

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5747

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TANNER

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF GAUSE BOULEVARD WEST, EAST OF CAMP SALMEN ROAD, WEST OF BANNER ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.81 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 9, DISTRICT 14). (2016-458-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-458-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 HC-1 (Highway Commercial 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 HC-1 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 29 , 2016

Published Adoption: _____ , 2016

Delivered to Parish President: _____ , 2016 at _____

Returned to Council Clerk: _____ , 2016 at _____

Exhibit "A"

2016-458-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, 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 Section 5, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

Lot "B", consisting of 2.81 acres, as per resubdivision plat of R. James Tatum dated January 17, 2007 recorded as Clerk of Court Map File No. 4392B of the official records of St. Tammany Parish, Louisiana, said Lot "B" being more fully described as follows, to-wit:

From the corner common to the northeasterly corner of Lot "A" and the northwesterly corner of Lot "B" serving as the Point of Beginning, thence run along the southerly boundary of Gause Boulevard (U.S. Hwy. 190) South 71 degrees 04 minutes 28 seconds East a distance of 374.52 feet to an iron; thence run South 18 degrees 33 minutes 17 seconds West a distance of 349.11 feet to an iron; thence run North 64 degrees 02 minutes 02 seconds West a distance of 298.80 feet to an iron; thence go North 62 degrees 45 minutes 00 seconds West a distance of 81.09 feet to an iron; thence go North 18 degrees 55 minutes 32 seconds East a distance of 300.74 feet back to the Point of Beginning.

Case No.: 2016-458-ZC

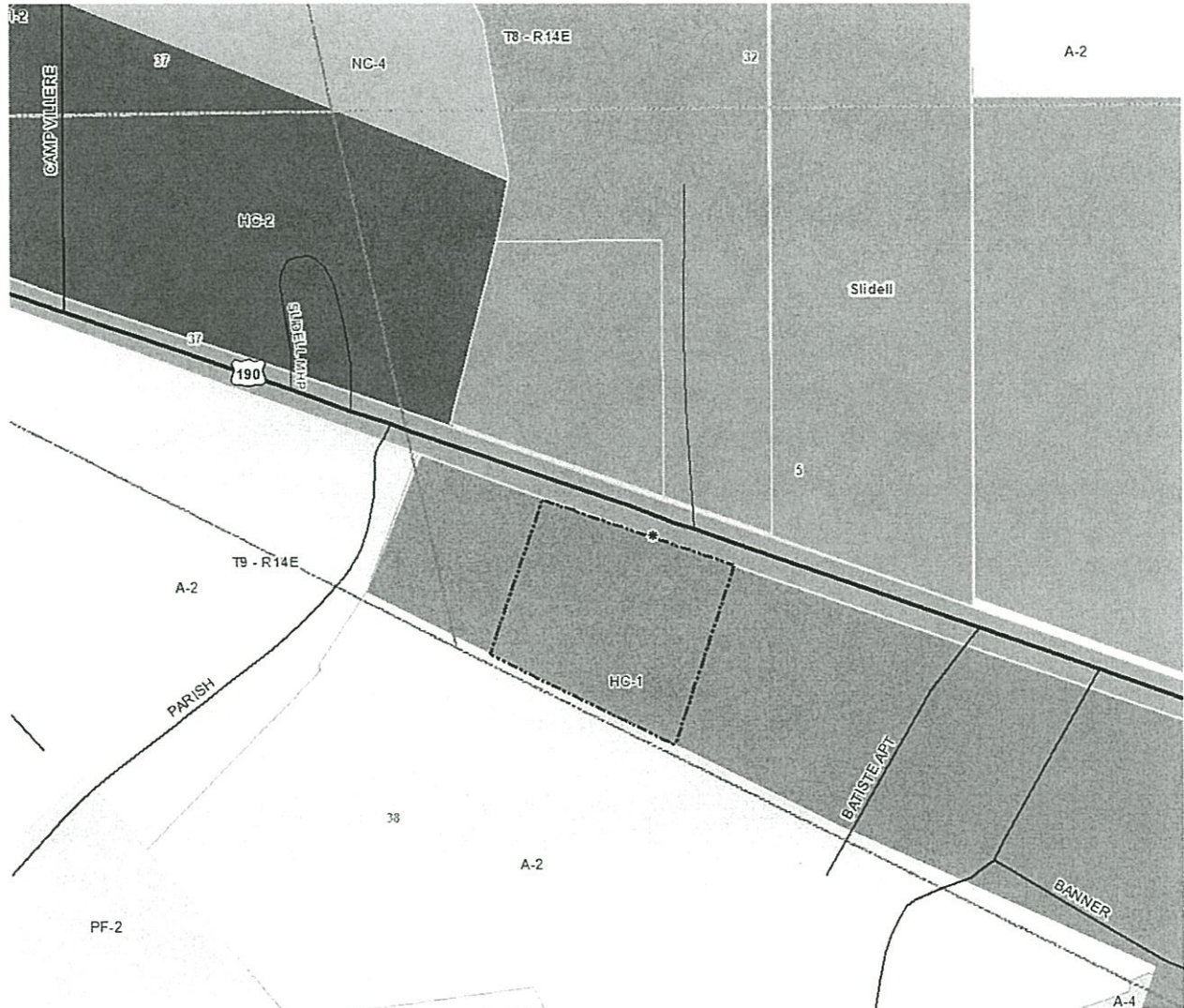
PETITIONER: Jones Fussell, LLP - Jeffrey D. Schoen

