

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4922

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF DECEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 434, SOUTH OF I-12, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL 20.66 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) AND I-2 (INDUSTRIAL) DISTRICT TO A HC-3 (HIGHWAY COMMERCIAL DISTRICT). (WARD 7, DISTRICT 7) (ZC12-11-111)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-111, 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) and I-2 (Industrial) District to a HC-3 (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-3 (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) and I-2 (Industrial) District to a HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JANUARY , 2013 ; 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: NOVEMBER 29 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

Exhibit "A"

ZC12-11-111

A certain parcel of land situated in Section 18, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section corner common to Sections 17 & 18, T-8-S, R-13-E and run West a distance of 680.26 feet to a point Thence North 89 degrees 47 minutes 41 seconds West a distance of 646.03 feet to a point Thence South 00 degrees 01 minutes 58 seconds West a distance of 679.51 feet to the POINT OF BEGINNING

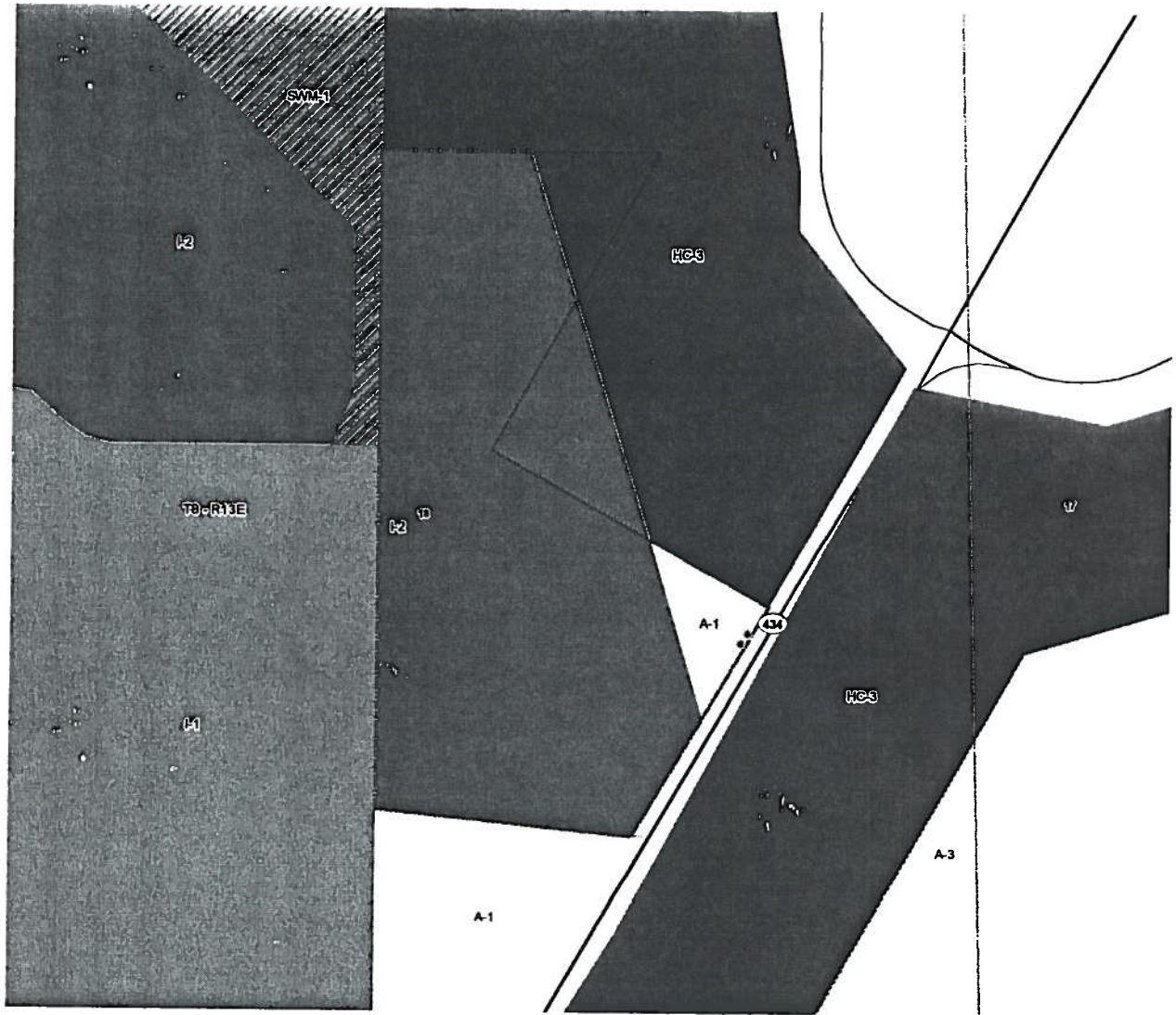
From the POINT OF BEGINNING measure South 89 degrees 58 minutes 02 seconds East a distance of 23.87 feet to a point of curve; Thence along a curve to the right having a radius of 300.00 feet, a delta of 29 degrees 03 minutes 18 seconds, an arc length of 152.13 feet, and a chord which bears South 75 degrees 26 minutes 23 seconds East having a chord distance of 150.51 feet to a point of tangency; Thence South 60 degrees 54 minutes 44 seconds East a distance of 801.62 feet to a point; Thence South 30 degrees 37 minutes 45 seconds West a distance of 545.38 feet to a point; Thence North 84 degrees 16 minutes 50 seconds West a distance of 595.64 feet to a point; Thence North 00 degrees 01 minutes 58 seconds East a distance of 837.49 feet to the POINT OF BEGINNING, and containing 12.23 acre(s) of land, more or less.

