

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5793 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6 DAY OF APRIL , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHWEST CORNER OF COCI ROAD & JACK CRAWFORD ROAD, EAST OF LA HIGHWAY 41 AND WHICH PROPERTY COMPRISES A TOTAL OF 3.7 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 6, DISTRICT 6). (2017-551-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-551-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF MAY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 29 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2017-551-ZC

ALL THAT CERTAIN PIECE OR PARCEL 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 Section 27, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

LOT "B" containing 5.33 acres situated in Lot 4 of the Thomas C. Craddock partition in the Northeast Quarter of Section 27, Township 7 South, Range 14 East, commencing at corner "L" thereof; thence North 89 degrees 55 minutes West 652.0 feet; thence South 645.4 feet; thence South 89 degrees 52 minutes East 68.4 feet to the north edge of a public road; thence North 42 degrees 30 minutes East 862.0 feet along the north edge of said public road to the beginning at corner "L".

LESS AND EXCEPT the following piece or parcel of ground, being more fully described as follows:

From the center of said Section 27, thence North 1320.00 feet to a point; thence South 89 degrees, 55 minutes East 668.00 feet to the Southerly Right-of-Way line of Cocit Road and the Point of Beginning.

From the point of beginning continue along said Southerly Right-of-Way line North 89 degrees, 43 minutes, 34 seconds East 112.64 feet to a point; thence South 03 degrees, 30 minutes, 58 seconds West 451.80 feet to a point; thence South 48 degrees, 14 minutes, 22 seconds East 113.93 feet to a point of the Westerly Right-of-Way line of a public road; thence South 42 degrees, 21 minutes, 41 seconds West 165.00 feet to a point on the Northerly Right-of-Way line of Louisiana State Highway No. 41; thence along said Northerly Right-of-Way line South 87 degrees, 35 minutes, 01 second West 57.13 feet to a point; thence North 00 degrees, 08 minutes, 45 seconds West 650.62 feet to the Point of Beginning. Containing in all 1.55 acres of land, more or less.

