

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4807

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 12 DAY OF JULY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 36, EAST OF ST. LANDRY STREET, BEING 20339 HIGHWAY 36, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL 37,270 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 3, DISTRICT 2) (ZC12-05-036)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-05-036, 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 NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

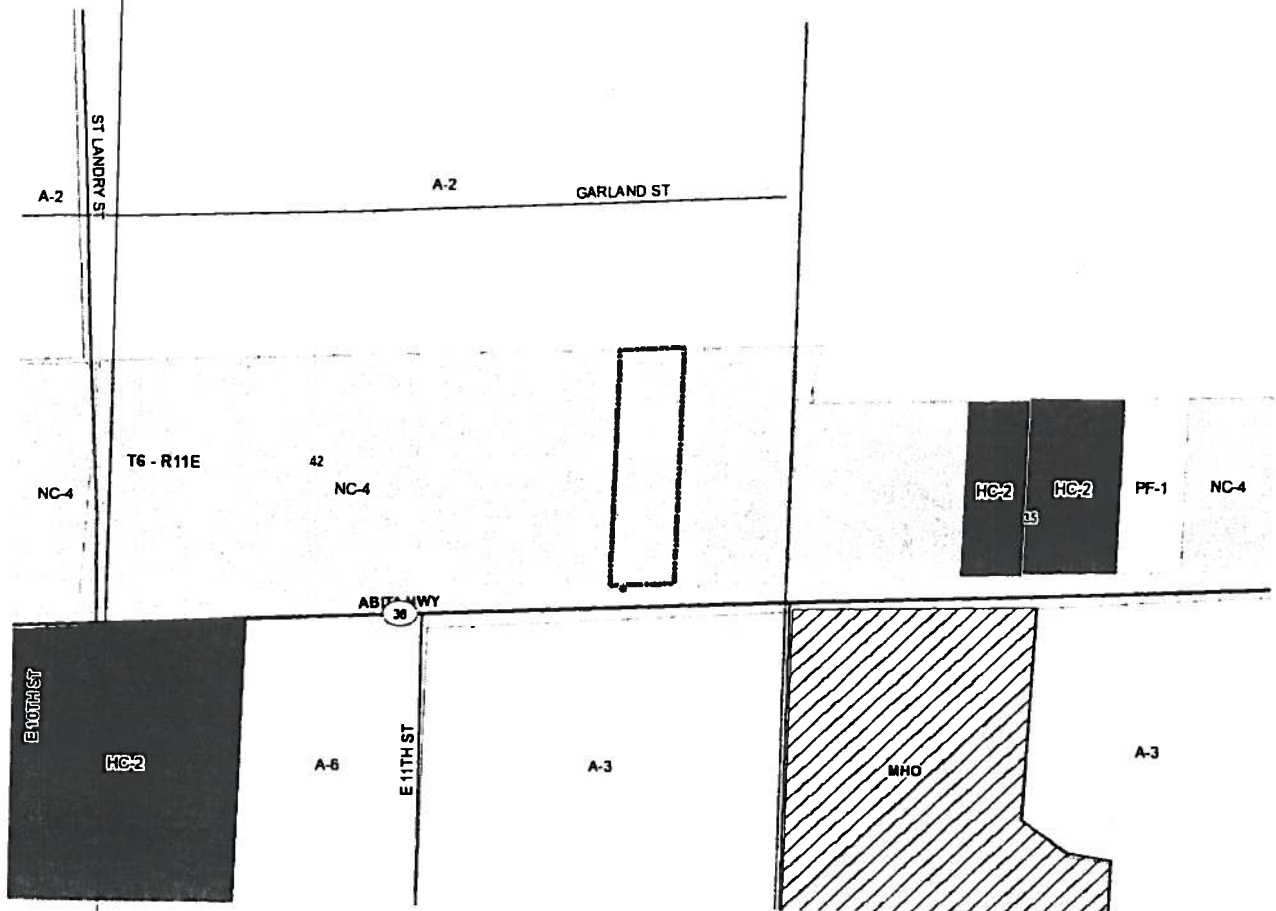
Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-05-036**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED IN THE PARISH OF ST. TAMMANY, AND BEING A PART OF LOT 4, BLOCK 10, GARLAND'S COVINGTON AND CLAIBORNE ADDITION OF SEC. 42, T 6 S, R 11 E, ST. TAMMANY PARISH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF ST. LANDRY STREET AND LA. HIGHWAY 36, RUN NORTH 85 DEGREES 59 MINUTES EAST 287.0 FEET TO A POINT, THENCE NORTH 85 DEGREES 47 MINUTES EAST 400.0 FEET TO A POINT, THENCE NORTH 00 DEGREES 30 MINUTES WEST 15.0 FEET TO A POINT, THENCE CONTINUE NORTH 00 DEGREES 30 MINUTES WEST 372.8 FEET TO A POINT, THENCE NORTH 85 DEGREES 50 MINUTES EAST 100.0 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE NORTH 85 DEGREES 50 MINUTES EAST 100.0 FEET TO A POINT, THENCE SOUTH 00 DEGREES 30 MINUTES EAST 372.6 FEET TO A POINT, THENCE SOUTH 85 DEGREES 47 MINUTES WEST 100.00 FEET TO A POINT, THENCE NORTH 00 DEGREE 30 MINUTES WEST 372.7 FEET TO THE POINT OF BEGINNING.

**CASE NO.:** ZC12-05-036  
**PETITIONER:** Albert Aparicio, Jr.  
**OWNER:** Albert and Susan D. Aparicio  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of LA Highway 36, east of St. Landry Street, being 20339 Highway 36, Covington; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 37,270 sq.ft.

