

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5781 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: : PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO
ON THE 2 DAY OF MARCH , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HWY 434, SOUTH OF BERRY TODD ROAD, NORTH OF US HWY 190, BEING 61700 HIGHWAY 434, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 0.67 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN NC-5 (RETAIL AND SERVICE DISTRICT), (WARD 7, DISTRICT 7). (2016-506-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-506-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 NC-5 (Retail and Service 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 NC-5 (Retail and Service 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 NC-5 (Retail and Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF APRIL , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 23 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-506-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining thereto, lying and being situated **SECTION 43, TOWNSHIP 8 SOUTH, RANGE 12 EAST** of the **PARISH OF ST. TAMMANY, STATE OF LOUISIANA**, in that part thereof known as **GLENWOOD ACRES**, and according to a plat of survey by E. J. Champagne, Surveyor, dated April 29, 1955, Drawing Number S-1020, a copy of which is annexed to an act passed before Philip E. Pfeffer, Notary Public, dated April 30, 1955, said portion of ground is designated as the north half of **LOT 9** located in Lot 2 of the P. N. Judice survey, and is more fully described as follows, to-wit:

Commence at a corner of Lot Number 10 of the P. N. Judice survey of February 16, 1867 of the above township and range and go in a southerly direction along the boundary between Lots 2 and 7 of the Judice survey a distance of 521.06 feet to the point of beginning.

Thence turn 100 degrees 45 minutes to the right and go a distance of 284.35 feet to an iron stob on the east line of State Highway 187; thence turn 90 degrees 0 minutes left and run along said east line a distance of 100.00 feet; thence turn 90 degrees 0 minutes left and run a distance of 303.37 feet to an iron stob on the boundary between Lots 2 and 7 of said Judice Survey; thence run in a northerly direction along said line a distance of 101.83 feet to the point of departure.

