

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4904

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. ARTIGUE

ON THE 1 DAY OF NOVEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF US HIGHWAY 190 EAST & APPLE PIE RIDGE ROAD AND WHICH PROPERTY COMPRISES A TOTAL 0.79 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 8, DISTRICT 13) (ZC12-10-095)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-10-095, 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 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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 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"

ZC12-10-095

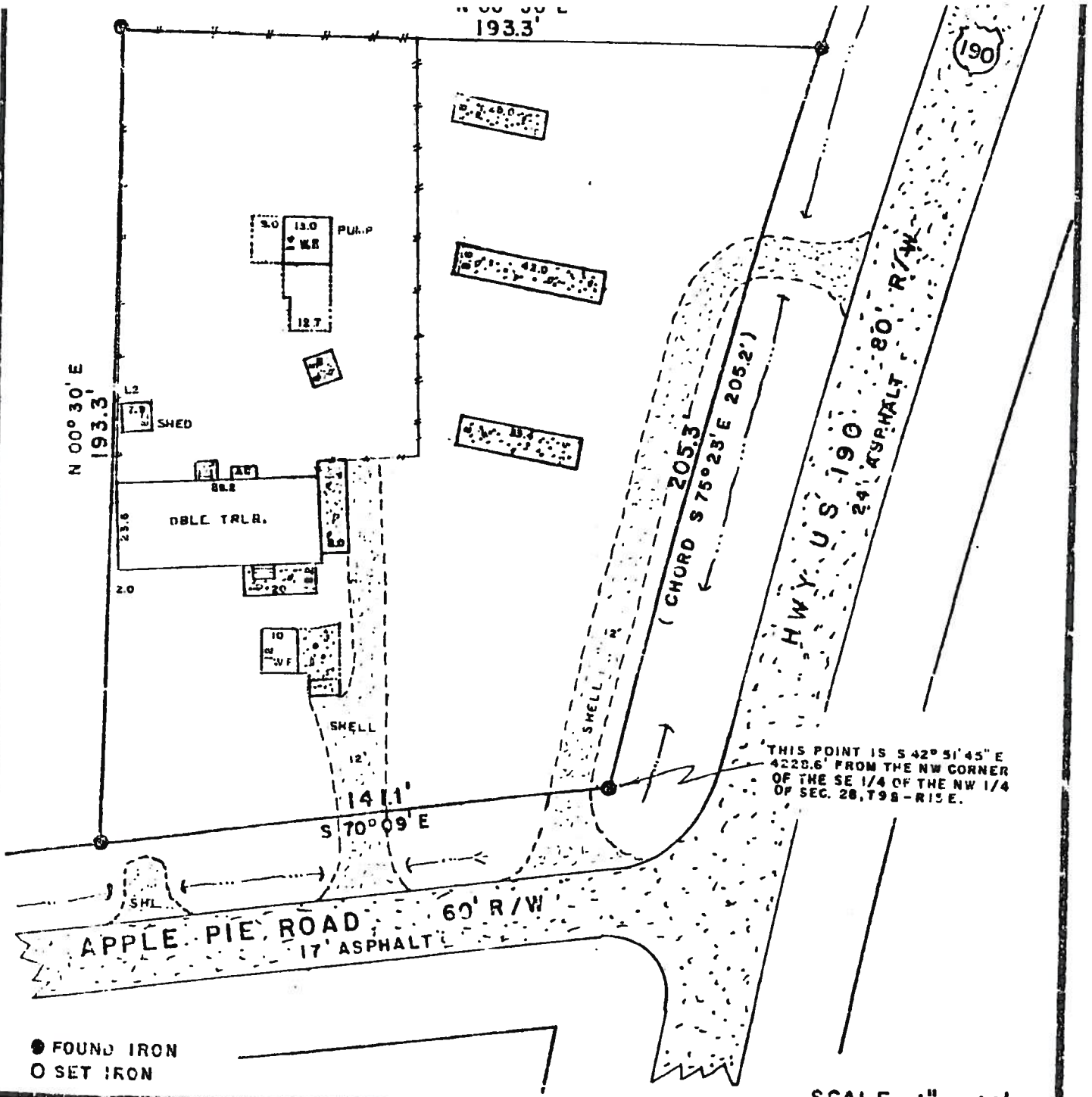
ALL THAT CERTAIN TRACT OR PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining situated in the Southeast Quarter of the Southeast Quarter of Section 28, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to wit:

Beginning at a point (which is 42 degrees 51 minutes 45 seconds East 4228.6 feet from the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 28, Township 9 South, Range 15 East) on the south side of Highway 190 at its intersection with Salt Bayou Road, thence in a southerly direction 141.1 feet (145 feet per deed); thence in a westerly direction 217.4 feet; thence in a northerly direction 192.6 feet (200 feet per deed) to United State Highway 190; thence along United States Highway No 190 in an easterly direction 204.5 feet to the point of departure (206 feet per deed).

CASE NO.: ZC12-10-095
PETITIONER: Patricia Hedges
OWNER: Patricia Hedges
REQUESTED CHANGE: From A-1 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the southwest corner of US Highway 190 East & Apple Pie Ridge Road; S28,T9S,R15E; Ward 8, District 13
SIZE: 0.79 acre

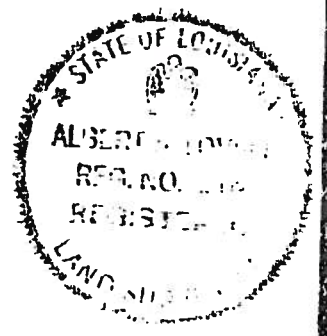


2012-10-095



MAP SHOWING SURVEY OF 0.791 ACRE PARCEL OF LAND
 LOCATED IN SECTION 28, T9S - R15 E, G.L.D.,
 NEAR THE CITY OF SLIDELL, ST. TAMMANY
 PARISH, LOUISIANA.
 FOR: CARL JUNIOR PATTEN, CITIZENS BANK & TRUST CO.,
B. LAWYERS TITLE INSURANCE CO.

SCALE 1" = 40'



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
 I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

SLIDELL, LOUISIANA
 DATE 11 SEPTEMBER 1930
 JOB NO. 93644

Albert A. Lovell
 ALBERT A. LOVELL & ASSOCS., INC.
 CONSULTING ENGINEERS

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 24, 2012
Case No.: ZC12-10-095
Posted: 09/13/12

Meeting Date: October 2, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Patricia Hedges
OWNER: Patricia Hedges
REQUESTED CHANGE: From A-1 (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the southwest corner of US Highway 190 East & Apple Pie Ridge Road; S28,T9S,R15E; Ward 8, District 13
SIZE: 0.79 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Church & Storage	CB-1 (Community Based Facilities District)
South	Residential/ Undeveloped	A-1 (Suburban District)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

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.

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

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 on the southwest corner of US Highway 190 East & Apple Pie Ridge Road. The 2025 Future Land Use Plan calls for site to be developed with residential uses and to remain as a conservation area. Excluding the church across Hwy 190, the property is surrounded by low density residential uses 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 a HC-2 (Highway Commercial District) designation be denied.