

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6133

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TANNER

SECONDED BY: MR. THOMPSON

ON THE 3 DAY OF JANUARY , 2019

(2018-1275-ZC), AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 435, EAST OF W. MERRIMEADE LANE, WEST OF WHITE OAKS LANE AND WHICH PROPERTY COMPRISES A TOTAL OF 10 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) & RO (RURAL OVERLAY), (WARD 6, DISTRICT 6). (2018-1275-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1275-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-1 (Suburban District) & RO (Rural Overlay) to an HC-3 (Highway Commercial District) & RO (Rural Overlay) 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 HC-3 (Highway Commercial District) & RO (Rural Overlay).

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 A-1 (Suburban District) & RO (Rural Overlay) to an HC-3 (Highway Commercial District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: JANUARY 16, 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2018-1275-ZC

Located in Section 18 Township 6 South, Range 13 East, St. Tammany Parish, Louisiana. From the Section Corner common to Section 17, 18, 19 & 20 Township 6 South Range 13 East, St. Tammany Parish, Louisiana run North 00 degrees 06 minutes West, 361.87 feet; thence North 00 degrees 06 minutes 52 seconds West, 958.67 feet; thence South 89 degrees 58 minutes 37 seconds West, 399.45 feet to the Point of Beginning

From the Point of Beginning run South 00 degrees 02 minutes 10 seconds East, 428.87 feet to a point; thence South 89 degrees 57 minutes 50 seconds West, 274.26 feet to a point; thence North 10 degrees 33 minutes 19 seconds West, 414.85 feet to a point; thence North 00 degrees 02 minutes 10 seconds West, 767.85 feet to a point; thence North 57 degrees 07 minutes 23 seconds East, 416.58 feet to a point; thence South 00 degrees 02 minutes 10 seconds East, 972.77 feet back to the Point of Beginning

This tract contains 10 Acres as per sketch map prepared by this firm dated October 12, 2018 Map Number I6572A