OWNER: Dr. Nick & Mrs. Marilyn Milazo - Dr. Nick & Mrs. Marilyn Milazo

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

LOCATION: Parcel located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road ; S5, T9S, R14E; Ward 9, District 14

SIZE: 2.81 acres



GENERAL NOTES:
 ZONING: G2 - COMMERCIAL
 STREET: EXISTING ASPHALT HIGHWAY WITH OPEN DITCH
 SEWER: NO EXISTING SANITARY SEWER SERVICE
 WATER: BAYOU LIBERTY WATER ASSOCIATION
 ELECTRIC: CLECO POWER
 GAS: ANIOS ENERGY
 BELLPHONE: BELLSOUTH
 TELEPHONE: ST. TAMMANY FIRE DISTRICT 1
 FIRE DEPT.:

FLOOD ZONE NOTES:
 F.I.R.M. PANEL: 225205-0420-E (4-21-1999)
 FLOOD ZONE: C
 ADJACENT BASE FLOOD ELEV.: 11.0'
 INUNDATION ELEVATION: N/A
 THE BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE ENGINEERING DEPARTMENT.
**** BASIS OF BEARING:**
 THE LINE COMMON TO SECTIONS 5, 37 AND 38 FROM REF. MAP 2.

NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTING UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
 NO ATTEMPT HAS BEEN MADE BY R. JAMES TATUM, INC. TO VERIFY TITLE, ACTUAL, LEGAL, OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

REFERENCE MAPS:

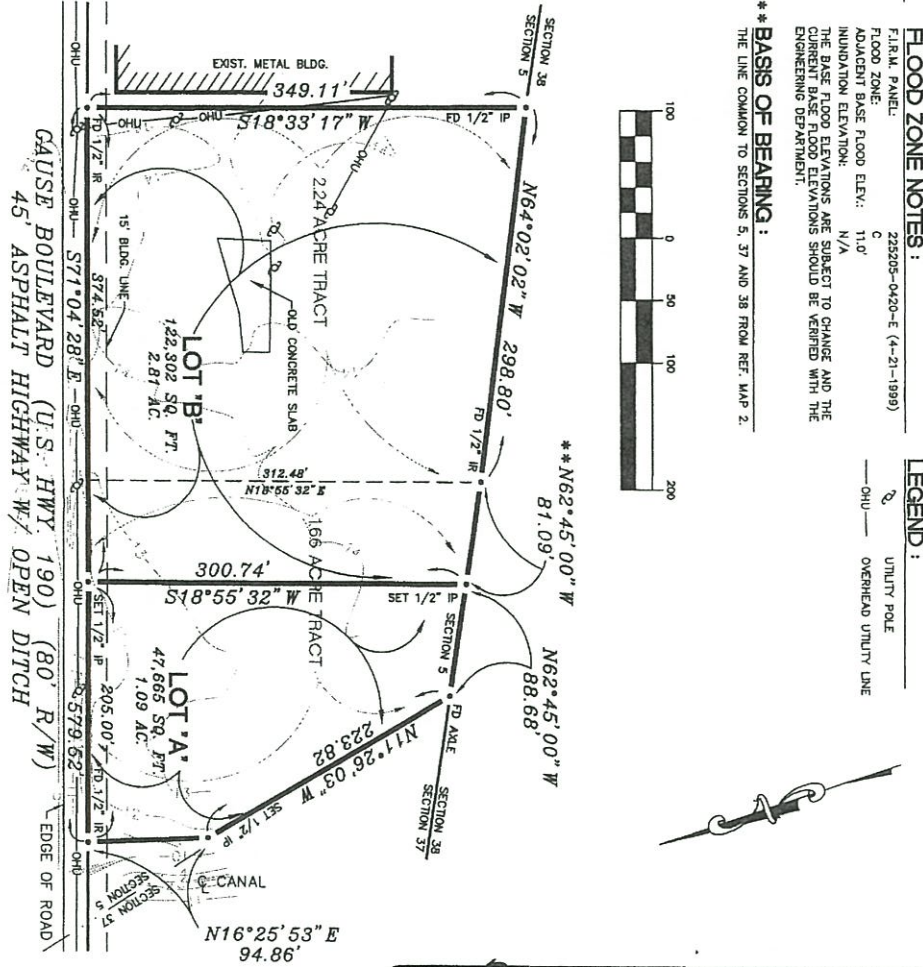
1. MAP SHOWING SURVEY OF A 2.24 ACRE TRACT, LYN GOODWIN, BY T. W. BORKER, AND DATED 9-08-80.
2. MAP SHOWING SURVEY OF A 1.659 ACRE TRACT, FOR DR. AND MRS. MILAZO, BY A. A. LOVELL, AND DATED 9-05-85.
3. MAP SHOWING SURVEY OF A 2.2410 ACRE TRACT, FOR ALBERTH TOMAS, BY T. V. BURKES & ASSOCIATES, INC., AND DATED 1-25-85.