Case No.: 2016-506-ZC

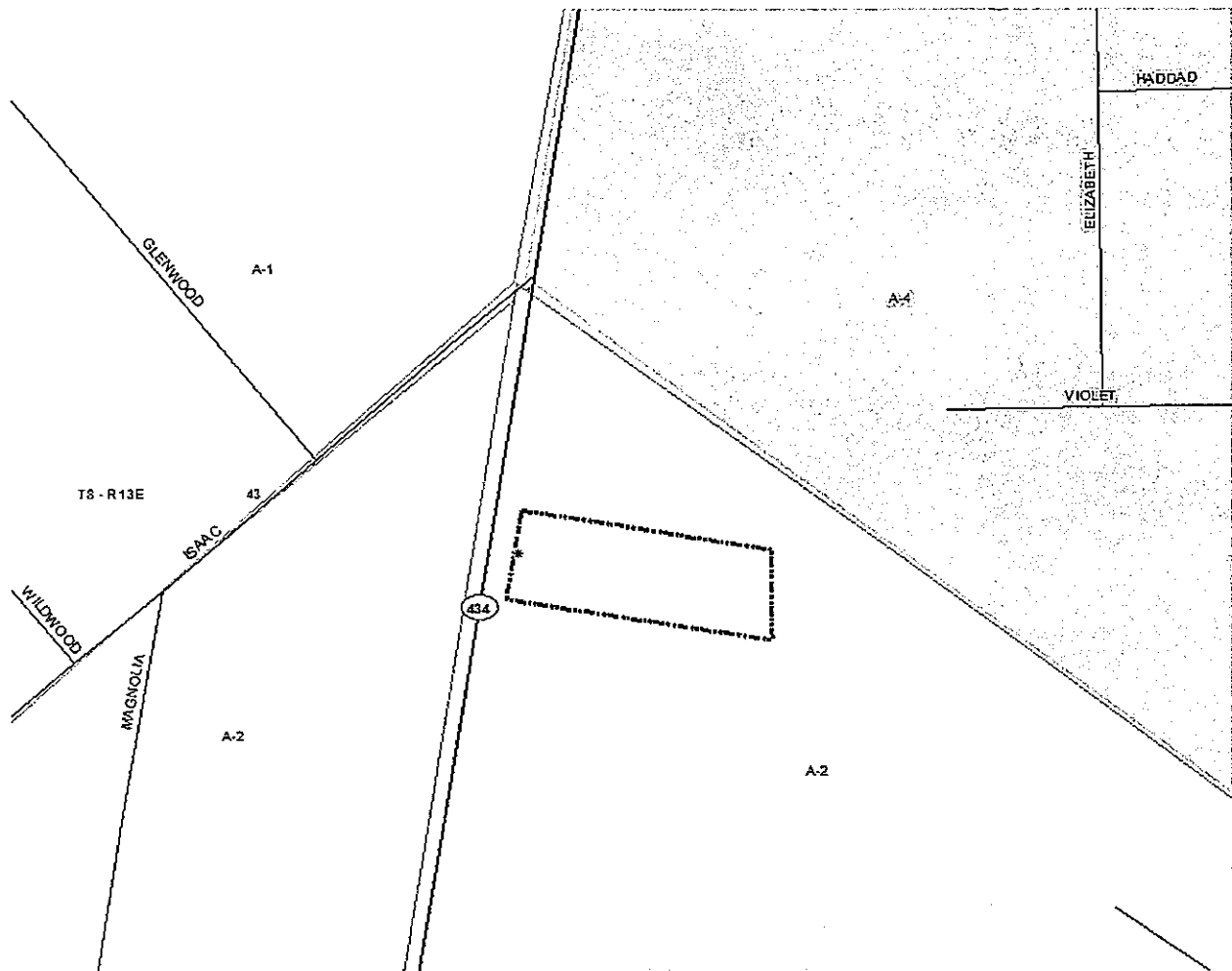
PETITIONER: Connie T. Capdeboscq

OWNER: Connie C. LLC - Connie T. Capdeboscq

REQUESTED CHANGE: From A-2 Suburban District to NC-5 Retail and Service District

LOCATION: Parcel located on the east side of LA Highway 434, south of Berry Todd Road, north of US Highway 190, being 1700 Highway 434, Lacombe; S43, T8S, R13E; Ward 7, District 7

