

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5861                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_                      SECONDED BY: \_\_\_\_\_

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF FOREST DRIVE & PARK DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT NC-2 (INDOOR RETAIL & SERVICE DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT/0.191 ACRE) AND NC-1 (PROFESSIONAL OFFICE DISTRICT/0.515 ACRE), (WARD 4, DISTRICT 10). (2017-543-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-543-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-2 (Indoor Retail & Service District) to an HC-2 (Highway Commercial District/0.191 acre) and NC-1 (Professional Office District/0.515 acre)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/0.191 acre) and NC-1 (Professional Office District/0.515 acre).

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-2 (Indoor Retail & Service District) to an HC-2 (Highway Commercial District/0.191 acre) and NC-1 (Professional Office District/0.515 acre).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF SEPTEMBER, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26, 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

Exhibit "A"

2017-543-ZC

*HC-2 Zoning*

*Located as part of Lot 5-A-1 Forest Park Subdivision, St. Tammany Parish, Louisiana.*

*From the intersection formed by the Westerly Right-of-way of Park Drive and the Southerly Right-of-way of Forest Drive run along the Southerly Right-of-way of Forest Drive North 78 degrees 34 minutes 31 seconds West, 100.24 feet to the Point of Beginning.*

*From the Point of Beginning run South 07 degrees 32 minutes 58 seconds West, 215.08 feet to a point; thence North 68 degrees 26 minutes 39 seconds West, 45.0 feet to a point; thence North 09 degrees 58 minutes 23 seconds East, 206.74 feet to a point on the Southerly Right-of-way of Forest Drive; thence run along said Right-of-way South 78 degrees 34 minutes 31 seconds East, 35.0 feet back to the Point of Beginning.*

*This tract contains 0.191 Acres.*

*NC-1 Zoning*

*Located as part of Lot 5-A-1 Forest Park Subdivision, St. Tammany Parish, Louisiana.*

*From the intersection formed by the Westerly Right-of-way of Park Drive and the Southerly Right-of-way of Forest Drive this being the Point of Beginning.*

*From the Point of Beginning run along the Westerly Right-of-way of Park Drive South 07 degrees 32 minutes 37 seconds West, 233.26 feet to a point; thence North 68 degrees 26 minutes 39 seconds West, 103.1 feet to a point; thence North 07 degrees 32 minutes 58 seconds East, 215.08 feet to a point on the Southerly Right-of-way of Forest Drive; thence run along said Right-of-way South 78 degrees 34 minutes 31 seconds East, 100.24 feet back to the Point of Beginning.*

