

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6130 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. SMITH

ON THE 3 DAY OF JANUARY , 2019

(2018-1268-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF RONALD REAGAN HIGHWAY, WEST OF OAK ALLEY BLVD. AND WHICH PROPERTY COMPRISES A TOTAL OF 1.94 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 3). (2018-1268-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1268-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 A-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 26 , 2018

Published Adoption: _____ , 2019

Delivered to Parish President: _____ , 2019 at _____

Returned to Council Clerk: _____ , 2019 at _____

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR /BRISTER _____ PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF JANUARY, 2019

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd. and which property comprises a total of 1.94 acres of land more or less, from its present A-1A (Suburban District) to an HC-2 (Highway Commercial District), (Ward 3, District 3). (2018-1268-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1268-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 A-1A (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-1A (Suburban District) to an HC-2 (Highway Commercial District).

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PAGE ___ OF ___

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YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2019; AND BECOMES ORDINANCE COUNCIL SERIES NO. 19-_____.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2018-1268-ZC

A certain parcel of land, lying and situated in Section 29, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows.

From the Section Corner common to Sections 29, 30, 31 and 32, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, run North 49 Degrees 01 Minutes 00 Seconds East, a distance of 152.10 feet to a point; Thence run North 14 Degrees 05 Minutes 00 Seconds East, a distance of 540.30 feet to a point; Thence run North 85 Degrees 28 Minutes 00 Seconds West, a distance of 235.70 feet to a point; Thence run N01 Degrees 01 Minutes 00 Seconds East, a distance of 728.10 feet to the **Point of Beginning**.

From the **Point of Beginning** run North, a distance of 334.23 feet to a point; Thence run East, a distance of 275.83 feet to a point; Thence run South 06 Degrees 07 Minutes 00 Seconds West, a distance of 325.81 feet to a point; Thence run North 87 Degrees 20 Minutes 00 Seconds West, a distance of 33.64 feet to a point; Thence run South 86 Degrees 57 Minutes 00 Seconds West, a distance of 200.00 feet to a point; Thence run South 81 Degrees 14 Minutes 00 Seconds West, a distance of 7.91 feet back to the **Point of Beginning**.

