

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5721

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 1 DAY OF DECEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF US HIGHWAY 190 EAST SERVICE ROAD, NORTH OF BODET LANE, SOUTH OF PONTCHITOLAWA DRIVE, BEING 975 U S HIGHWAY 190 EAST SERVICE ROAD, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1(COMMUNITY BASED FACILITIES DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 5). (2016-409-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-409-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 CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: NOVEMBER 24 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

**2016-409-ZC**

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all buildings and improvements thereon, and all rights, ways, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

Commence at the Section Corner common to Sections 22, 27 and 37, Township 7 South, Range 11 East and measure North 06 degrees 19 minutes 00 seconds East a distance of 1,721.70 feet; thence North 06 degrees 01 minutes 00 seconds West a distance of 615.60 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 82 degrees 30 minutes 00 seconds West a distance of 346.12 feet; thence North 04 degrees 03 minutes 59 seconds West a distance of 255.36 feet; thence North 82 degrees 30 minutes 00 seconds East a distance of 337.43 feet; thence South 06 degrees 01 minutes 00 seconds East a distance of 254.99 feet to the POINT OF BEGINNING, and containing 87,120 square feet or 2.00 acres of land, more or less.

Case No.: 2016-409-ZC

PETITIONER: Diane Troyer

OWNER: Grace Disciples of Christ Church - Diane Troyer

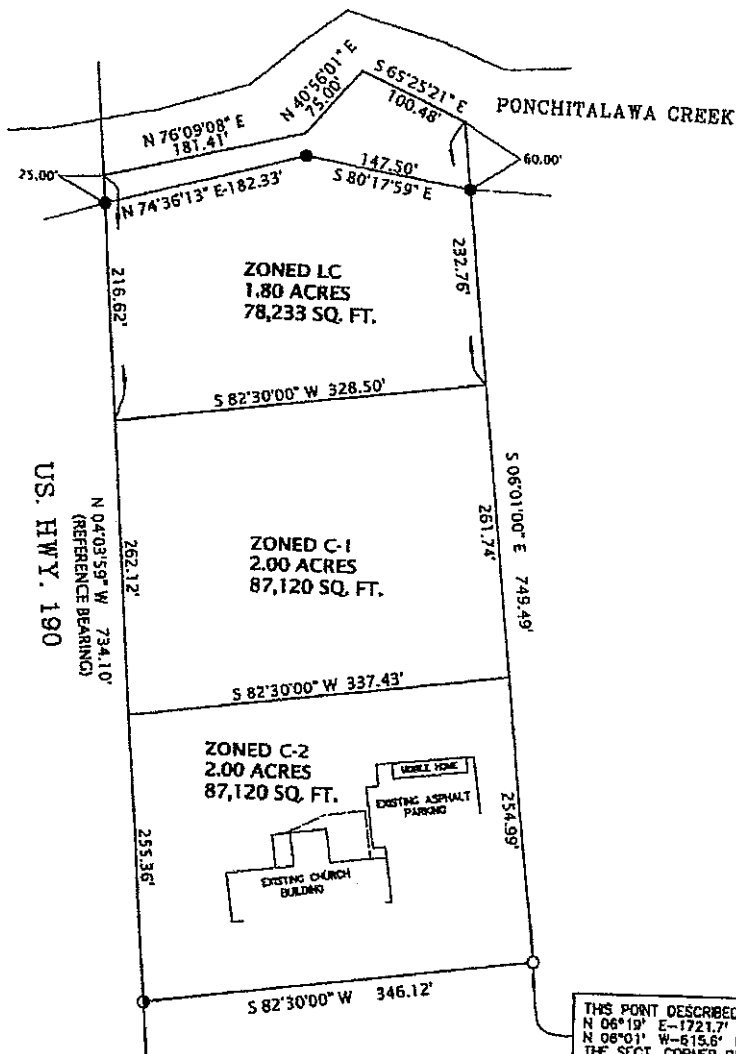
REQUESTED CHANGE: From CB-1 Community Based Facilities District to HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 US Highway 190 East Service Road, Covington; S22, T7S, R11E; Ward 4, District 5

SIZE: 2 acres



2016-409-ZC

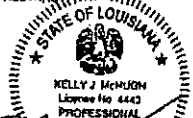


- LEGEND**
- 3/8" IRON ROD FOUND
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - == WETLANDS

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE AB & B  
BASE FLOOD ELEV. 11.0' M.S.L.  
F.I.R.M. PANEL NO. 2202Q5 0240E  
REV. 8-16-95

REFERENCE: SURVEY BY THIS FIRM DATED 7-21-83 AND  
NUMBERED 83-265.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE  
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON  
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE  
SEARCH OR ABSTRACT.



*[Signature]*  
Kelly J. McHugh, License No. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"B" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

PREPARED FOR:  
GRACE DISCIPLES OF CHRIST CHURCH;  
AND ESTATES TITLE OF LOUISIANA, LLC

BOUNDARY SURVEY OF:  
5.80 ACRES  
SECTION 22, T-7-S, R-11-E  
ST. TAMMANY PARISH, LA.

KELLY McHUGH & ASSOCIATES  
CIVIL ENGINEERS & LAND SURVEYORS  
MANDEVILLE, LOUISIANA

SCALE: 1" = 100'	DATE: 04-13-2005
DRAWN: R.F.D.	JOB NO: 01-052-2
REVISED: 6-03-05	







**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-409-ZC  
**Posted:**10/11/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Diane Troyer  
**OWNER:** Grace Disciples of Christ Church - Diane Troyer  
**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 US Highway 190 East Service Road, Covington; S22, T7S, R11E; Ward 4, District 5  
**SIZE:** 2 acres

---

**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	Undeveloped	NC-1 Professional Office
South	Commercial	HC-2 highway Commercial
East	Undeveloped	A-3 Suburban District
West	US HWY 190	N/A

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**  
Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

**STAFF COMMENTS:**  
The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to HC-2 Highway Commercial District. This site is located on the east side of US Highway 190 East Service Road, north of Bodet Lane, south of Pontchitolawa Drive, being 975 US Highway 190 East Service Road, Covington. The 2025 Future Land Use plan calls for the area to be developed for institutional uses. Staff does not have any objections to the request considering that the site is directly abutting HC-2 Highway Commercial District to the south.

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