

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6424 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____
ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF H STREET, ON THE NORTH SIDE OF 14TH AVENUE, ON THE SOUTH SIDE OF 13TH AVENUE, NORTH OF CRESTWOOD BLVD, EAST OF US HIGHWAY 190, BEING SQUARES 134 & 135 AND REVOKED PORTION OF H STREET, TOWN OF ALEXIUSVILLE SUBDIVISION, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL OF 2.865 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 2). (2020-1885-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1885-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 HC-1 (Highway Commercial 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 HC-1 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-1885-ZC

A certain parcel of land situated in the Town of Alexiusville, St. Tammany Parish, Louisiana more fully described as follows;

Commence at the Southwest corner of former Square 135 and the POINT OF BEGINNING and measure along the Eastern Right of Way of "G" street (un-opened) North 00 degrees 02 minutes 36 seconds West a distance of 240.00 feet to a point on the Southern Right of Way of 13th street (unopened); Thence along said Southern Right of Way North 89°56'42" East a distance of 520.00 feet to the Western Right of Way of "I" street (un-opened); Thence along said Western Right of Way South 00°02'36" East a distance of 240.00 feet to a point the Northern Right of Way of 14th street (un-opened); Thence along said Northern Right of Way South 89°56'42" West a distance of 520.00 feet to the POINT OF BEGINNING, and containing 2.865 acre(s) of land, more or less.

Case No.: 2020-1885-ZC

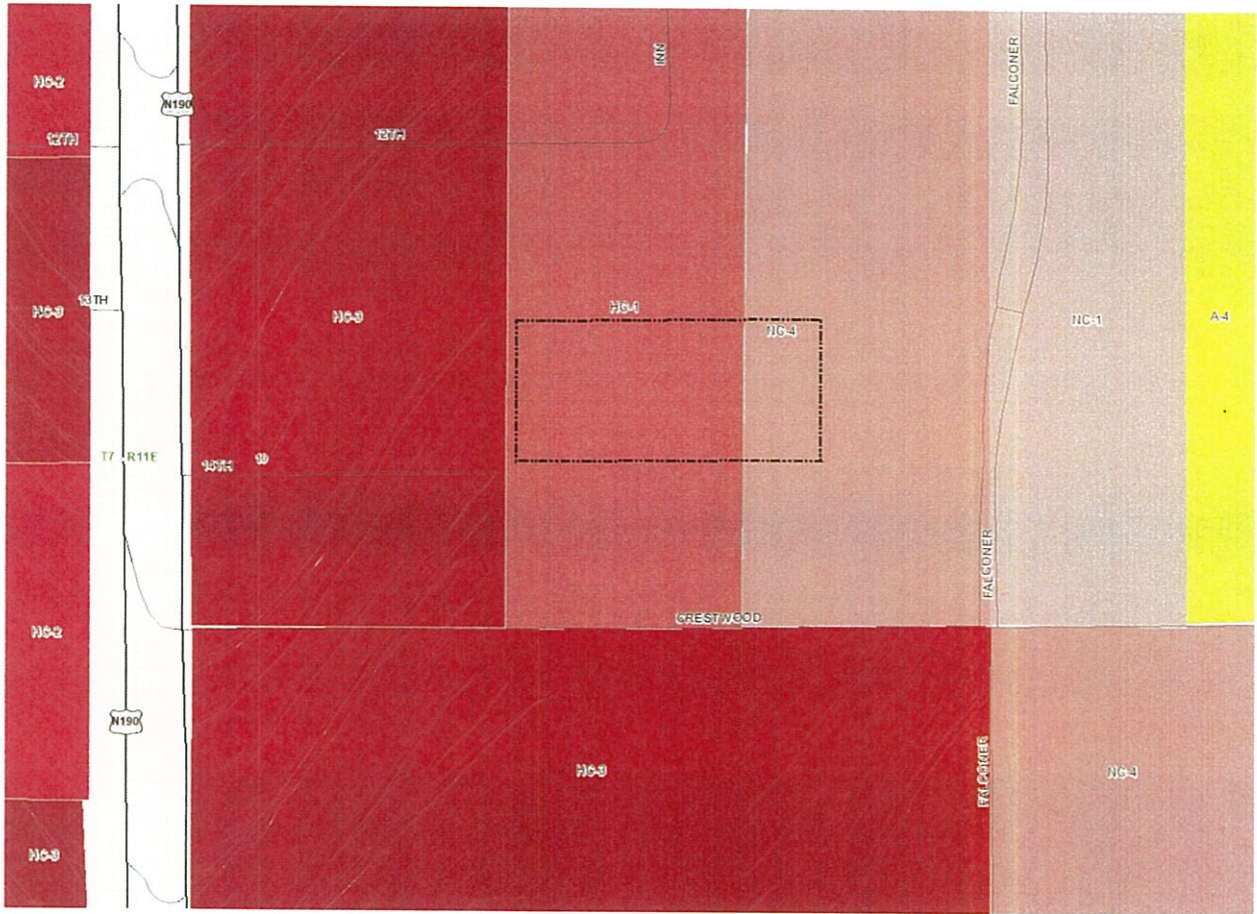
PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

