

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5497

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GROBY

SECONDED BY: MR. BELLISARIO

ON THE 3 DAY OF DECEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 25, NORTH OF MP PLANCHE ROAD, SOUTH OF LAKE RAMSEY ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.193 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT), NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) & RO (RURAL OVERLAY) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) & RO (RURAL OVERLAY), (WARD 3, DISTRICT 3). (2015-18-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-18-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-2 (Suburban District), NC-4 (Neighborhood Institutional District) & RO (Rural Overlay) to an HC-2 (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 as HC-2 (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 present A-2 (Suburban District), NC-4 (Neighborhood Institutional District) & RO (Rural Overlay) to an HC-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 14 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

_____, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 26 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

2015-18-ZC

Legal Description PARCEL A

A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section corner common to Sections 17, 18, 19 and 20, Township 6 South, Range 11 East, and measure North 00°35'00" West a distance of 2,538.00 feet; Thence North 23° 45'00" West a distance of 153.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure
South 89°45'00" West a distance of 252.59 feet to a point;
Thence North 08°11'35" West a distance of 213.81 feet to a point;
Thence North 89°52'58" East a distance of 170.93 feet to a point
Thence North 89°52'58" East a distance of 29.86 feet to a point on
the Western Right of Way of La. Hwy. 25; Thence along said Western Right of Way;
South 29°58'27" East a distance of 84.28 feet to a point; Thence South
29°24'00" East a distance of 158.20 feet to a point; Thence leaving said Western
Right of Way South 89°51'02" West a distance of 37.51 feet to the POINT OF
BEGINNING, and containing 51,963.5 square feet or 1.193 acre(s) of land, more or
less.

