ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6112	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/BRISTER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE	SECONDED BY: MR. SMITH
ON THE $\underline{3}$ DAY OF $\underline{\text{JANUARY}}$, $\underline{2019}$	
ZONING MAP OF ST. TAMMAN A CERTAIN PARCEL LOCATE RONALD REAGAN HIGHWAY, EAST OF E STADIUM BLV COMPRISES A TOTAL OF 12 OR LESS, FROM ITS PRESENT	CE AMENDING THE OFFICIAL Y PARISH, LA, TO RECLASSIFY ED ON THE NORTH SIDE OF WEST OF OAK ALLEY BLVD, YD. AND WHICH PROPERTY 1.11 ACRES OF LAND MORE T A-1A (SUBURBAN DISTRICT) MERCIAL DISTRICT), (WARD 3,
Case No. 2018-1239-ZC, has recommended to the	of St. Tammany after hearing in accordance with law, a Council of the Parish of St. Tammany, Louisiana, and area be changed from its present A-1A (Suburban et a) see Exhibit "A" for complete boundaries; and
Whereas, the St. Tammany Parish Council has h	neld its public hearing in accordance with law; and
	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-1A (Suburban District) to an HC-2 (High	bove described property is hereby changed from its way Commercial District).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended n Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
* *	nance shall be held to be invalid, such invalidity shall on effect without the invalid provision and to this end d 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 $\frac{7}{2}$ DAY OF <u>FEBRUARY</u> , $\frac{2019}{2}$; 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: <u>DECEMBER 26</u> , <u>2018</u>
Published Adoption:, <u>2019</u>
Delivered to Parish President:, 2019 at
Returned to Council Clerk:, 2019 at

EXHIBIT "A"

2018-1239-ZC

Located as Part of Tract B-] Swett Family Subdivision, Section 29 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner between Sections 29, 30, 31 & 32 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run North 49 degrees 01 minutes East, 152.1 feet; thence North 14 degrees 05 minutes East, 540.3 feet; thence North 85 degrees 28 minutes West, 235. 7fret; thence North 01 degrees 01 minutes East, 728.1 feet; thence North 81 degrees 14 minutes East, 7.91 feet; thence North 86 degrees 57 minutes East, 200.00 feet; thence South 87 degrees 20 minutes East, 33.64 feet; thence South 87 degrees 26 minutes 21 seconds East, 60.12 feet to the Point of Beginning.

From the Point of Beginning run North 06 degrees 06 minutes 54 seconds East, 629.92 feet to a point; thence North 87 degrees 52 minutes 19 seconds East, 792.53 feet to a point; thence South 09 degrees 43 minutes 08 seconds West, 630.63 feet to a point on the North Right-of-way of U S. Hwy. 190 Bypass; thence follow said Right-of-way in the following 3 courses: South 85 degrees 24 minutes 54 seconds West, 182.72 feet to a point; thence South 86 degrees 59 minutes 13 seconds West, 463.80 feet to a point; thence North 87 degrees 26 minutes 21 seconds West, 107.46 feet back to the Point of Beginning.

This tract contains 11.11 Acres as per survey prepared by this firm dated June 5, 2017 revised December 5, 2018 Survey No. 18115.

Case No.: 2018-1239-ZC

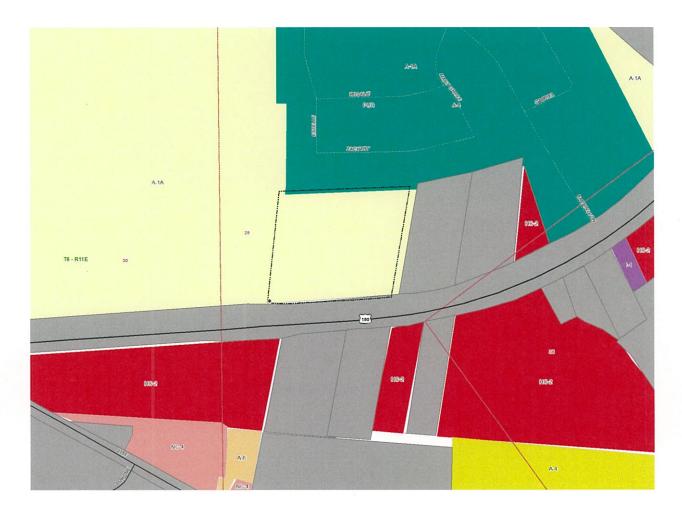
PETITIONER: Philip J. Swett

OWNER: Samuel E. Swett, Philip J. Swett III & Rosemary Swett Smith

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

 $\textbf{LOCATION:} \ Parcel \ located \ on \ the \ north \ side \ of \ Ronald \ Reagan \ Highway, \ west \ of \ Oak \ Alley \ Blvd, \ east \ of \ E \ Stadium \ Blvd. \ ; S29, T6S, R11E; \ Ward \ 3, \ District \ 3$

SIZE: 11.11 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/26/2018

Case No.: 2018-1239-ZC

Posted: 11/15/18

Meeting Date: 12/4/2018

Determination: Approved as Amended less 50 feet in rear

to remain A-1A

GENERAL INFORMATION

PETITIONER: Philip J. Swett

OWNER: Samuel E. Swett, Philip J. Swett III & Rosemary Swett Smith

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, east of E Stadium

Blvd.; S29, T6S, R11E; Ward 3, District 3

SIZE: 12.02 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction

Surrounding Use

Surrounding Zone

North

Future Residential Subdivision

PUD Planned Unit Development Overlay

South

Commercial

City of Covington & HC-2 Highway Commercial

District

East West

Commercial & Industrial Residential & Vacant

City of Covington 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, east of E Stadium Blvd. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses and conservation areas. Staff is not completely opposed to the request, considering that the site is located along a heavily travelled corridor and is abutting commercial/industrial uses on the south and west sides of the site. However, staff feels that a less intensive category of commercial zoning would be more appropriate for the rear half of the site, considering that it is directly abutting a single family residential subdivision.

Note that the adjacent properties, to the east of the subject site, are located inside the City limits of Covington and zoned CR Regional Commercial (see attached zoning map and list of permitted uses).

STAFF RECOMMENDATION:

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