# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE CALENDAR NO: 4903	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: GOULD/BRISTER	PROVIDED BY: <u>DEVELOPMENT</u>
INTRODUCED BY: MR. BELLISARIO	SECONDED BY: MR. ARTIGUE
ON THE $\underline{1}$ DAY OF <u>NOVEMBER</u> , $\underline{2012}$	
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 190 EAST AND APPLE PIE RIDGE ROAD AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 8, DISTRICT 13) (ZC12-10-094)	
WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. ZC12-10-094</u> , 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-1 (Suburban District) to an HC-2 (Highway Commercial District) see Exhibit "A" for complete boundaries; and	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
•	as found it necessary for the purpose of protecting the ate the above described property as HC-2 (Highway
THE PARISH OF ST. TAMMANY HEREBY (	ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the a present A-1 (Suburban District) to an HC-2 (Highw	bove described property is hereby changed from its ray 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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.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 beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	
ABSTAIN:	

ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{6}$ DAY OF $\underline{\text{DECEMBER}}$ , $\underline{2012}$ ; AND BECOMES ORDINANCE COUNCIL SERIES NO
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: OCTOBER 25, 2012
Published Adoption:, 2012
Delivered to Parish President:, 2012 at
Returned to Council Clerk:, 2012 at

## **EXHIBIT "A"**

## **ZC12-10-094**

A CERTAIN PARCEL OF LAND together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging to or in anywise appertaining situated in the Southeast quarter of the Southeast quarter of Section 28, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Beginning at the intersection of the South right of way line of U.S. Highway 190 (40 feet from the center line thereof), and the East Right of way line of Salt Bayou Road, (30 feet from the center line thereof) and thence go South 6 degrees, 10 minutes East 204.7 feet along the said East edge of Salt Bayou Road; thence go North 82 degrees East 165 feet; thence go North 4 degrees, 30 minutes East 156.4 feet to a point on the South right of way line of U.S. Highway 190, thence go along the curvature of the South right of way line of U.S. Highway 190 whose chord bears North 82 degrees, 56 minutes West 200.0 feet to the point of beginning.

**CASE NO.:** 

ZC12-10-094

PETITIONER:

Patricia T. Hedges

OWNER:

Patricia T. Hedges

**REQUESTED CHANGE:** 

From A-1 (Suburban District) to HC-2 (Highway Commercial

District)