Case No.: 2018-1275-ZC

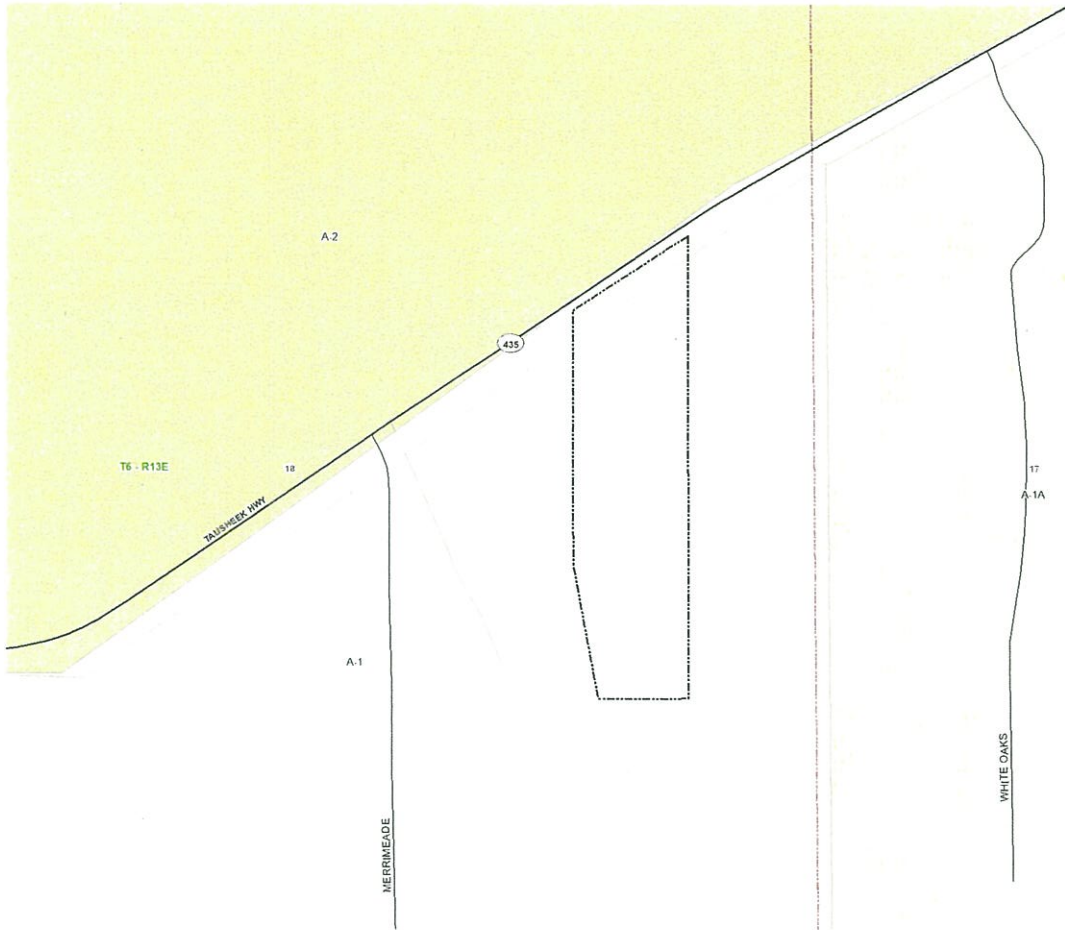
PETITIONER: Ivan Milicevic

OWNER: Ivan Milicevic

REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay

LOCATION: Parcel located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane ; S18, T6S, R13E; Ward 6, District 6

SIZE: 10 acres



2018-1275-ZC

THIS MAP IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 0175 C, MAP DATED 10-17-89

The P.O.B. is Reported to be N00°06'W-361.87'; from the Section Corner common to Section 17, 18, 19 & 20, T6-S, R-13-E, St. Tammany Parish, Louisiana

*Building Setbacks (If Any) should be verified prior to construction

LEGEND:

- = Fnd. 1/2" Pipe
- = Fnd. 1/2" Rebar
- = Fnd. Highway Monument
- ⊕ = Powerpole



Reference: A Boundary Survey by this Company Dated 10-26-14, Drawing #16572 (Basis of Bearing)

IS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax

IVAN MILICEVIC

MAP PREPARED FOR

SCALE: 1" = 180'

