

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6749

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF WILLIAMS ROAD AND CAMP SALMEN ROAD; BEING 59668 WILLIAMS ROAD; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .69 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 9, DISTRICT 14) (2021-2407-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2407-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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF SEPTEMBER , 2021 ; 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: JULY 28 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

Case No.: 2021-2407-ZC

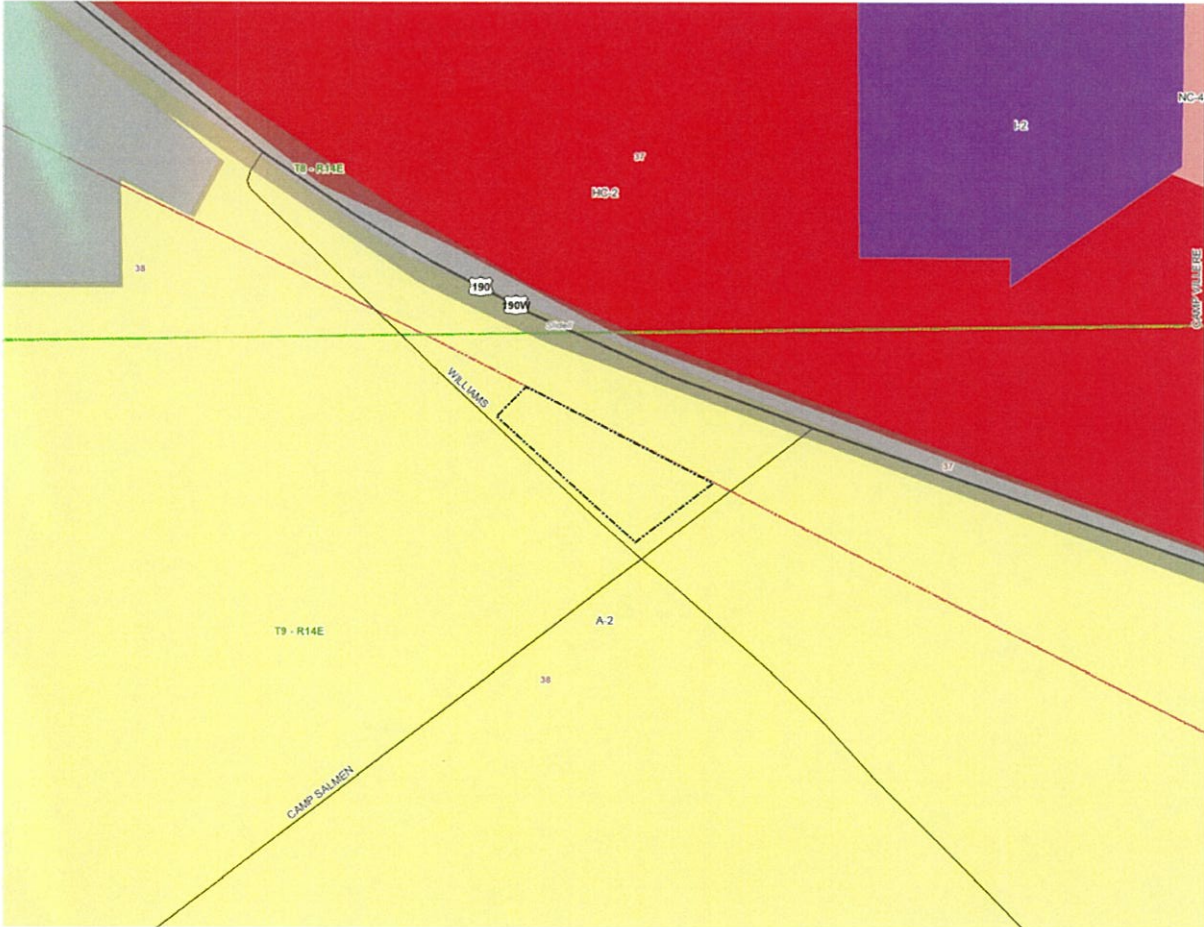
PETITIONER: Gregory Haines

OWNER: Gregory Haines

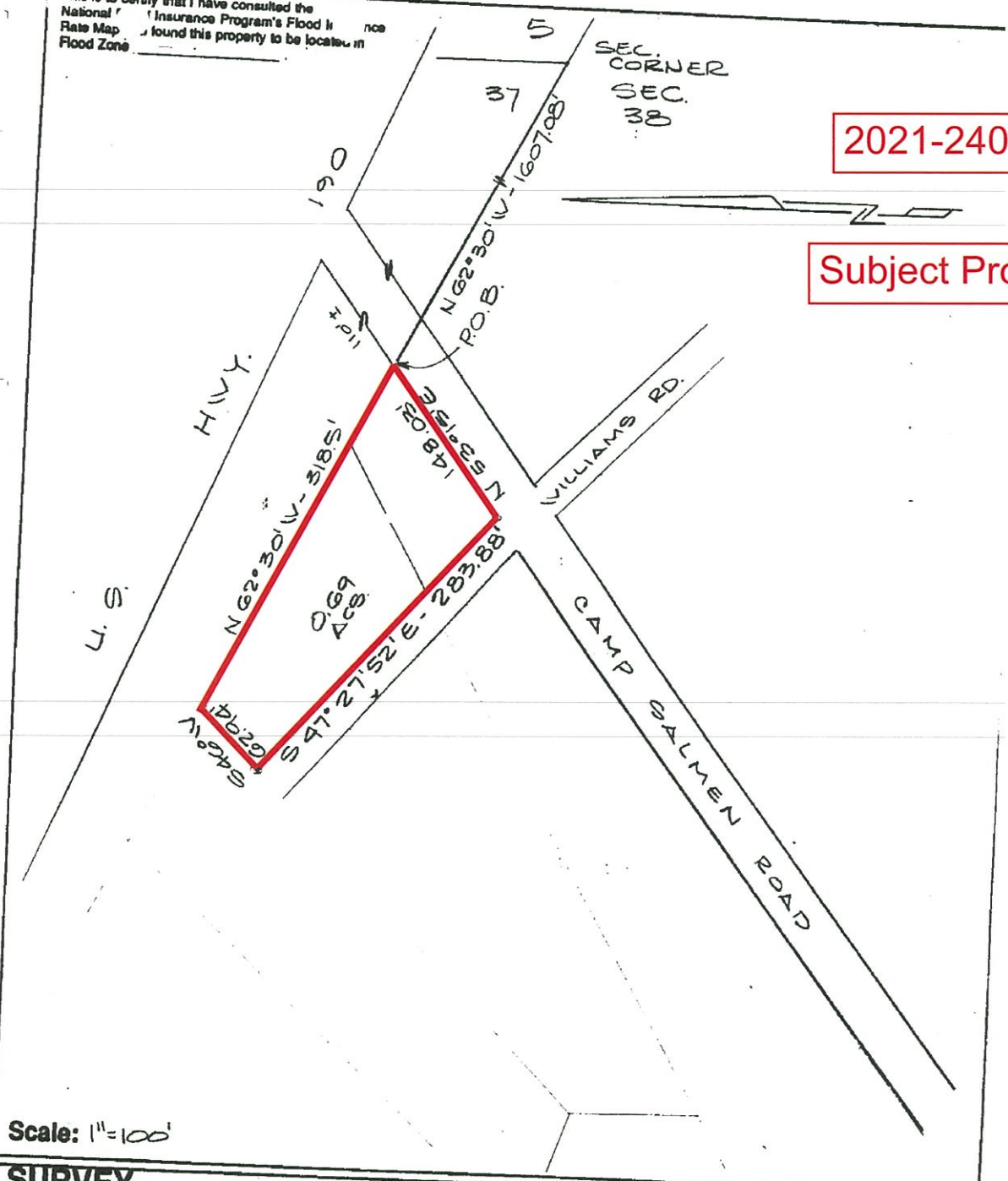
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell; S38, T9S, R14E; Ward 9, District 14

SIZE: .69 acres



I hereby certify that I have consulted the National Flood Insurance Program's Flood Insurance Rate Map and found this property to be located in Flood Zone _____



2021-2407-ZC

Subject Property

Scale: 1" = 100'

SURVEY MAP OF A PARCEL IN SEC. 38 - T9S - R14E

	<p>This Survey Certified True and Correct by</p> <p>IVAN M. BORGEN No 686</p>	<p>IN ST. TAMMANY PARISH FOR</p> <p>GREG HAINES</p>
<p>IMB IVAN M. BORGEN, C.E. / L.S. Engineer • Surveyor (504) 643-5419 - 891 Brownswitch Road P. O. Box 1234 - Slidell, Louisiana 70459</p>		<p>Survey No. 51933 Date 15 JULY 92 Rev.</p>

cdp

2021-2407-ZC

37

T8 -
R14E

HC-2

I-2

190W

190

37

CAMP SALMEN

WILLIAMS

T9 -
R14E

A-2

38



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2407-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Gregory Haines

OWNER: Gregory Haines

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

LOCATION: Parcel located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell; S38, T9S, R14E; Ward 9, District 14

SIZE: .69 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

William Roads - Type: Parish Road Surface: 2 Lane Asphalt Condition: Good
Camp Salmen Road - Type: Parish Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, West with corresponding residential and undeveloped uses and A-2 Suburban District zoning.

