

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6116

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF JANUARY, 2019

(2018-1266-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF RONALD REAGAN HIGHWAY, WEST OF OAK ALLEY BLVD. AND WHICH PROPERTY COMPRISES A TOTAL OF 4.2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 3). (2018-1266-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1266-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-1A (Suburban District) to an HC-2 (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 as HC-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 A-1A (Suburban District) to an HC-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: _____

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"

2018-1266-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated in Section 29, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the corner common to Sections 19, 20, 29 and 30, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, measure South 00 degrees 40 minutes East, 1014.5 feet to a point; thence South 67 degrees 30 minutes East, 1925.0 feet; thence South 48 degrees 27 minutes East, 492.31 feet to an iron post; thence South 48 degrees 27 minutes 01 seconds East, 1117.72 feet to the northern right of way line of Ronald Reagan Hwy (formerly Hwy. 190 bypass), and the Point of Beginning.

From the Point of Beginning, measure South 47 degrees 15 minutes 18 seconds West, 424.59 feet along the northern right of way line of Ronald Reagan Hwy to a one-half inch (1/2") iron rod; thence go North 27 degrees 00 minutes 14 seconds West, 600 feet to a point hereinafter referred to as Point A; thence recommence from the Point of Beginning and go North 48 degrees 27 minutes 01 seconds West, 600 feet to a point hereinafter referred to as Point B; thence continue in a straight line from Point B to Point A heretofore set.