Case No.: 2015-18-ZC

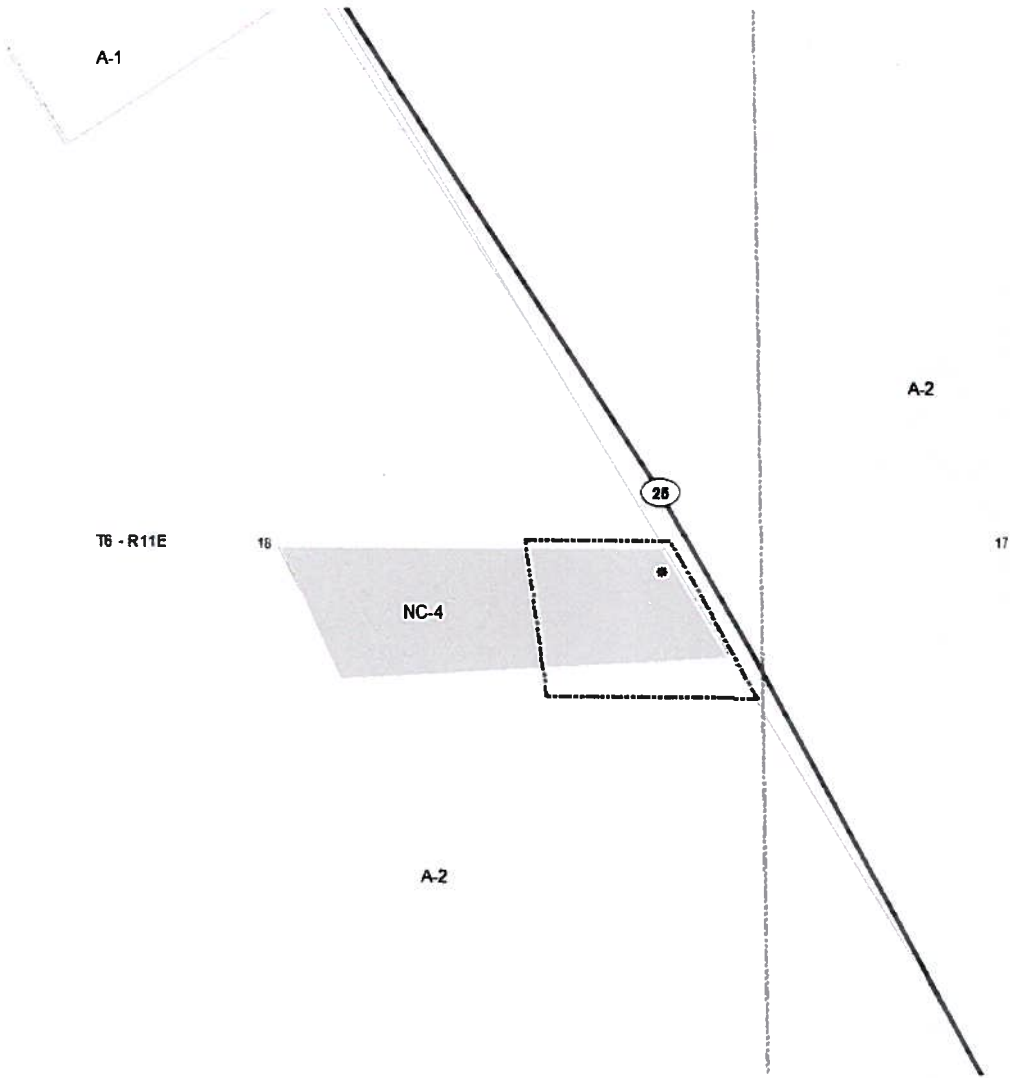
PETITIONER: Council Motion

OWNER: Betty R. Booth & Betty J. Booth Thibodeaux

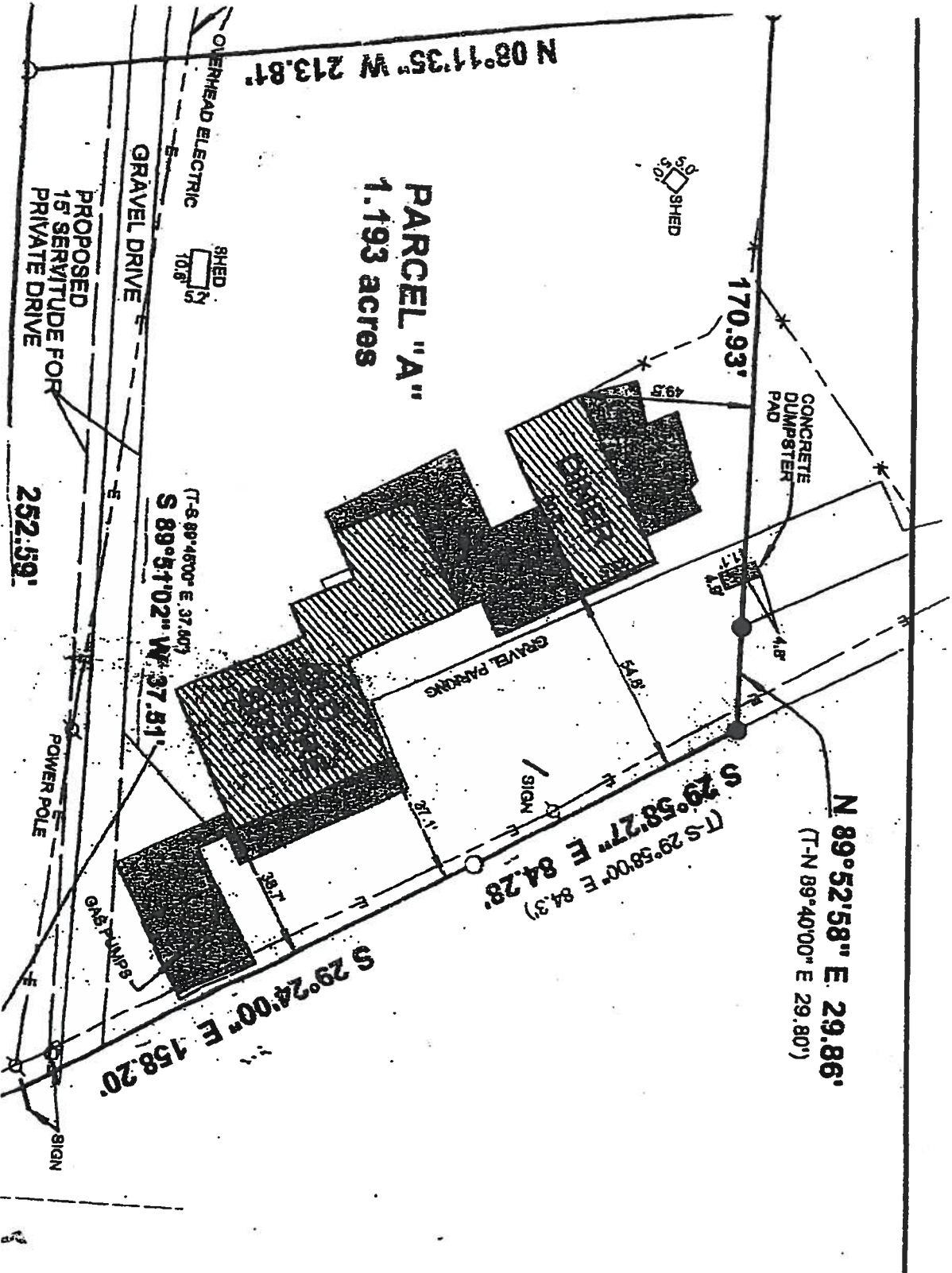
REQUESTED CHANGE: From A-2 Suburban District, NC-4 Neighborhood Institutional District, RO Rural Overlay to HC-2 Highway Commercial District (1.193 acres, RO Rural Overlay)

LOCATION: Parcel located on the west side of LA Highway 25, north of MP Planche Road, south of Lake Ramsey Road; S18, T6S, R11E; Ward 3, District 3

SIZE: 1.193 acres



2015-18-20



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 10/26/2015
Case No.: 2015-18-ZC
Posted: 10/21/15

Meeting Date: 11/4/2015
Determination: Amended (1.193 acres to HC-2)

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Betty R. Booth & Betty J. Booth Thibodeaux

REQUESTED CHANGE: From A-2 Suburban District, NC-4 Neighborhood Institutional District, RO Rural Overlay to HC-2 Highway Commercial District, RO Rural Overlay

LOCATION: Parcel located on the west side of LA Highway 25, north of MP Planche Road, south of Lake Ramsey Road; S18, T6S, R11E; Ward 3, District 3

SIZE: 6.22 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-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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.

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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District, NC-4 Neighborhood Institutional District, RO Rural Overlay to HC-2 Highway Commercial District, RO Rural Overlay. This site is located on the west side of LA Highway 25, north of MP Planche Road, south of Lake Ramsey Road. The 2025 future land use plan calls for the front of the parcel to be developed with commercial uses and the rear of the parcel as a planned district with residential uses including conservation areas. Staff feels that there is no compelling reason to increase the intensity of the zoning considering that the site is surrounded by undeveloped land zoned A-2 Suburban District.

Note that the site is currently developed with a small grocery store and it was previously zoned C-2 Highway Commercial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District be denied.