

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5748

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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 NORTH SIDE OF BROWNSWITCH ROAD, EAST OF PEARL STREET, WEST OF ST. LOUIS STREET, LOTS 1 TO 6, SQUARE 6, OZONE PINES SUBDIVISION, BEING 1100 BROWNSWITCH ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.03 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 8, DISTRICT 9). (2016-459-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-459-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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2016-459-ZC

SIX CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as OZONE PINES SUBDIVISION, per plan by H. G. Fritchie, dated March 25, 1955, filed in the office of the Clerk of Court, St. Tammany Parish, Louisiana, under Map File No. 131-A. And according to said plan, said lots are designated as LOTS 1 through 6, inclusive, of SQUARE 6 and are located and measure as follows:

Said Lots 1 through 6 adjoin each other in sequence and each measures 50 feet front on Brown Switch Road, same width in the rear, by a depth of 150 feet between equal and parallel lines. Said Lot 1 lies nearest to, and forms the corner of, Brown Switch Road and St. Louis Street, having a depth and front on St. Louis Street of 150 feet. Said Lot 6 lies nearest to, and forms the corner of, Brown Switch Road and Pearl Street, having a depth and front on Pearl Street of 150 feet.

Case No.: 2016-459-ZC

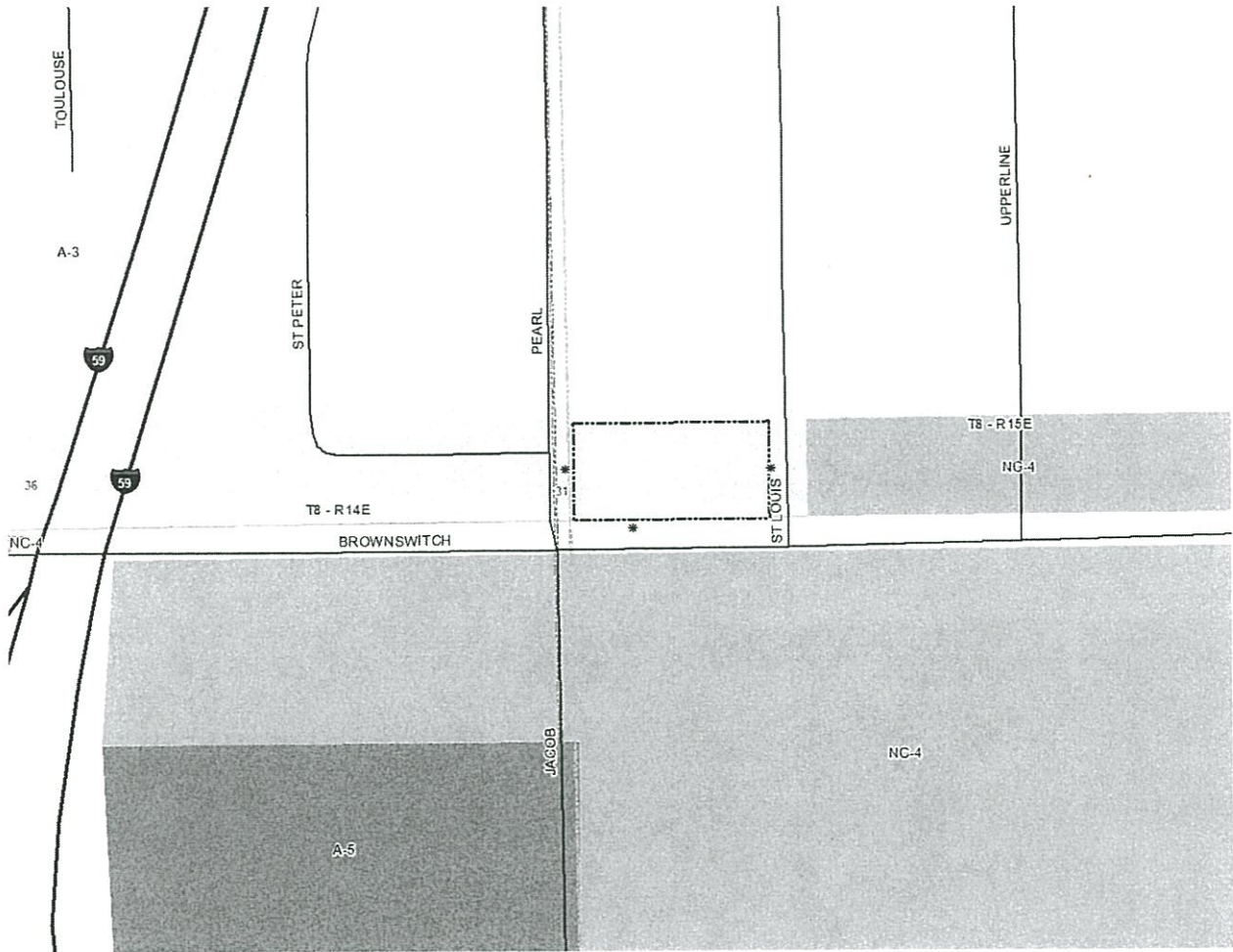
PETITIONER: Truett B. Carter

OWNER: Truett B. Carter

REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of Brownswhich Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownswhich Road, Slidell; S31, T8S, R15E; Ward 8, District 9

SIZE: 1.03 acres



1320.0' WEST 2530 3631 2021.31 EAST

DRAINAGE CANAL

LATERAL L-P-5

RENCH BENCH

23	24	25	26	27	28	29	30
13	12	11	10	9	8	7	6
5	4	3	2	1			

2019	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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19	18	17	16	15	14	13	12	11	10	9
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2016-459-20

22	23	24	25
16	15	14	13
10	9	8	7
5	4	3	2
1			

23	24	25
16	15	14
10	9	8
5	4	3
1		

23	24	25
16	15	14
10	9	8
5	4	3
1		

23	24	25
16	15	14
10	9	8
5	4	3
1		

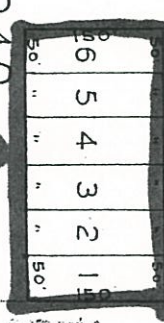
23	24	25
16	15	14
10	9	8
5	4	3
1		

23	24	25
16	15	14
10	9	8
5	4	3
1		

23	24	25
16	15	14
10	9	8
5	4	3
1		

23	24
16	15
10	9
5	4
1	

BROWNS SWITCH ROAD



MAP OF

APPROVED BY ST. TAMMANY PARISH POLICE JURY

2016-459-ZC

PEARL

A-3

ST PETER

T8 - R14E

36

T8 - R15E

31

BROWNSWITCH

ST LOUIS

JACOB

NC-4

A-5

0 200 Feet

N



ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-459-ZC
Posted: 11/16/2016

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Truett B. Carter

OWNER: Truett B. Carter

REQUESTED CHANGE: From A-3 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of Brownswhich Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownswhich Road, Slidell; S31, T8S, R15E; Ward 8, District 9

SIZE: 1.03 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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	Residential	A-3 Suburban District
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to HC-2 Highway Commercial District. This site is located on the north side of Brownswhich Road, east of Pearl Street, west of St. Louis Street, lots 1 to 6, Square 6, Ozone Pines Subdivision, being 1100 Brownswhich Road, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. The zoning change is being requested in order to bring the existing building in compliance with the appropriate zoning. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

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