Case No.: 2018-1266-ZC

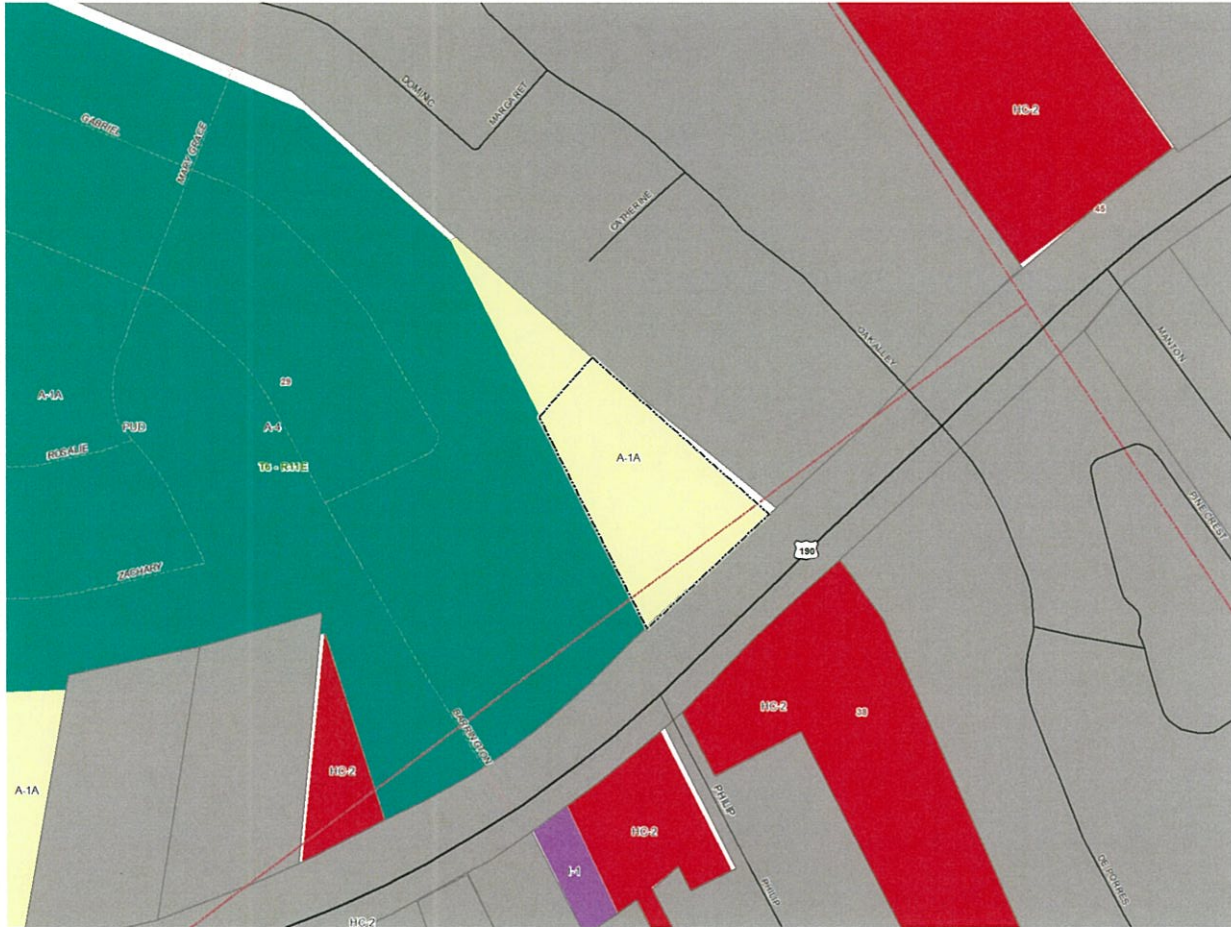
PETITIONER: Andrew Mendheim

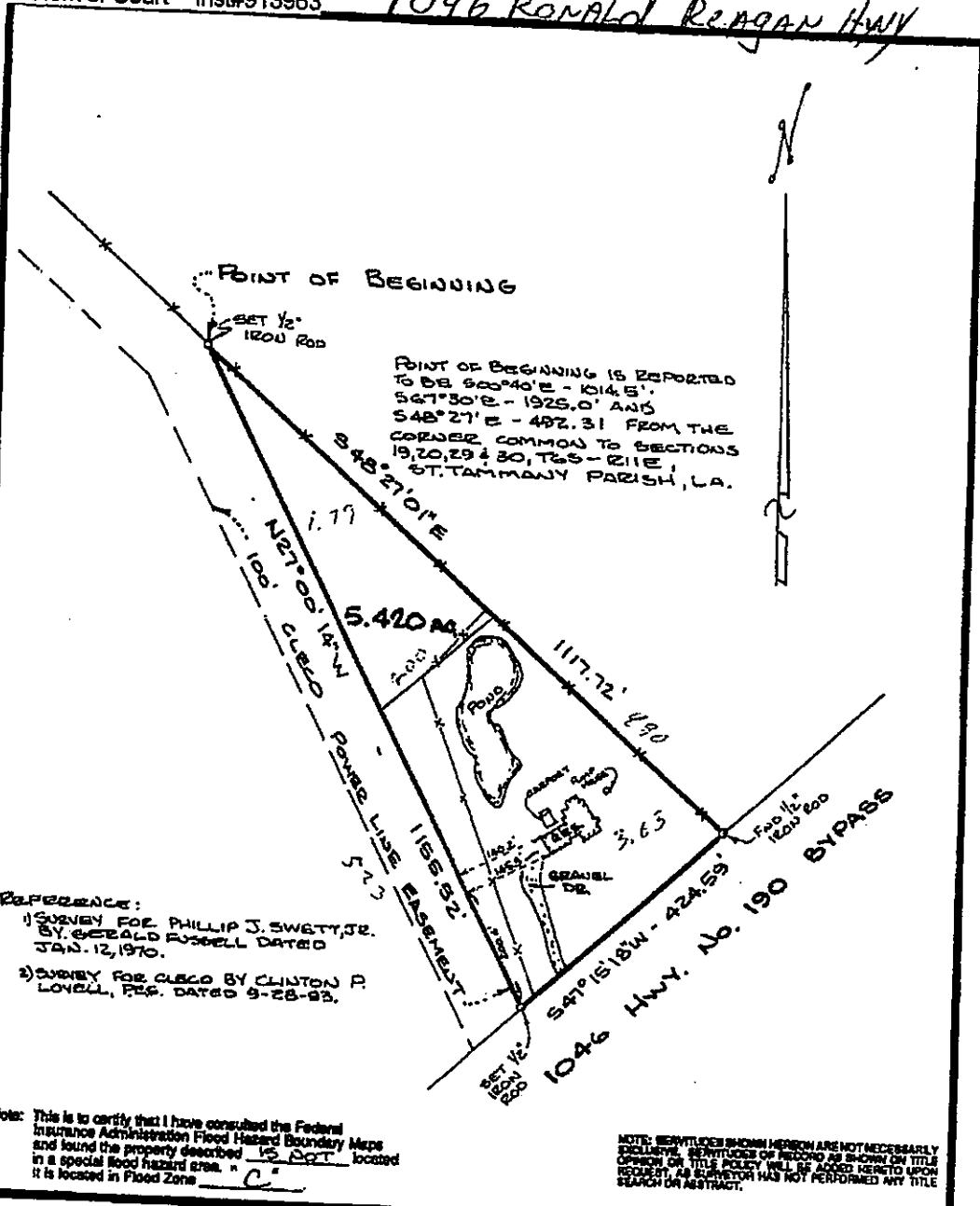
OWNER: Succession of Karen Meier Ramirez - Mark Meier