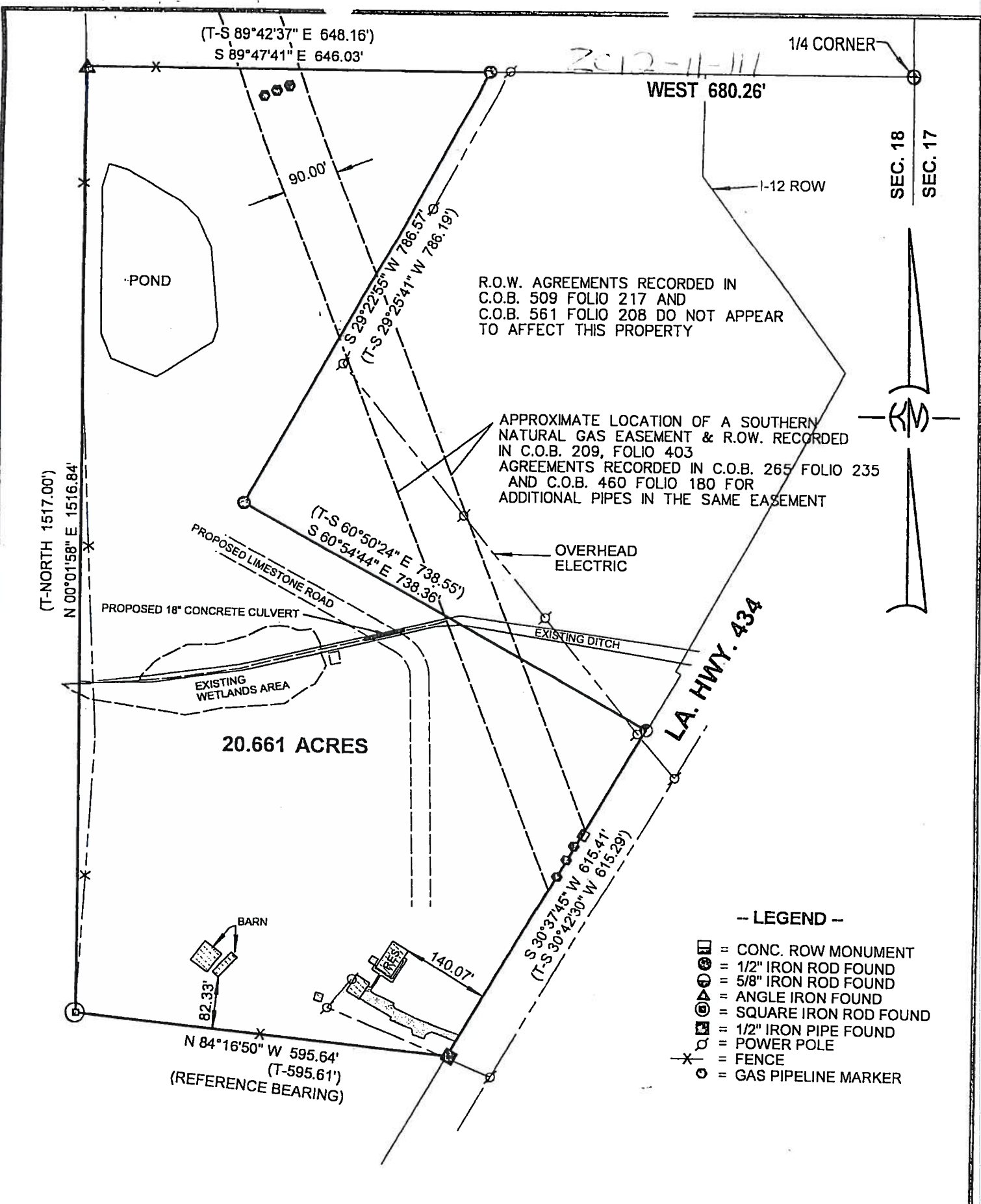
A certain parcel of land situated in Section 18, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section corner common to Sections 17 & 18, T-8-S, R-13-E and run West a distance of 680.26' to the POINT OF BEGINNING