Case No.: 2018-1268-ZC

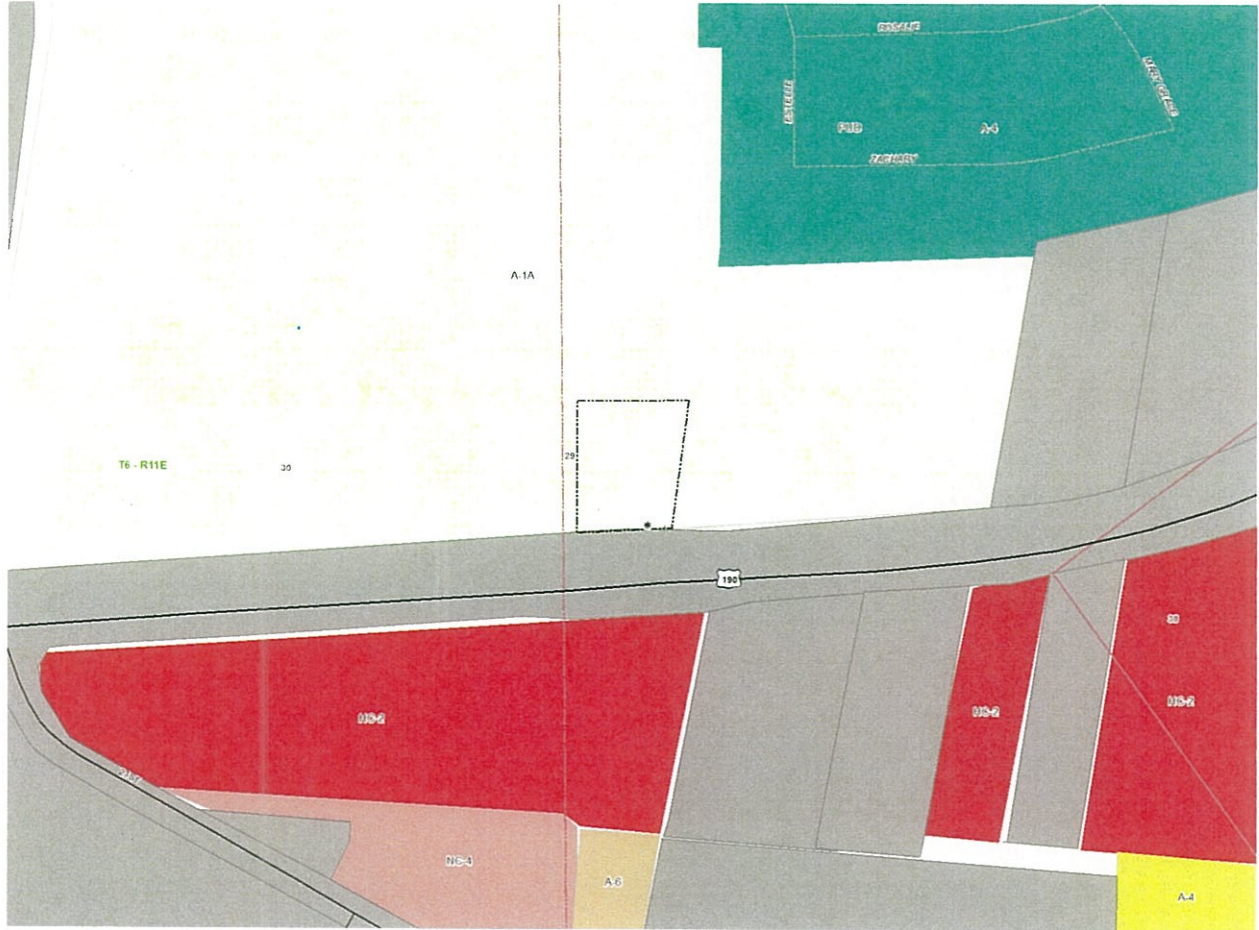
PETITIONER: Swett Living Trust - Philip J. Swett

OWNER: Swett Living Trust - Philip J. Swett

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

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd ; S29, T6S, R11E; Ward 3, District 3