REQUESTED CHANGE: From A-1A Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd; S29, T6S, R11E; Ward 3, District 3

SIZE: 4.2 acres



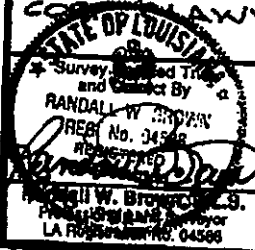


REFERENCE:
 1) SURVEY FOR PHILLIP J. SWATTY, JR. BY GERALD RUSSELL DATED JAN. 12, 1970.
 2) SURVEY FOR CUBED BY CLINTON P. LOVELL, P.E. DATED 9-28-93.

Note: This is to certify that 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. "C"

Survey of
 A PARCEL OF LAND SITUATED IN SECTION 29,
 TOWNSHIP 6 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

FOR
 MR. & MRS. CARLOS H. RAMIREZ, MID SOUTH MORTGAGE,
 CO. ATTORNEYS TITLE INSURANCE CORPORATION'S
 KEY TITLE



Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway • Mandeville, LA 70448
 (504) 624-5368 • FAX (504) 624-5309

Date: June 30, 1994
 Survey No. 94605
 Scale: 1" = 200'
 Drawn By: TRB
 File No. 2594/0319
 Revised:

1.79

Subject Property is Zoned CR (Regional commercial)



CR (Regional commercial)

Sec. 3.18. - CR—Regional commercial.

3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses.

1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements;
2. Adult uses (see [section 5.4](#) for standards);
3. Automotive, boat, trailer and motorcycle sales;
4. Automotive repair, major;
5. Bail bonds office;
6. Crematory;
7. Equipment sales, service, rental and repair;
8. Fairgrounds and fairground activities;
9. Food service establishments with drive-through facilities;
10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see [section 5.10](#) for standards);
11. Pawnshops;
12. Recreation facilities;
13. Residential permitted uses in RM-2 multifamily residential district as per [section 3.14](#).
14. Revival and gospel establishments under temporary use permits;
15. Seasonal stands, including produce and food under temporary use permit;
16. Television and radio broadcasting transmitter tower;
17. Truck stop facilities;
18. Trucking and parcel delivery service;
19. Warehousing and mini-storage for household goods and private vehicles;
20. Accessory uses customarily incidental to the above permitted uses

2018-1266-ZC

DOMINIC

MARGARET

CATHERINE

OAK ALLEY

GABRIEL

29

T6-R1E

A-1A

PUD

A-4

190

HC-2

BARRINGTON

38

PHILIP

HC-2

I-1

HC-2

0 210 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1266-ZC
Posted: 11/16/18

Meeting Date: 12/4/2018
Determination: Approved as Amended to rezone 600 feet from the front property line.

GENERAL INFORMATION

PETITIONER: Andrew Mendheim

OWNER: Succession of Karen Meier Ramirez - Mark Meier

REQUESTED CHANGE: From A-1A Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd; S29, T6S, R11E; Ward 3, District 3

SIZE: 5.42 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 3 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	City of Covington
South	Commercial	HC-2 Highway Commercial District
East	Residential & Undeveloped	City of Slidell
West	Future Residential & Commercial	PUD Planned Unit Development Overlay.

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 from A-1A Suburban District to HC-2 Highway Commercial District. This site is located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd. The 2025 future land use plan calls for the site to be developed as a Planned District with a mix of commercial uses and conservation areas. Staff is not completely opposed to the request; however, only the front portion of the site (approximately 500 feet in depth), should be rezoned to HC-2. The rear portion of the site should be rezoned to a less intense commercial zoning district, or remain A-1A, to allow for a buffer to be provided on the east and west sides of the site, abutting residential uses.

Note that the first 500 feet (approximately) of the adjacent property to the west, is zoned PUD and allow for the site to be developed with permitted uses similar to the allowable uses listed under the HC-2 Highway Commercial Zoning District. As for the site located on the east side of the subject property, it is inside the City limits of Covington and designated as CR Regional Commercial Zoning District (see attached zoning map and list of permitted uses).

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.