

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6685

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MS. O'BRIEN

ON THE 3 DAY OF JUNE, 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LOUISIANA HIGHWAY 36, EAST OF DAISY STREET; ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 10, DISTRICT 2). (2021-2248-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2248-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 NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY, 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: MAY 26, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2248-ZC

TWENTY-TWO (22) LOTS OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, designated by the Numbers 9 to 30, both Inclusive, in Square Number 20, less public road right-of-way, in West Abita Springs, Parish of St. Tammany, State of Louisiana, as per plan drawn by Charles Pumilia, on February 24, 1919, and deposited in the office of the Clerk of Court and the Parish of St. Tammany, State of Louisiana, which said lots measure as follows:

Lots Numbers Nine (9), Eleven (11), Thirteen (13), Fifteen (15), Seventeen (17), Nineteen (19), Twenty-one (21), Twenty-three (23), Twenty-five (25), Twenty-seven (27) and Twenty-nine (29) in Square Number 20 measure each twenty-five (25') feet front on Jasmine Street, by a depth of One Hundred (100') feet between equal and parallel lines, less public road right-of-way.

Lots Numbers Ten (10), Twelve (12), Fourteen (14), Sixteen (16), Eighteen (18), Twenty (20), Twenty-two (22), Twenty-four (24), Twenty-six (26), Twenty-eight (28) and Thirty (30) in Square Number 20 measure each twenty-five (25') feet on Dalia Street, by a depth of one hundred (100') feet between equal and parallel lines, less public road right-of-way.

Case No.: 2021-2248-ZC

PETITIONER: Rick Murphy

OWNER: TRRB Enterprises, LLC – Rick Murphy

REQUESTED CHANGE: NC-4 Neighborhood Institutional District to I-1 Industrial District (Amended to HC-2)

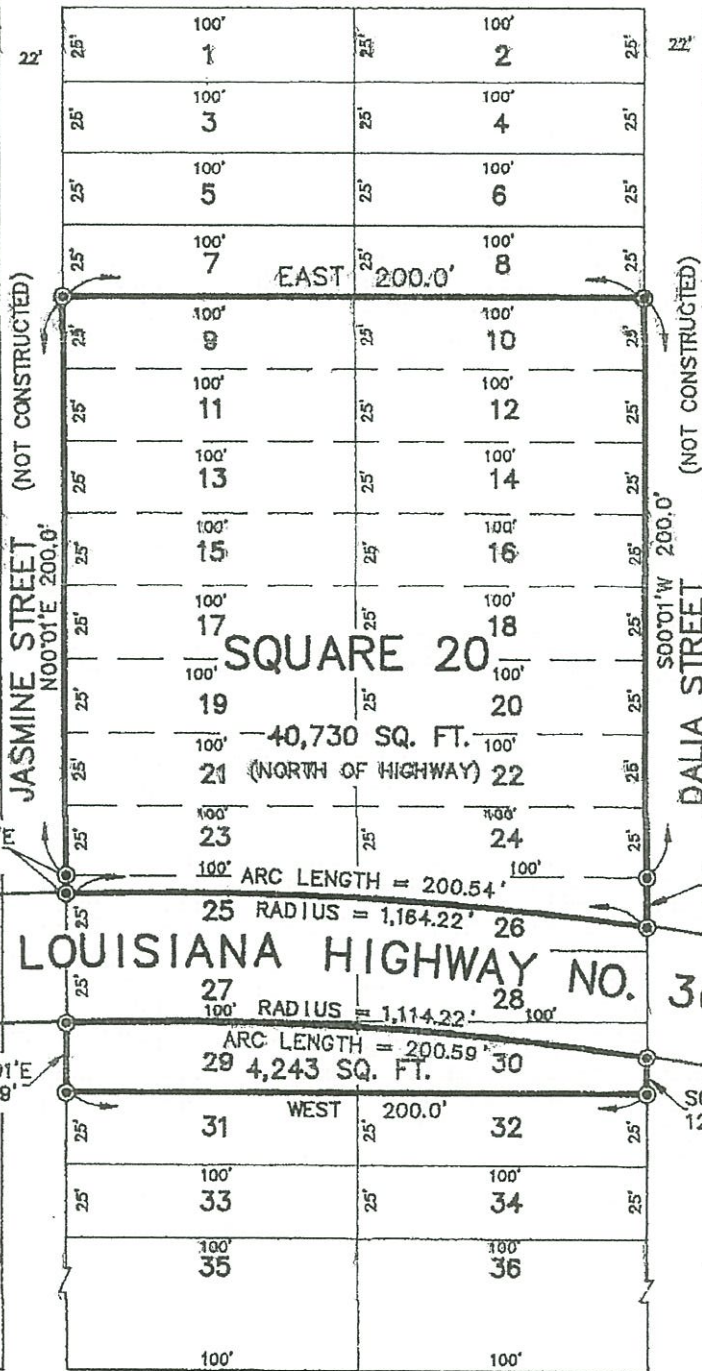
LOCATION: Parcels located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs

SIZE: 1 acre



2021-2248-ZC

INDEPENDENCE STREET
(NOT CONSTRUCED)



REFERENCE BEARING:
ASTRONOMIC NORTH
DETERMINED BY SOLAR
OBSERVATIONS

SQ. 21

SQ. 19

This property is located in
Flood Zone C, per F.E.M.A.
Map No. 225205 0235 C
dated October 17, 1989.