From the POINT OF BEGINNING measure South 29 degrees 22 minutes 55 seconds West a distance of 786.57 feet to a point; Thence South 60 degrees 54 minutes 44 seconds East a distance of 738.36 feet to a point; Thence South 30 degrees 37 minutes 45 seconds West a distance of 70.03 feet to a point; Thence North 60 degrees 54 minutes 44 seconds West a distance of 801.62 feet to a point of curve; Thence along a curve to the left having a radius of 300.00 feet, a delta of 29 degrees 03 minutes 18 seconds, an arc length of 152.13 feet, and a chord which bears North 75 degrees 26 minutes 23 seconds West having a chord distance of 150.51 feet to a point of tangency; Thence North 89 degrees 58 minutes 02 seconds West a distance of 23.87 feet to a point; Thence North 00 degrees 01 minutes 58 seconds East a distance of 679.35 feet to a point Thence South 89 degrees 47 minutes 41 seconds East a distance of 646.03 feet to the POINT OF BEGINNING, and containing 8.43 acre(s) of land, more or less.

CASE NO.: ZC12-11-111
PETITIONER: Jeff Schoen
OWNER: IESI LA Corporation
REQUESTED CHANGE: From A-1 (Suburban District) & I-2 (Industrial) District to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the west side of LA Highway 434, south of I-12, Lacombe; S18,T8S,R13E; Ward 7, District 7
SIZE: 20.66 acres





R.O.W. AGREEMENTS RECORDED IN C.O.B. 509 FOLIO 217 AND C.O.B. 561 FOLIO 208 DO NOT APPEAR TO AFFECT THIS PROPERTY

APPROXIMATE LOCATION OF A SOUTHERN NATURAL GAS EASEMENT & R.O.W. RECORDED IN C.O.B. 209, FOLIO 403 AGREEMENTS RECORDED IN C.O.B. 265 FOLIO 235 AND C.O.B. 460 FOLIO 180 FOR ADDITIONAL PIPES IN THE SAME EASEMENT

LA. HWY. 434

20.661 ACRES

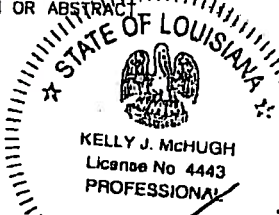
- LEGEND --
- ▣ = CONC. ROW MONUMENT
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊕ = 5/8" IRON ROD FOUND
 - ⊠ = ANGLE IRON FOUND
 - ⊞ = SQUARE IRON ROD FOUND
 - ⊞ = 1/2" IRON PIPE FOUND
 - ⊙ = POWER POLE
 - ⊗ = FENCE
 - ⊙ = GAS PIPELINE MARKER

NO SETBACKS SHOWN

REFERENCE: SURVEY BY BORGEN ENGINEERING CO., DATED JUNE 19, 1984, FROM WHICH THE BASIS OF BEARINGS AND THE POINT OF BEGINNING WAS TAKEN.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0385 C; REV. 10-17-1989

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



Kelly J. McHugh
 KELLY J. McHUGH REG. 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 "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:	
20.661 ACRES	
SECTION 18, T-8-S, R-13-E	
ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
IESI LA CORP,	
JONES FUSSELL, L.L.P.; AND	
CHICAGO TITLE INSURANCE COMPANY	
KELLY J. McHUGH & ASSOC., INC.	
CIVIL ENGINEERS & LAND SURVEYORS	
845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 200'	DATE: 10-20-2009
DRAWN: R.F.D.	JOB NO.: 09-136
REVISED: 08-11-10 08-18-10	

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 29, 2012
Case No.: ZC12-11-111
Posted: 10/11/2012

Meeting Date: November 7, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: IESI LA Corporation
REQUESTED CHANGE: From A-1 (Suburban District) & I-2 (Industrial) District to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the west side of LA Highway 434, south of I-12, Lacombe; S18,T8S,R13E; Ward 7, District 7
SIZE: 20.66 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **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	Undeveloped	HC-3 Highway Commercial District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	I-2 Industrial & HC-3 Highway Commercial Districts
West	Undeveloped	I-1 Industrial and SWM-1 Solid Waste Management Districts

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) & I-2 (Industrial) District to HC-3 (Highway Commercial District). The site is located on the west side of LA Highway 434, south of I-12, Lacombe. The 2025 Future Land Use Plan calls for the site to be developed as a Planned District with residential uses and conservation area. The request does not meet the future land use plan. However, staff has no objections to the request, considering the location of the site, along Hwy 434 and its close proximity of I-12, and that a portion of the site is already zoned HC-3.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 (Highway Commercial District) designation be approved.