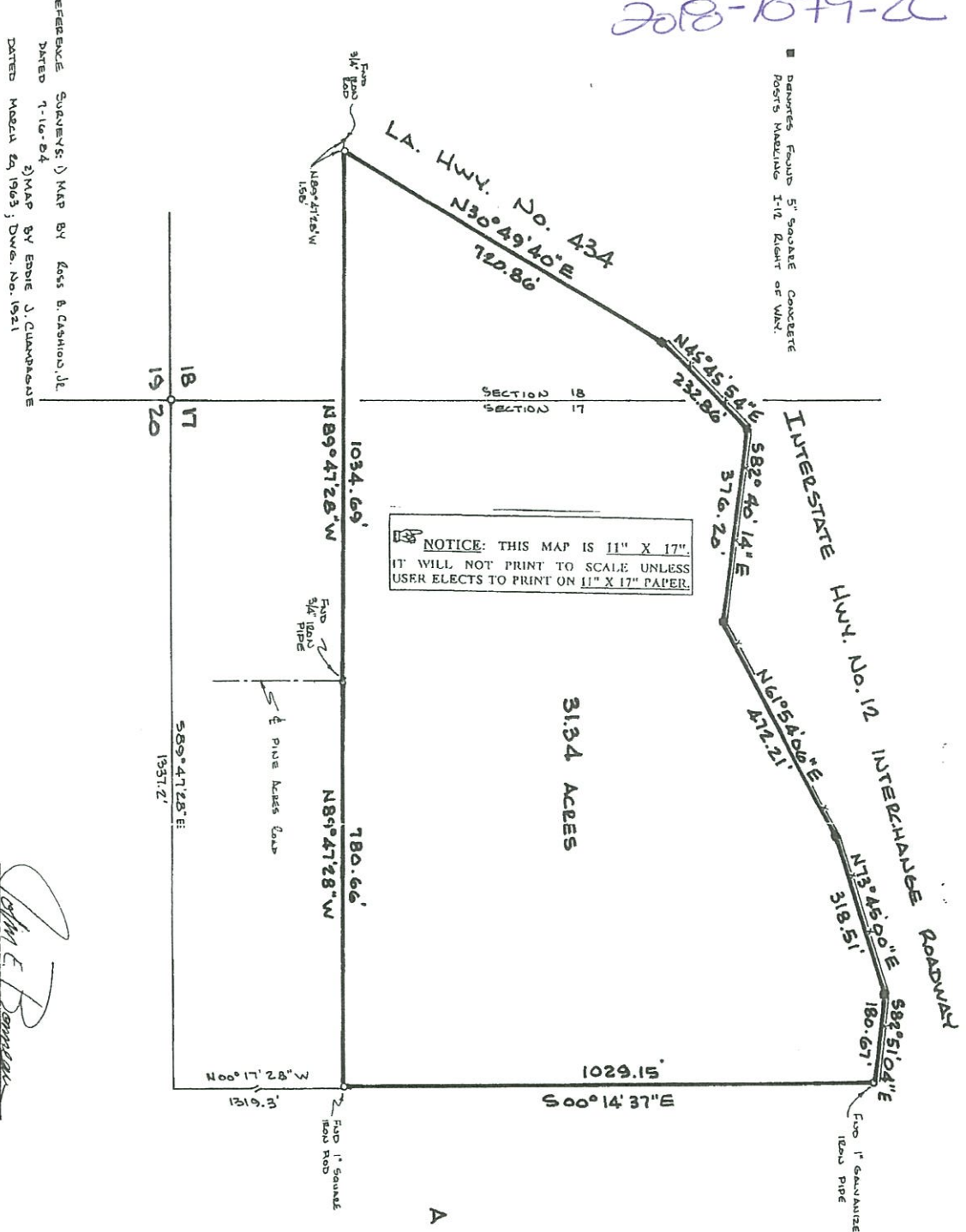
REQUESTED CHANGE: From A-3 Suburban District & HC-3 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southeast corner of I-12 & LA Highway 434; S17 & 18, T8S, R13E; Ward 7, District 7

SIZE: 31.34 acres



208-1079-2C



T85 - R13E

A 31.34 ACRE PARCEL OF LAND SITUATED
IN
SECTIONS 17 & 18, T85 - R13E
ST. TAMMANY PARISH, LA.
FOR
JOHN J. CUMMINGS III
&
STEWART TITLE OF LOUISIANA

SURVEY MAP
OF

EXHIBIT
C

JOHN E. BOUNEAU AND ASSOCIATES, INC.	
PROFESSIONAL LAND SURVEYORS - PLANNERS - CONSULTANTS	
CORPORATED - MISSISSIPPI	
SCALE: 1" = 200'	200
DATE: SEPT. 18, 1985	
SECTIONS 17 & 18, T85 - R13E	
FOR: JOHN J. CUMMINGS III	
	85386

John E. BounEAU
John E. BounEAU
Professional Land Surveyor
Registration No. 4425

REFERENCE SURVEY: 1) MAP BY KESS B. CASHION, JR.
DATED 1-16-84
2) MAP BY EDWIN J. CUMMINGS
DATED MARCH 29, 1965; DWG. NO. 1921

2018-1079-ZC

DIXIE RANCH

12E

12W

I-2
18

HC-3
T8-R13E

17

A-1

PINEACRES

A-3

LITTLE DIXIE RANCH

19

20



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/26/2018
Case No.: 2018-1079-ZC
Prior Action: Postponed (09/18/18)
Posted: 10/18/18

Meeting Date: 11/7/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: David T. & Mary M. Acquistapace

OWNER: David T. & Mary M. Acquistapace

REQUESTED CHANGE: From A-3 Suburban District & HC-3 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southeast corner of I-12 & LA Highway 434; S17 & 18, T8S, R13E; Ward 7, District 7

SIZE: 31.34 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & Federal **Road Surface:** 2 lane asphalt & Interstate Ramp **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Interstate Ramp to I-12	
South	Commercial, Residential & Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Vacant & Entrance to the Transfer Station	HC-3 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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District (9.74 acres) & HC-3 Highway Commercial District (21.6 acres) to HC-3 Highway Commercial District. This site is located on the southeast corner of I-12 & LA Highway 434. The 2025 future land use plan calls for the area to be as a Planned District with residential uses and conservation areas.

The objective of the request is to allow for the southern portion of the 31.34 acre parcel to be rezoned to HC-3. Staff is not completely opposed to the request considering that the site is abutting the on-ramp to Interstate 12; however, a portion of the property, along the southern boundary line, should remain zoned A-3 Suburban District, due to the proximity of some existing single family residential lots to the south.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be denied.