

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4817

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 RONALD REAGAN HIGHWAY, WEST OF PENN MILL ROAD, BEING 15319 RONALD REAGAN HIGHWAY, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 3, DISTRICT 3) (ZC12-06-052)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-052, 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-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

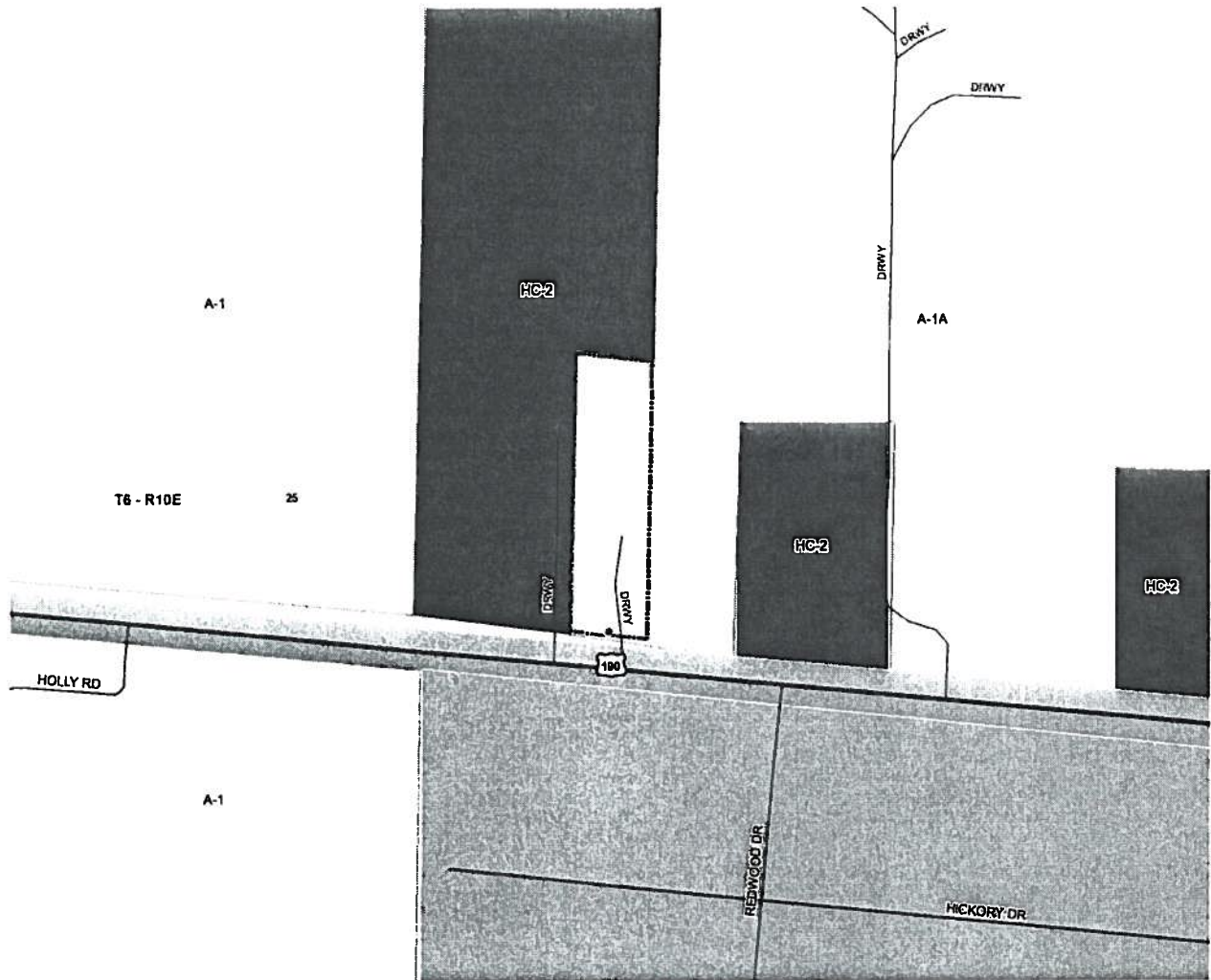
ZC12-06-052

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 25, Township 8 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Louisiana, described in accordance with a survey by Edward J. Murphy, dated December 17, 1982, a copy of which is attached hereto and nude part hereof, as follows, to-wit