Case No.: 2017-551-ZC

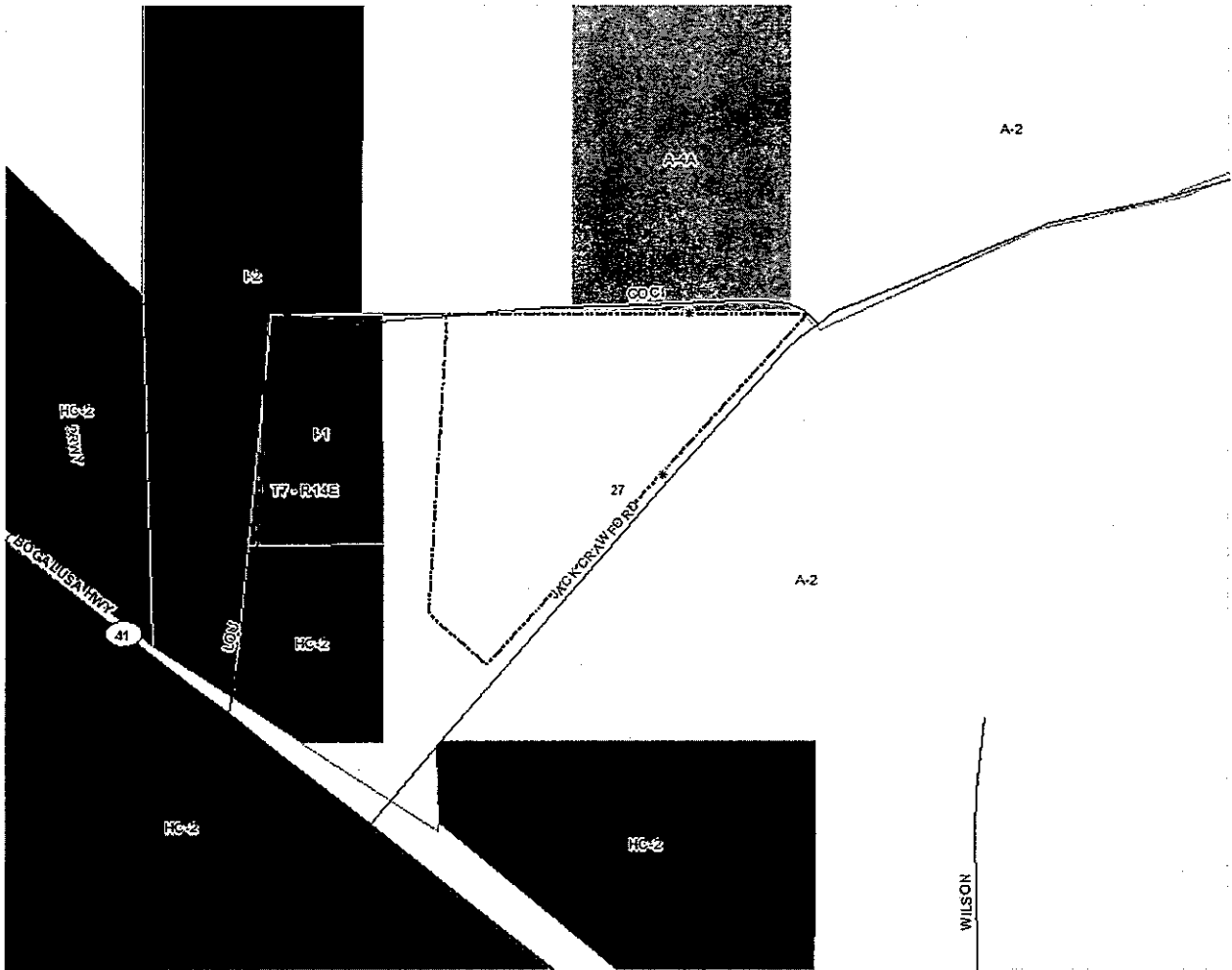
PETITIONER: Elaine Galiano

OWNER: Robert & Elaine Galiano

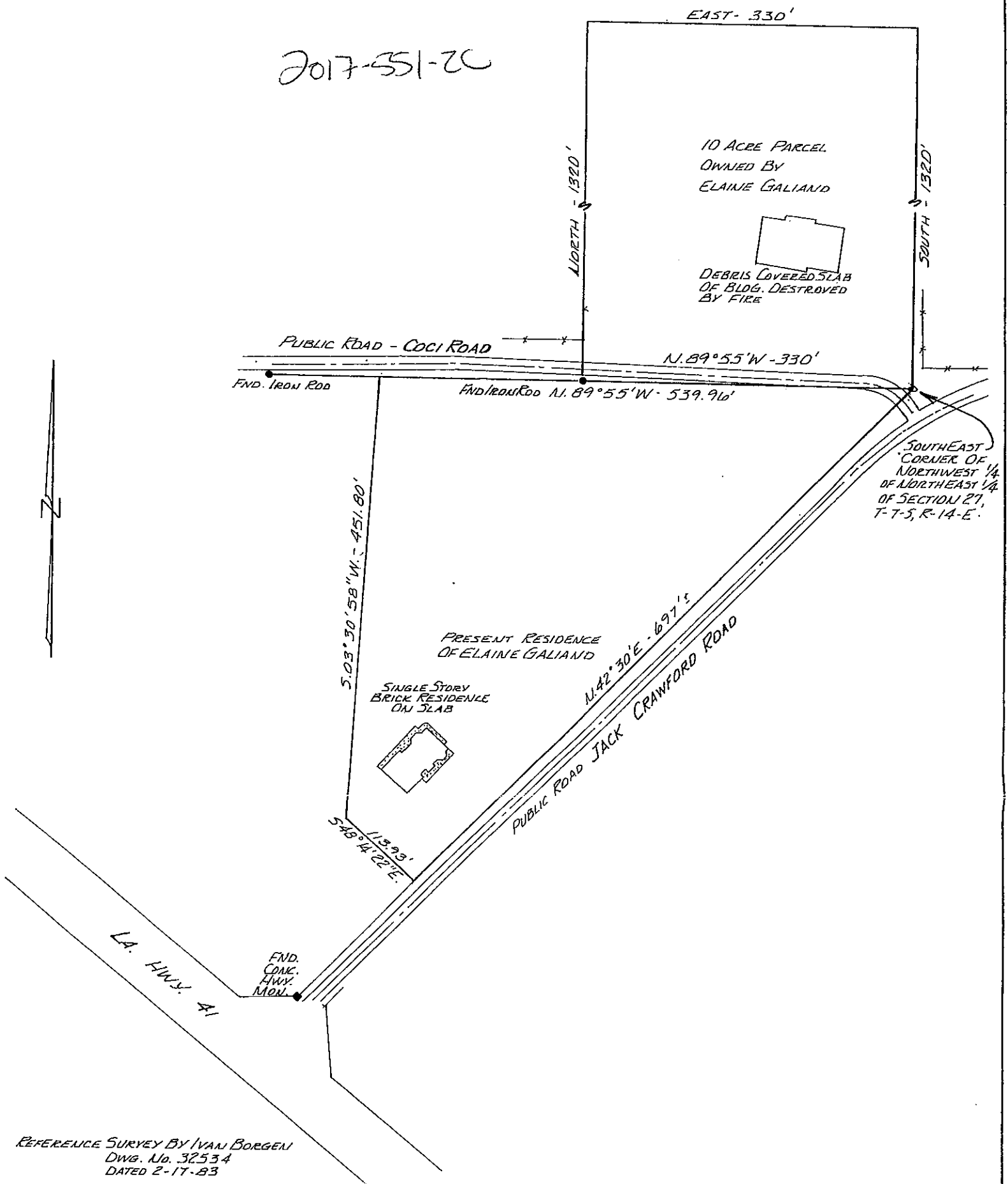
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located at the southwest corner of Coci Road & Jack Crawford Road, east of LA Highway 41; S27, T7S, R14E; Ward 6, District 6

SIZE: 3.7 acres



2017-551-20



LOCATED IN
SECTION 27, TOWNSHIP-7-SOUTH, RANGE-14-EAST
ST. TAMMANY PARISH, LA.



SURVEY BY:
J. V. Burkes III
J. V. BURKES III
LA. RLS No. 840

JOB No. 961187
DATE: 7-5-96
DWG BY: k.d.
SCALE: 1"=100'

2017-551-ZC

I-2

A-4A

COCI

I-1

27
T7-R14E

A-2

JACK CRAWFORD

HC-2

BOCALUSA HWY
41

0 200 Feet



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 2/24/2017
Case No.: 2017-551-ZC
Posted: 02/13/17

Meeting Date: 3/7/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Elaine Galiano
OWNER: Robert & Elaine Galiano
REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District
LOCATION: Parcel located at the southwest corner of Coci Road & Jack Crawford Road, east of LA Highway 41; S27, T7S, R14E; Ward 6, District 6
SIZE: 3.7 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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 & A-4A Single Family Residential District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Warehouse – Outdoor storage & sales of accessory buildings	I-1 Industrial District & HC-2 Highway Commercial District

EXISTING LAND USE:

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

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 from A-2 Suburban District to HC-2 Highway Commercial District. This site is located at the southwest corner of Coci Road & Jack Crawford Road, east of LA Highway 41. The 2025 future land use plan calls for the area to be developed with commercial uses. Although the site abutting commercial and industrial zoning on the west side, staff feels that there is no compelling reason to recommend approval considering the rural character of the surrounding area.

STAFF RECOMMENDATION:

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