APPARENT RIGHT
OF WAY

LOUISIANA HIGHWAY NO. 36

LEGEND

⊙ = 1/2" Iron Rod Set

AFFLUENCE STREET (NOT CONSTRUCED)

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

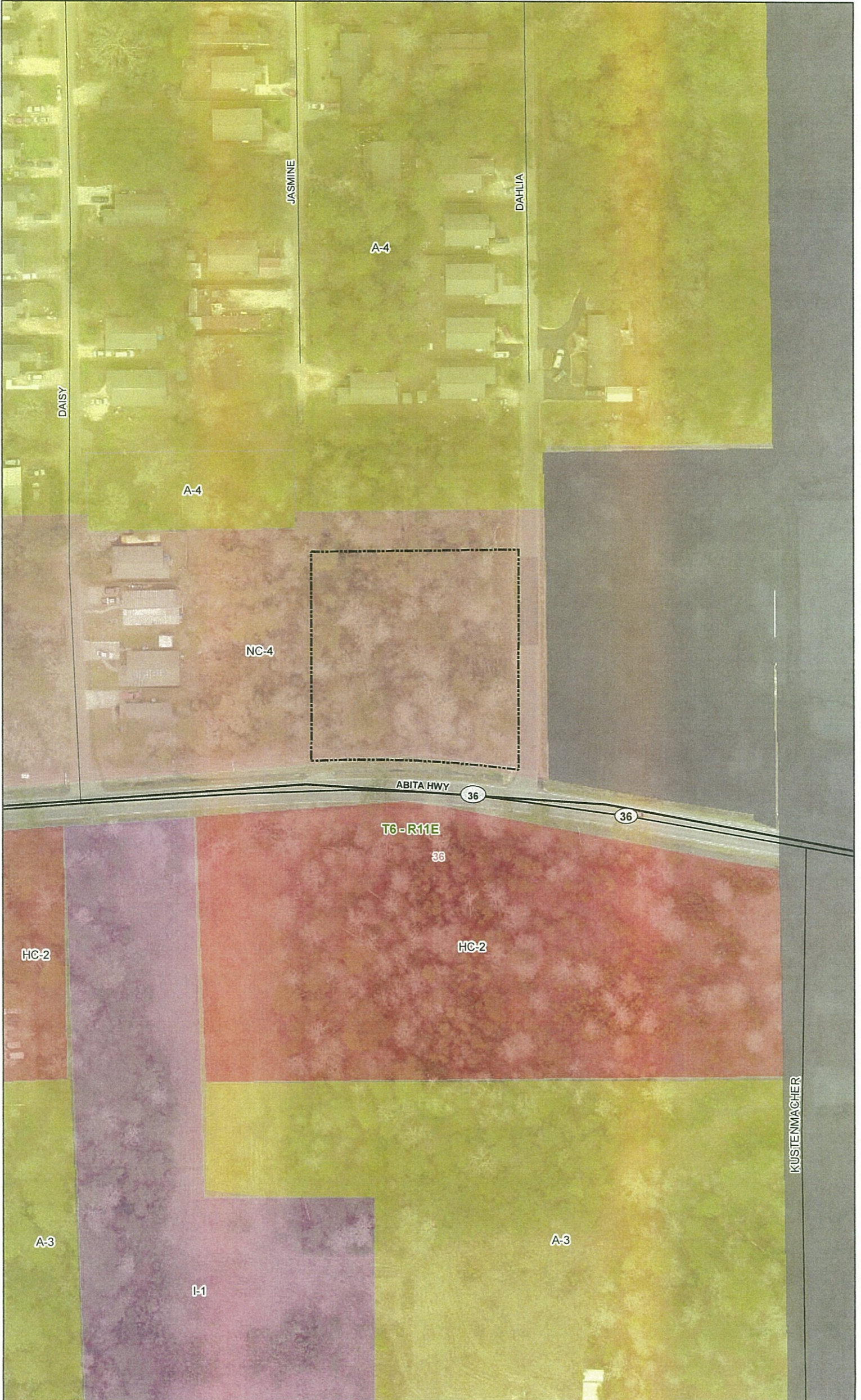
John G. Cummings and Associates

(504) 892-1549

503 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433



DAISY

JASMINE

DAHLIA

A-4

A-4

NC-4

ABITA HWY

36

36

T6-R11E

36

HC-2

HC-2

KUSTENMACHER

A-3

I-1

A-3

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2248-ZC
Posted: March 26, 2021

Meeting Date: May 4, 2021
Prior Determination: Postponed – April 6, 2021
Determination: Approved as Amended to HC-2

GENERAL INFORMATION

PETITIONER: Rick Murphy

OWNER: TRRB Enterprises, LLC – Rick Murphy

REQUESTED CHANGE: NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcels located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

Road Surface: 2 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	A-4 Single Family Residential District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	Commercial (Town of Abita Springs)
West	Residential	NC-4 Neighborhood Residential District

EXISTING LAND USE:

Existing development: No

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 NC-4 Neighborhood Institutional District to I-1 Industrial District. The site is located on the north side of Louisiana Highway 36, east of Daisy Street; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with several forms of commercial uses.

The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which offer neighborhood level services in close proximity to residential development. The purpose of the I-1 Industrial District is to provide for the location of industrial uses of moderate size and intensity. The subject site is south of an existing residential subdivision, east of residential uses that are currently zoned NC-4 and west of an existing commercial site within Abita Springs city limits which is developed with Abita Lumber Company.