EXISTING LAND USE:

Existing development: Yes 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 classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the northwest corner of Williams Road and Camp Salmen Road; being 59668 Williams Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with various forms of commercial uses.

The subject property is currently developed with an existing auto repair shop and is therefore considered a legal non-conforming use which does not comply with the property's current zoning classification. The site is flanked by property that is zoned A-2 and developed with single-family dwellings. The purpose of the A-2 Suburban District is to allow for single-family residential environments on large, multi-acre lots. The purpose of the requested HC-2 Highway Commercial District is to allow moderately scaled retail, office and service uses, generally located along major collectors and arterials. A change in zoning will allow commercial uses within an existing residential neighborhood.

Allowable uses within the HC-2 Highway Commercial District are as follows: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions (greater than 3,000 square feet), Convenience stores (with gas), when the criteria of section 130-2213(51) are met, Drive-in restaurants, Liquor stores, Any private office use that is a permitted use in the NC district over 20,000 square feet, Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet), Veterinary clinics (with outdoor kennels), Parcel post delivery stations, Mini-warehouses, Commercial kennels, Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcels, and are accessory to an existing mini-warehouse, not to be located on the street side, Lodging, 100 rooms or less (including apartments, hotels, motels), Automotive repair and service facilities not to exceed 10,000 square feet, Automotive sales not to exceed two acres of display and storage, Outdoor retail sales and storage yards, Portable storage containers used for storage, and Outdoor display area of pre-assembled building, pool and playground equipment.