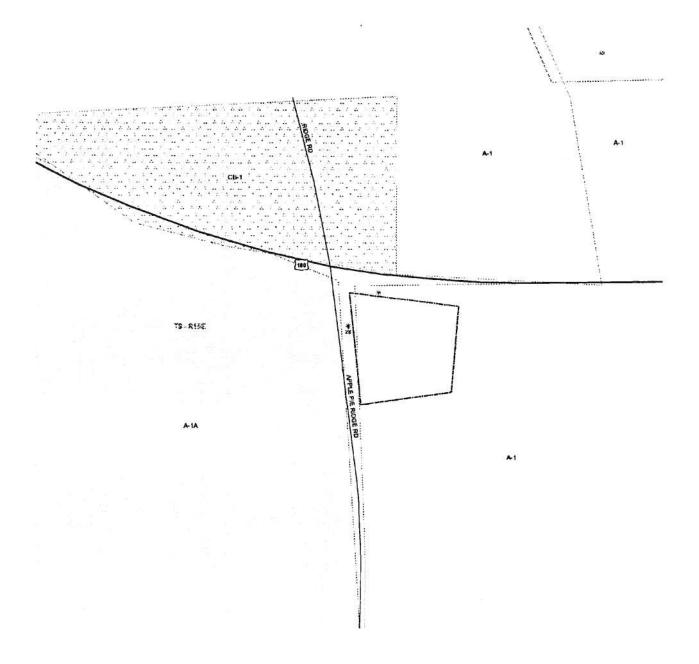
**LOCATION:** 

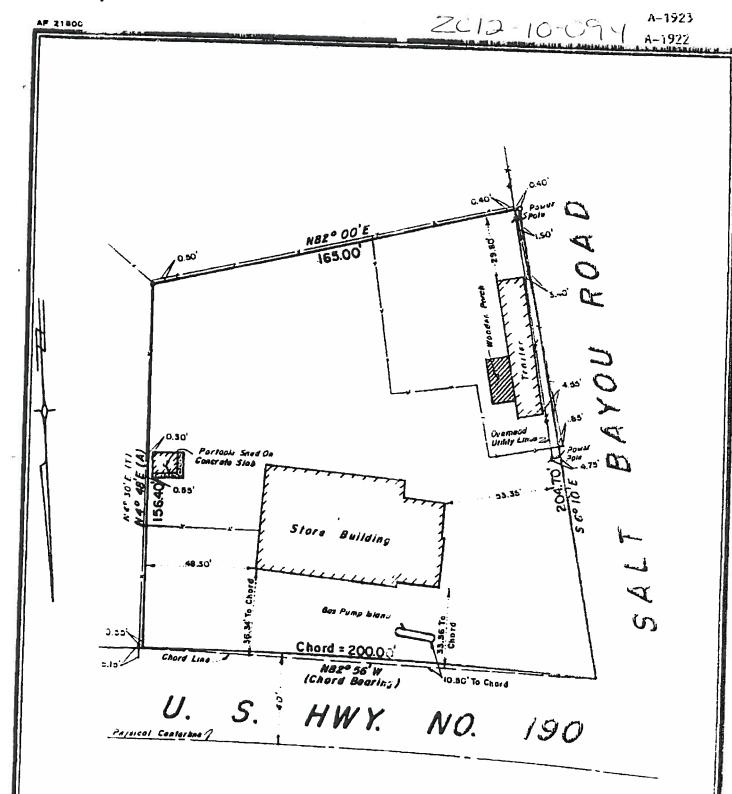
Parcel located at the southeast corner of US Highway 190 East &

Apple Pie Ridge Road; S28, T9S, R15E; Ward 8, District 13

SIZE:

1 acre





This survey plat may not reflect all servitudes or encumberances that effect the lot. The undersigned has not researched and has not been requested to research the public record for same.

This is to certify that I have consulted the F.I.A. Flood Hazard Boundary Maps and find that the above described property is located in a Special Flood Hazard Zona. (Flood Zona "A10")

SURVEY OF A PARCEL OF LAND SATUATED IN THE S.E. 1 THE OF LOUISILE OF THE S.E. & OF SECTION 28, 195, R15E ST. TAMMANY PARISH, LA. Thomas J. Fontcuberta REG. No. 4572 CERTIFIED CONNECT TO: REGISTERES JOSEPH HINTON PROFESSIONAL TAD SURVE **OCALE** O=Iron Pipe Found DRAWN SY CHECKED BY JOH 140. PLAT FILE HO 2-22-8ô 1"::40" e=Iron Rod Found f.D.C 881036

P.O. BOX 5-36 METAIRIE LOUISIMA 70004

anne. B. Clearles Slewent fedy

### ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date:

September 24, 2012

Meeting Date: October 2, 2012

Case No.:

ZC12-10-094

**Determination:** Approved

Posted: 0913/12

GENERAL INFORMATION

**PETITIONER:** 

Patricia T. Hedges

**OWNER:** 

Patricia T. Hedges

REQUESTED CHANGE: From A-1 (Suburban District) to HC-2 (Highway Commercial

District)

**LOCATION:** 

Parcel located at the southeast corner of US Highway 190 East &

Apple Pie Ridge Road; S28, T9S, R15E; Ward 8, District 13

SIZE:

1 acre

#### SITE ASSESSMENT

## **ACCESS ROAD INFORMATION**

Type: State & Parish

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

### SURROUNDING LAND USE AND ZONING:

Direction

Land Use **Zoning** 

North

Storage & Residential

CB-1 Community Based Facilities District & A-1

Suburban District

South

Residential & Undeveloped

A-1 Suburban District

East

Residential & Undeveloped

A-1 Suburban District A-1 Suburban District

West

Undeveloped

Multi occupancy development? No

# **COMPREHENSIVE PLAN:**

**EXISTING LAND USE:** Existing development? No

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-1 (Suburban District) to HC-2 (Highway Commercial District). The site is located at the southeast corner of US Highway 190 East & Apple Pie Ridge Road. The 2025 Future Land Use Plan calls for the site to be developed with residential. Excluding the church across Hwy 190, the property is surrounded by low density residential use and undeveloped land. Considering the surrounding uses, there is no compelling reason to recommend approval of the requested zoning change.

# STAFF RECOMMENDATION:

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