SIZE: 0.67 acre

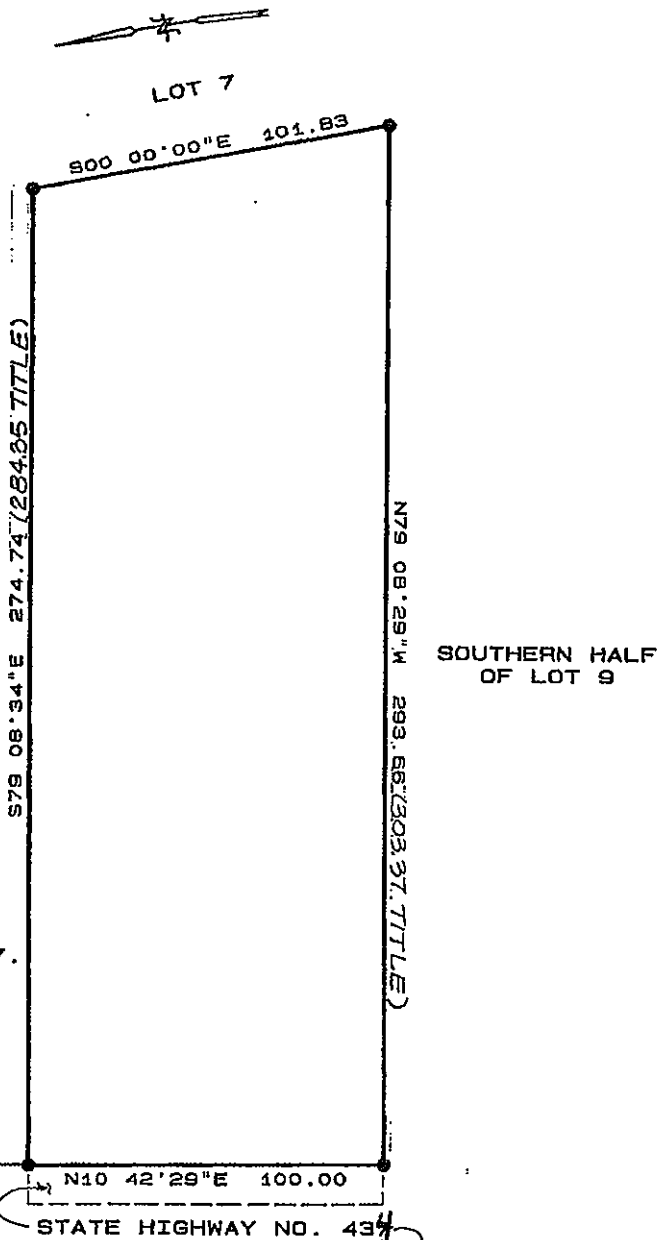


LEGAL DESCRIPTION

THE NORTHERN HALF OF LOT 9 IN LOT 2, GLENWOOD ACRES,
according to the survey by E.J. Champagne,
dated April 29, 1955, drawing no. S-1020.

2016-506-2C
ZC02-02-005

Prior ZC case number



CERTIFIED TO:
ANTHONY COUSIN

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY
SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE
APPROPRIATE ST. TAMMANY GOVERNING OFFICIALS.

LEGEND:

SET 1/2" IRON ROD
FOUND IRON ROD
FOUND OLD WOOD
FENCE ---X---
BEARINGS: RECORD
SETBACK LINES ---
FRONT SIDES
REAR STREET

This survey is based upon the description
furnished by the client. There may be other
restrictions not shown on this plat that
may exist in the public records. There are
no visible encroachments existing except
where shown hereon. If not otherwise noted,
Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical
survey made on the ground and in accordance with the
standards of a SUBORDINATE SURVEY and the applicable
standards of practice of the State of Louisiana, 45:151. Signature
must be in RED and signed by the person designated for this
plat to be certified recording.

CLASS/TYPE	"C"	CPN: 225205 0385 C
BOUNDARY	17 JUL 01	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	8399	SCALE: 1 inch= 40 ft

BRUCE W. POPE, II
REG. No. 4572
REGISTERED
PROFESSIONAL
WILSON POPE, INC.
LOUISIANA REGISTERED SURVEYORS NO. 388
1990 BURGESS DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5551 FAX: (504) 626-5526

2016-506-ZC

A-1

A-4

VIOLET

T8-R13E

43

2016-506-ZC

A-2

HOLLY



**ADMINISTRATIVE COMENT
ZONING STAFF REPORT**

Date: 1/31/2017
Case No.: 2016-506-ZC
Posted: 01/17/17

Meeting Date: 2/7/2017
Determination: Approved as amended to NC-5 Retail and Service District

GENERAL INFORMATION

PETITIONER: Connie T. Capdeboscq
OWNER: Connie C. LLC - Connie T. Capdeboscq
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located on the east side of LA Highway 434, south of Berry Todd Road, north of US Highway 190, being 1700 Highway 434, Lacombe; S43, T8S, R13E; Ward 7, District 7
SIZE: 0.67 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **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-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped/Pond	A-2 Suburban District
West	Undeveloped/Single Family Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to HC-2 Highway Commercial District. This site is located on the east side of LA Highway 434, south of Berry Todd Road, north of US Highway 190, being 1700 Highway 434, Lacombe. The 2025 Future Land Use plan calls for the area to be developed with residential uses. There is an existing multi occupancy commercial building located on the site. The objective of the request is to bring the existing commercial uses, in compliance with appropriate zoning. Staff does not completely object to the request; however, a less intensive commercial zoning classification would be more appropriate for the site.

Note that the site was zoned C-1 Neighborhood Commercial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

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