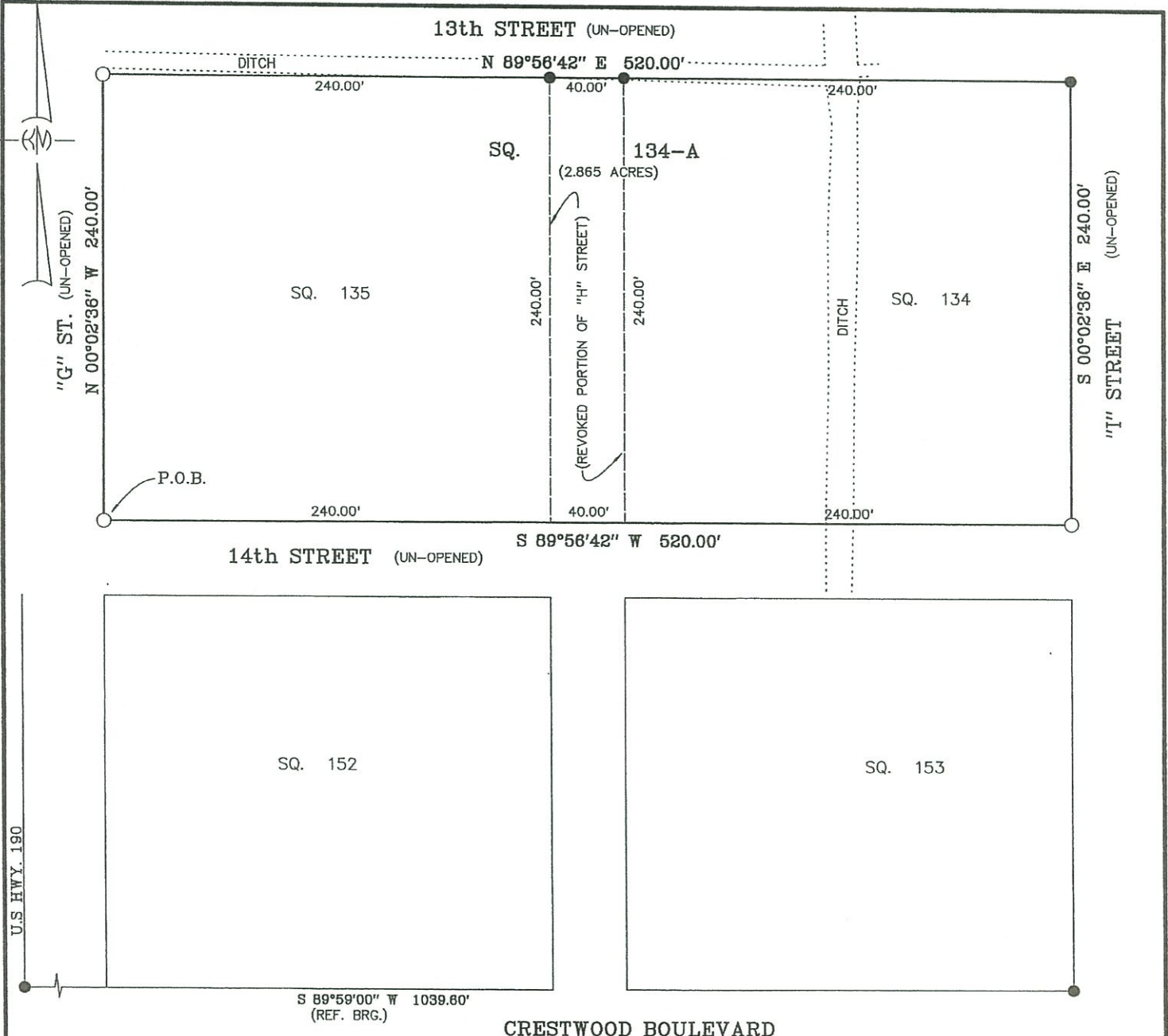
OWNER: Martin Development, LLC

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington

SIZE: 2.865





LEGAL DESCRIPTION OF:
SQUARE 134-A, ALEXIUSVILLE

A certain parcel of land situated in the Town of Alexiusville, St. Tammany Parish, Louisiana more fully described as follows;
Commence at the Southwest corner of former Square 135 and the POINT OF BEGINNING and measure along the Eastern Right of Way of "G" street (un-opened) North 00 degrees 02 minutes 36 seconds West a distance of 240.00 feet to a point on the Southern Right of Way of 13 th street (un-opened); Thence along said Southern Right of Way North 89°56' 42" East a distance of 520.00 feet to the Western Right of Way of "I" street (un-opened); Thence along said Western Right of Way South 00°02' 36" East a distance of 240.00 feet to a point the Northern Right of Way of 14 th street (un-opened); Thence along said Northern Right of Way South 89°56' 42" West a distance of 520.00 feet to the POINT OF BEGINNING, and containing 2.865 acre(s) of land, more or less.

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

- REFERENCE:
1. A PLAT OF A RESUBDIVISION BY JOHN G. DUNLOP, FILED FOR RECORD 1-22-2001, MAP NO. 1891, FROM WHICH BASIS OF BEARING WERE TAKEN.
 2. INSTRUMENT NO. 2189512 FOR CASH SALE OF THE REVOKED PORTION OF "H" STREET.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES ON RECORD AS SHOWN ON TITLE OPINION OR TITLE PLAT WHICH WERE SPOKE HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

KELLY McHUGH
License No. 4443
PROFESSIONAL
05-07-20

LEGEND

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C
BASE FLOOD ELEV. N/A
F.I.R.M. PANEL NO. 225205 0230 C
REV. 10-17-1989

(NO BUILDING SETBACKS OR SERVITUDES SHOWN HEREON)

PREPARED FOR: DMM CONSTRUCTION, LLC	
A RESUBDIVISION OF SQUARES 134 & 135, AND A PORTION OF REVOKED "H" STREET, ALL IN THE TOWN OF ALEXIUSVILLE, INTO SQUARE 134-A, TOWN OF ALEXIUSVILLE, SECTION 10, T-7-S, R-11-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA	
SCALE: 1" = 60'	DATE: 05-07-20
DRAWN: MDM	JOB NO.: 17-454
CHECKED:	DWG. NO.: 17-454 RESUB

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 6/29/2020
Case No.: 2020-1885-ZC
Posted: 6/26/2020