*This tract contains 0.515 Acres.*

Case No.: 2017-543-ZC

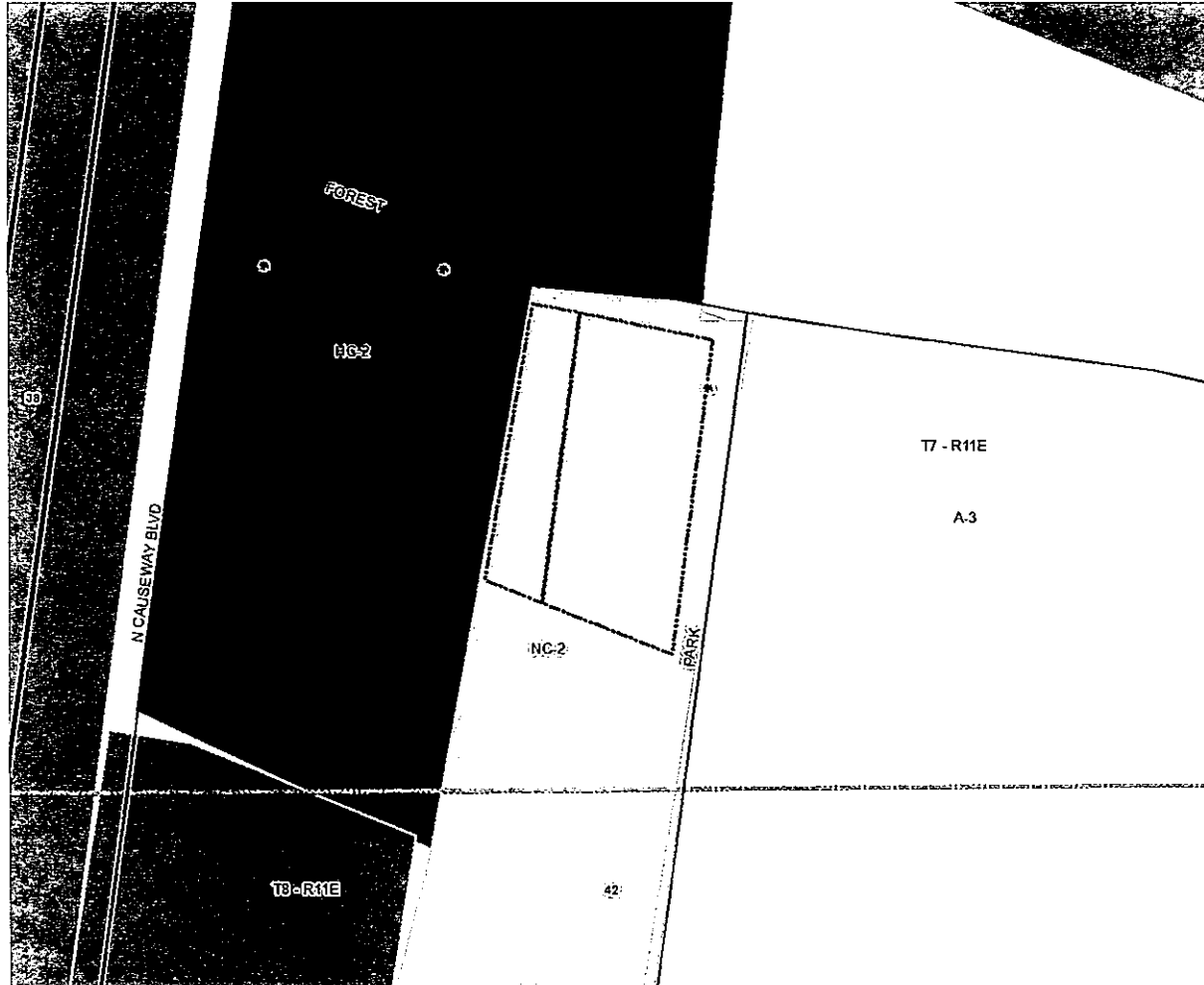
PETITIONER: Jack Hopper

OWNER: K S K Real Estate Holdings LLC - Craig Guidry

REQUESTED CHANGE: From NC-2 Indoor Retail and Service District, & HC-2 Highway Commercial District to HC-2 Highway Commercial District & NC-1 Professional Office District

LOCATION: Parcel located at the southwest corner of Forest Drive & Park Drive; S38, T7S, R11E; Ward 10, District 4

SIZE: 0.191 acre to HC-2 Highway Commercial District & 0.515 acre to NC-1 Professional Office District



2017-543-ZC

N CAUSEWAY  
BLVD ON RAMP

HWY 190 OFF RAMP

STANN

HC-2

FOREST DR

CAUSEWAY

A-3

NC-2

PARK DR

0 190 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/24/2017  
Case No.: 2017-543-ZC  
Prior Action: Postponed (04/04/17)  
Posted: 04/12/17

Meeting Date: 5/2/2017  
Determination: Amended to rezone to HC-2 & NC-1

GENERAL INFORMATION

PETITIONER: Jack Hopper  
OWNER: K S K Real Estate Holdings LLC - Craig Guidry  
REQUESTED CHANGE: From NC-2 Indoor Retail and Service District, HC-2 Highway Commercial District to HC-2 Highway Commercial District  
LOCATION: Parcel located at the southwest corner of Forest Drive & Park Drive; S38, T7S, R11E; Ward 10, District 4  
SIZE: 1 acre

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	Commercial	HC-2 Highway Commercial District
South	Undeveloped	NC-2 Indoor Retail & Service District
East	Residential	A-3 Suburban District
West	N. Causeway Blvd	N/A

EXISTING LAND USE:

Existing development: No 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 NC-2 Indoor Retail and Service District & HC-2 Highway Commercial District to HC-2 Highway Commercial District. This site is located at the southwest corner of Forest Drive & Park Drive. The 2025 future land use plan calls for the area to be developed with commercial uses. The objective of the request is to allow for the site to be entirely zoned HC-2 and developed with a Veterinary Clinic and separate building for a Commercial Kennel. Although the NC-2 zoning allows for Veterinary clinics with indoor Kennel, it does not allow for a separate building for commercial kennel. Staff does not have any objection to the request.

Note that the entire property was zoned C-2 Highway Commercial Zoning District before the Comprehensive Rezoning.

STAFF RECOMMENDATION:

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