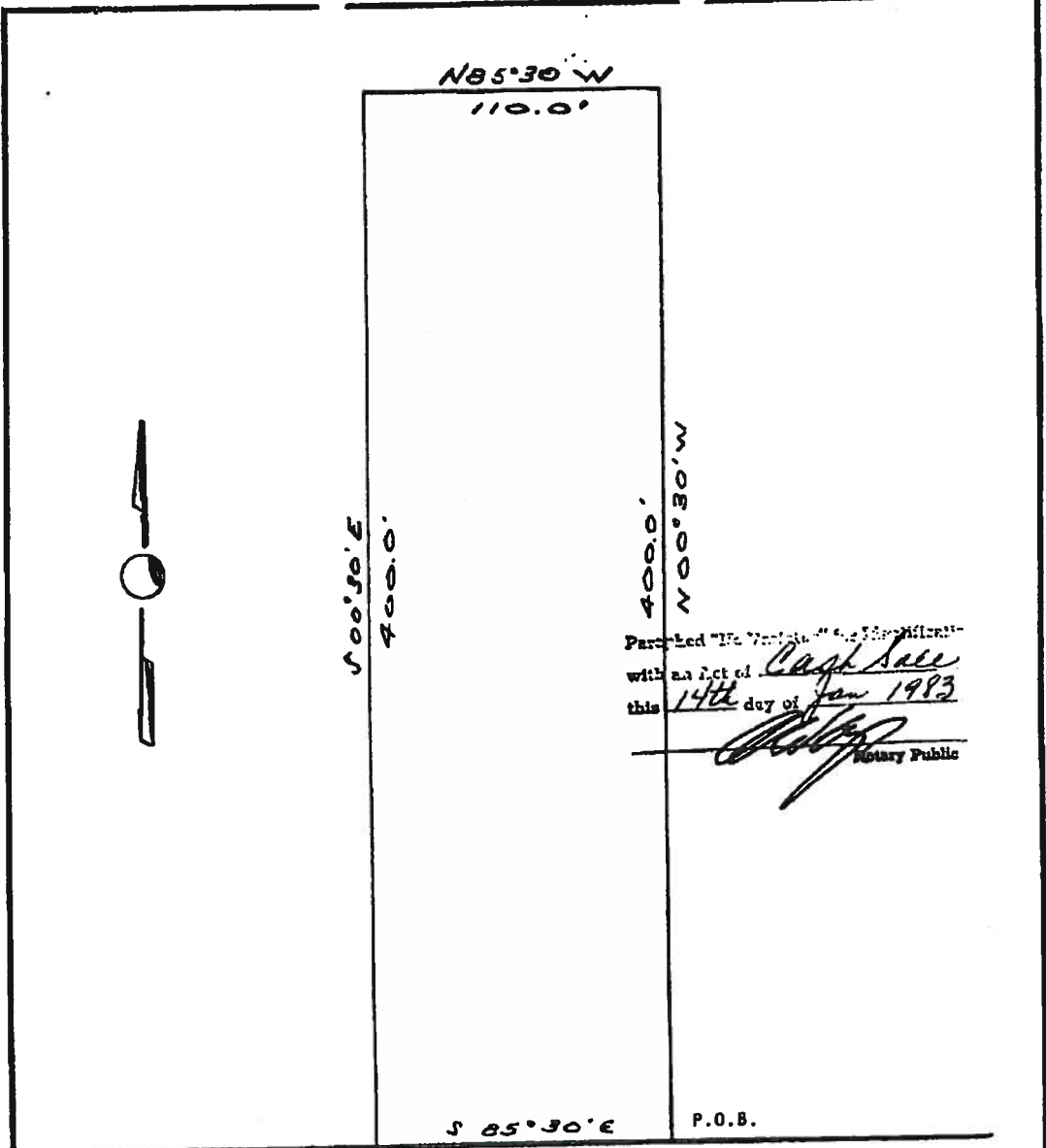
From the Quarter Section corner between Section 25, Township 8 South, Range 10 East, and Section 30, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, go South 00 degrees 15 minutes East 1,514.0 feet; thence go North 85 degrees 30 minutes West 2,337.7 feet to the point of beginning.

From the point of beginning, go North 00 degrees 30 minutes West 400 feet to a point; thence go North 85 degrees 30 minutes West 110.0 feet; thence go South 00 degrees 30 minutes East 400 feet to an iron situated on the north side of U.S. Highway 190; thence go along the north side of U. S. Highway 190 South 85 degrees 30 minutes East 110 feet to an Iron set and the point of beginning.

CASE NO.: ZC12-06-052
REQUESTED CHANGE: From A-1A (Suburban District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the north side Ronald Reagan Highway, west of Penn Mill Road, being 15319 Ronald Reagan Highway, Covington; S25,T6S,R10E; Ward 3, District 3
SIZE: 1 acre



2012-06-052



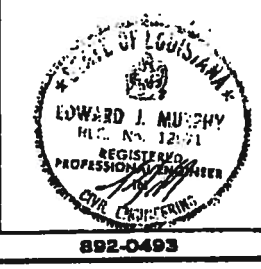
Part of the "The [unclear] and [unclear]"
 with an Act of Cash Sale
 this 14th day of Jan 1983
 [Signature]
 Notary Public

U.S. 190 110.0' COVINGTON - HAMMOND HWY.

The point of beginning is located South 0 degrees 15 minutes East 1514.0 feet and North 85 degrees 30 minutes West 2337.7 feet from the Quarter Section Corner between Section 25, Township 6 South, Range 10 East and Section 30, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

ED. MURPHY, SURVEYOR

SURVEY PREPARED FOR: CASERTA'S STUMP REMOVAL, INC.		
PROPERTY SURVEYED: 1.0 Acre located in Lot No. 8, Section 25,		
Township 6 South, Range 10 East, St. Tammany Parish		
Reference: C. R. Schultz survey dated 2/13/42		
DATE: 12/17/82	SCALE: 1" = 30'	NO:
306 SOUTH JAHNCKE AVE., COVINGTON, LA.		



Administrative Comment

ZONING STAFF REPORT

Date: May 29, 2012

Case No.: ZC12-06-052

Posted: 5/10/2012

Meeting Date: June 5, 2012

Determination: Approved

GENERAL INFORMATION

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

LOCATION: Parcel located on the north side Ronald Reagan Highway, west of Penn Mill Road, being 15319 Ronald Reagan Highway, Covington; S25,T6S,R10E; Ward 3, District 3

SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	Commercial	HC-3 Highway Commercial
South	Residential	City of Covington
East	Undeveloped	A-1A Suburban District
West	Commercial	HC-2 Highway Commercial

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 A-1A (Suburban District) to HC-2 (Highway Commercial District). The site is located on the north side Ronald Reagan Highway, west of Penn Mill Road, being 15319 Ronald Reagan Highway, Covington. The 2025 Future Land Use Plan calls for commercial development in the area. There is an existing commercial business on the site, which has been in operation for several years.

STAFF RECOMMENDATION:

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