Meeting Date: July 7, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen
OWNER: Martin Development, LLC
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District to HC-2 Highway Commercial District
LOCATION: Parcel located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington
SIZE: 2.865 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District	Undeveloped
South	NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District	Undeveloped
East	NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District	Undeveloped
West	HC-3 Highway Commercial District	Residential

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

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 classification from NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District to HC-2 Highway Commercial District. The site is located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with mixed uses at varying densities and conservation areas that provide for an integration of uses.

The subject property consists of Square 134 and 135 in the Alexiusville Subdivision. The property is primarily located along an undeveloped stretch of land east of the US Highway 190 corridor and is surrounded by a mix of zoning designations. The applicant is requesting to rezone both Squares 134 and 135 to HC-2 Highway Commercial, which allows for moderately scaled retail, office, and service uses. Staff is not opposed to the request to change the zoning designation from HC-1 to HC-2 on Square 135. This portion of the site abuts the HC-3 Highway Commercial District to the west and HC-1 to the north, east, and south. A change in zoning would allow for uses congruent with the existing surrounding commercial operations to the south and west. Alternatively, staff is not in favor of the requested HC-2 designation where the site abuts and is currently zoned NC-4 on Square 134. A change in zoning along the western portion of Square 134 from HC-1 to HC-2 will remove the zoning transition that acts to buffer the intensity of uses where the site abuts the NC-4 zoning designation. A change in zoning from NC-4 to HC-2 on the eastern portion of Square 134 will allow for uses that are too intense to be located in an area that is flanked by the NC-4 zoning designation to the north, east, and south.