22-858-20
 2016-4-20

CERTIFICATION:
 I CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, AND FOR RECORD PURPOSES, EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. I ALSO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL ACTS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART 14, CHAPTER 25.
 THIS IS TO CERTIFY THAT THE MAP IS MADE IN ACCORDANCE WITH LA REVERSED STATUTES 33:5051 ET SEQ. AND ALSO CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



R. JAMES TATUM, P.E./P.L.S. DATE 1.17.27
 6920 NORTH MERCHANT COURT
 BATON ROUGE, LA 70809
 (225) 752-5555 (FAX) 752-5556



APPROVED:
 SECRETARY OF PLANNING COMMISSION DATE
 Ron Keller
 PARISH ENGINEER DATE
 Pamela O. Beach
 CLERK OF COURT DATE
 1-25-2007 4392 B
 DATE FILED FILE NO.

MAP SHOWING RESUBDIVISION
 OF A
 166 ACRE TRACT AND A
 2.24 ACRE TRACT
 INTO
LOTS "A" AND "B"
NICHOLAS MILAZO PROPERTY
 LOCATED IN SECTION 5, TOWNSHIP 9 SOUTH,
 RANGE 14 EAST, GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA
 FOR
NICHOLAS AND MARILYN MILAZO

LOCATION: 1931 GAUSE BLVD., SUITE 1A
 DATE: 01-17-07 TOTAL AREA: 193,987 SQ. FT. (4.50 AC.)
 SCALE: 1"=100' DRAWN BY: TMO CHECKED BY: RJT
 CADD: BA-Z-VAR2006/2006112/20061125E.DWG W.A. # 206-112 SHEET: 1 OF 1

TATUM BATON ROUGE, LOUISIANA
 ENGINEERS & SURVEYORS

37

T8-R14E

32

2016-458-ZC

NC-4

HC-2

SLIGHTS

37

5

190

HC-1

T9-R14E

PARISH

BATISTE APT

A-2

38

BANNER

2

A-4 MORGAN

ELIZABETH

0 300 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-458-ZC
Posted: 11/16/2016

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP - Jeffrey D. Schoen
OWNER: Dr. Nick & Mrs. Marilyn Milazo - Dr. Nick & Mrs. Marilyn Milazo
REQUESTED CHANGE: From HC-1 Highway Commercial District to HC-2 Highway Commercial District
LOCATION: Parcel located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road ; S5, T9S, R14E; Ward 9, District 14
SIZE: 2.81 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal Road Surface:3 Lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, West with corresponding use and zone descriptions.

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial Infill - New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 Highway Commercial District to HC-2 Highway Commercial District. This site is located on the south side of Gause Blvd West, east of Camp Salmen Road, west of Banner Road.

Note that the property was zoned C-2 Highway Commercial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

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