SIZE: 1.94 acres



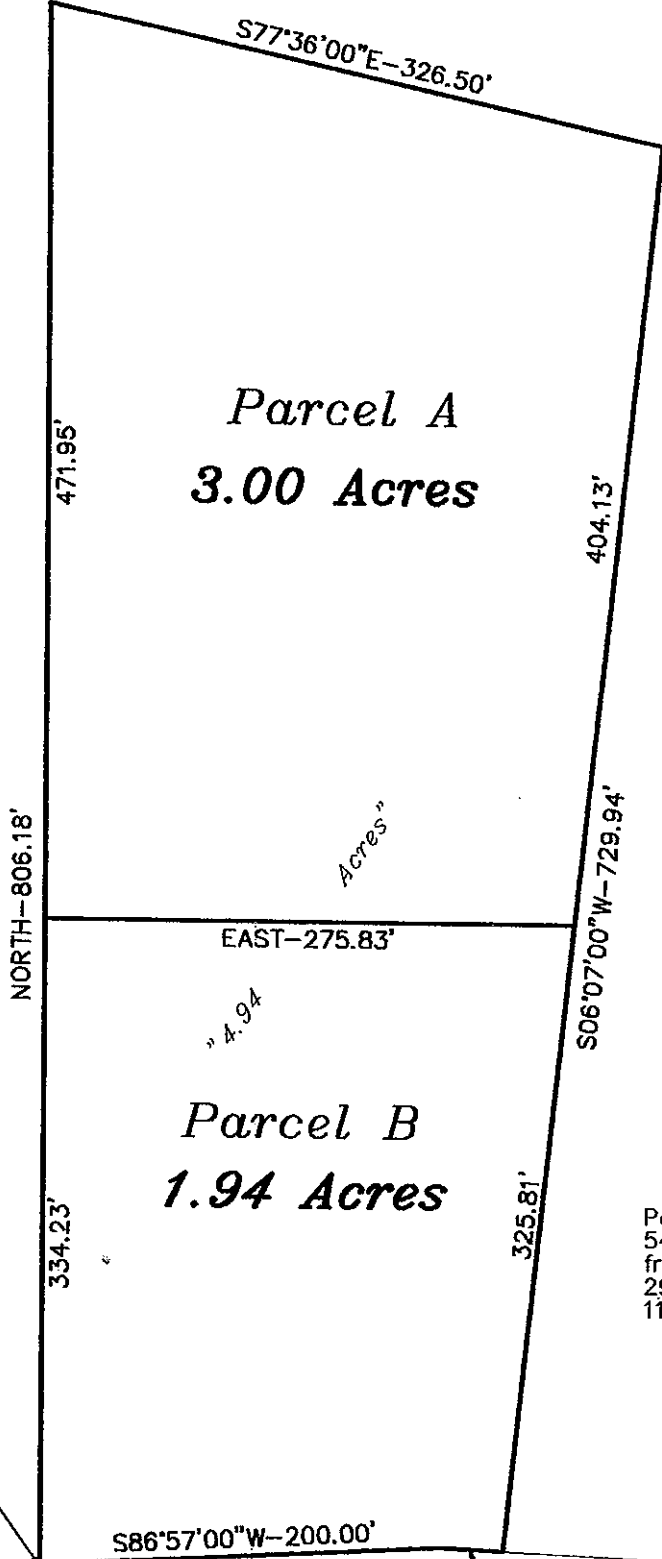
2018-1268-ZC



Parcel A
3.00 Acres

A Sketch Map (For Zoning Purpose Only) of a 4.94 Acre Parcel of Land into Parcels A & B, in Section 29, T-6-S, R-11-E, St. Tammany Parish La.

Reference: A Survey Map of Subject property, by Jeron Fitzmorris, Dated 1-3-1979, #1628



Point "A" is N49°01'E, 152.1'; N14°05'E, 540.3'; N85°28'W, 235.7'; N01°01'E, 728.1'; from the Section Corner between Sections 29, 30, 31 & 32 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana

U.S. Hwy. 190 Bypass

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

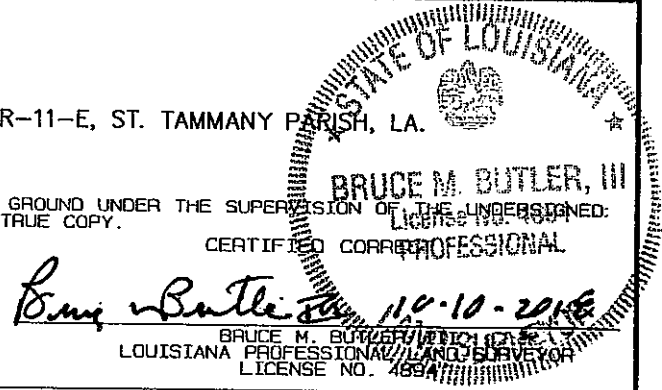
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.
THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **PHILIP J. SWETT, III**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 29, T-6-S, R-11-E, ST. TAMMANY PARISH, LA.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED; SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 Fax
landsuri@bellsouth.net email



2018-1268-ZC

BARRINGTON

ESTELLE

PUD

A-4

A1

ROSALIE

ZACHARY

A-1A

T6 - R11E

30

29

B1

A-3

190

HC-2

A

B

C

HC-2

NC-4

A-6

NC-4

LURLINE

21ST

0 470 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1268-ZC
Posted: 11/16/18

Meeting Date: 12/4/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Swett Living Trust - Philip J. Swett

OWNER: Swett Living Trust - Philip J. Swett

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

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd ; S29, T6S, R11E; Ward 3, District 3

SIZE: 1.94 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal **Road Surface:** 3 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1A Suburban District
South	Commercial	HC-2 Highway Commercial District
East	Undeveloped	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to HC-2 Highway Commercial District. This site is located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd. The 2025 future land use plan calls for the site to be developed as a Planned District with a mix of commercial uses and conservation areas.

Note that, although the site is abutting A-1A on the east and west sides, staff is not opposed to the request considering that a zoning change request to HC-2 has also been submitted for the adjacent property (2018-1239-ZC) located to the east of the subject site.

STAFF RECOMMENDATION:

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