DATE: 10-12-2018

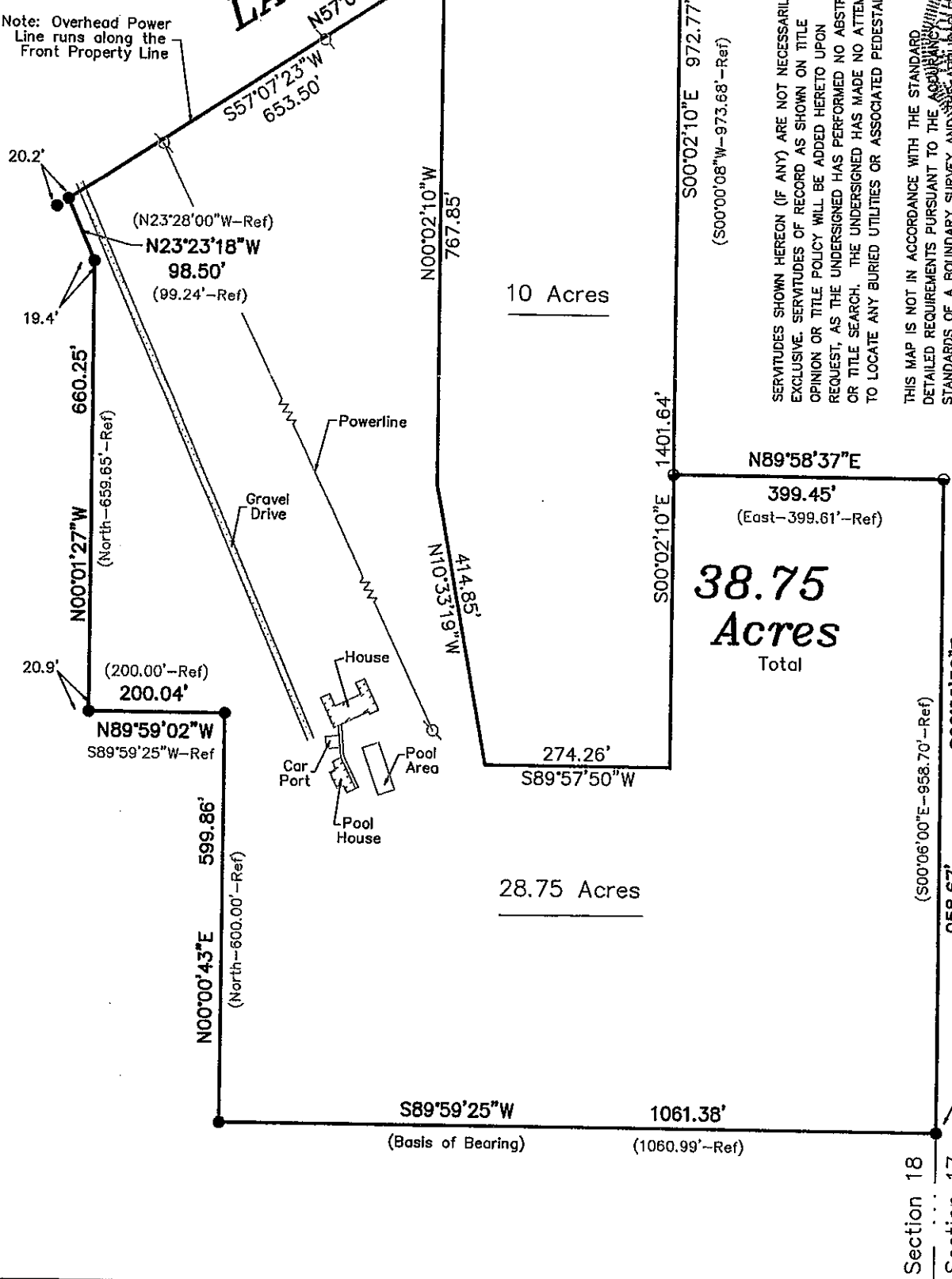
DRAWN BY: JWG

Property Located in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana

DRAWING NUMBER

L.A. HWY. 435
(N57°03'00"E-1070.42'-Ref)
N57°07'23"E 1070.08'
N57°07'23"E 416.58'

Note: Overhead Power Line runs along the Front Property Line



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 APPLICABLE STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:141.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED, III License No. 4894 PROFESSIONAL L.A. PROFESSIONAL LAND SURVEYOR

Bruce M. Butler, III
BRUCE M. BUTLER, III
L.A. PROFESSIONAL LAND SURVEYOR
License No. 4894
10-12-2018

A Sketch Map (For Zoning Purpose Only) Of a 10 Acre Parcel, And a 28.75 Acre Parcel of Land in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana

Section 18
Section 17

A-2

435

TALISHEEK HWY

18

17

T6 - R13E

A-1A

A-3

A-1

MERRIMEADE

0 375 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/26/2018
Case No.: 2018-1275-ZC
Posted:11/16/18

Meeting Date: 12/4/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Ivan Milicevic

OWNER: Ivan Milicevic

REQUESTED CHANGE: From A-1 Suburban District with RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay

LOCATION: Parcel located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane ; S18, T6S, R13E; Ward 6, District 6

SIZE: 10 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	A-1 Suburban District
South	Vacant	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District, RO Rural Overlay to HC-3 Highway Commercial District with RO Rural Overlay. This site is located on the south side of LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane. The 2025 future land use plan calls for the area to be developed with residential & agricultural uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by undeveloped properties and residential uses zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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