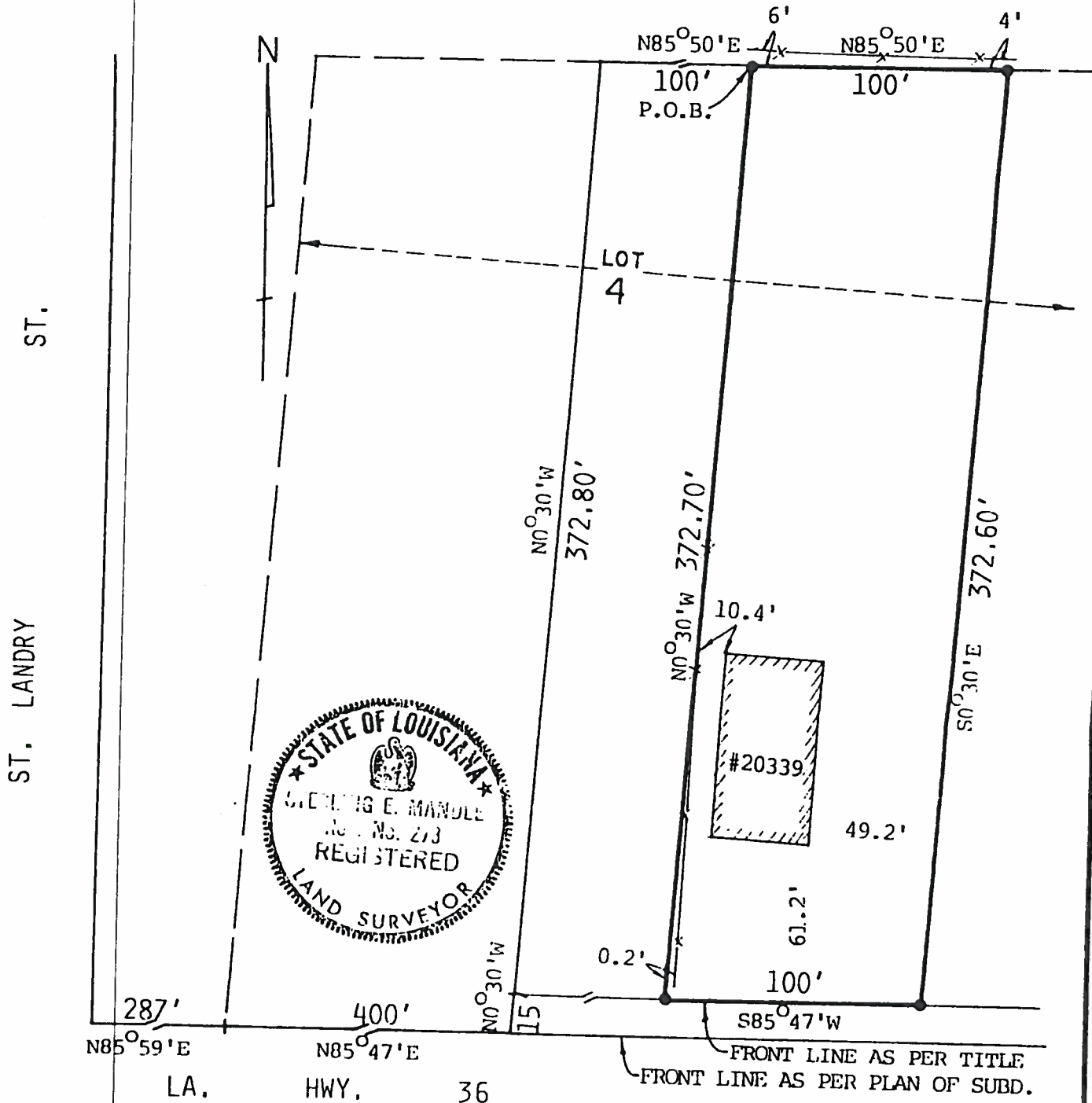


GARLAND'S COVINGTON & CLAIBORNE ADDITION, PART OF LOT 4  
 SECTION 42, T 6 S, R 11 E  
 ST. TAMMANY PARISH, LA.

2012-05-03/0

GARLAND

ST. (SIDE)



THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.I.A. FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED IN FLOOD ZONE C. Community #225205, Panel #230, Suffix C, 10/17/89.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO ENCROACHMENTS EXIST ACROSS ANY OF THE PROPERTY LINES EXCEPT AS SHOWN.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

April 18, 1995

SURVEY CERTIFIED CORRECT TO Delta Bank and Trust Co.

(Class C Survey) Scale 1" = 60'

BY:

**MANDLE SURVEYING, INC.**  
 LAND SURVEYORS METAIRIE, LA.

● Denotes Iron Rod

# Administrative Comment

## ZONING STAFF REPORT

**Date:** May 29, 2012

**Case No.:** ZC12-05-036

**Prior Action:** Tabled (05/01/12)

**Posted:** 05/10/12

**Meeting Date:** June 5, 2012

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Albert Aparicio, Jr.  
**OWNER:** Albert and Susan D. Aparicio  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of LA Highway 36, east of St. Landry Street, being 20339 Highway 36, Covington; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 37,270 sq.ft.

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane, Asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Undeveloped	A-3 Suburban District
East	Commercial	NC-4 Neighborhood Institutional District
West	Commercial	NC-4 Neighborhood Institutional District

#### EXISTING LAND USE:

**Existing development?** Yes

**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.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The site is located on the north side of LA Highway 36, east of St. Landry Street, being 20339 Highway 36, Covington. The 2025 Future Land Use Plan calls for commercial development in this area. There is an existing office warehouse located on the site. Staff feels that the request to rezoned to HC-2 is too intense for the surrounding residential and neighborhood commercial zoning.

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

#### STAFF RECOMMENDATION:

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