# ST. TAMMANY PARISH COUNCIL

ORDI	NANCE
ORDINANCE CALENDAR NO: <u>5602</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>DEAN/BRISTER</u>	PROVIDED BY: <u>DEVELOPMENT</u>
INTRODUCED BY: MR. TOLEDANO	SECONDED BY: MR. BELLISARIO
ON THE $\underline{2}$ DAY OF $\underline{\text{JUNE}}$ , $\underline{2016}$	
OF ST. TAMMANY PARISH, L PARCEL LOCATED ON THE 59, SOUTH OF LOTUS STRE AND WHICH PROPERTY CO ACRES OF LAND MORE OR (SUBURBAN DISTRICT) TO A	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN EAST SIDE OF LA HIGHWAY ET, NORTH OF VIOLA STREET OMPRISES A TOTAL OF 1.84 LESS, FROM ITS PRESENT A-3 AN NC- 6 (PUBLIC, CULTURAL EICT), (WARD 4, DISTRICT 5).
with law, <u>Case No. 2016-209-ZC</u> , has recomme Louisiana, that the zoning classification of the about	Parish of St. Tammany after hearing in accordance nded to the Council of the Parish of St. Tammany, ove referenced area be changed from its present A-3 nd Recreational District) see Exhibit "A" for complete
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
· · · · · · · · · · · · · · · · · · ·	has found it necessary for the purpose of protecting ignate the above described property as NC- 6 (Public,
THE PARISH OF ST. TAMMANY HEREBY	ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the present A-3 (Suburban District) to an NC- 6 (Publi	above described property is hereby changed from its c, Cultural and Recreational District).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified	arish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinance	es in conflict herewith are hereby repealed.
· · · · · · · · · · · · · · · · · · ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end ed to be severable.
EFFECTIVE DATE: This Ordinance shall become	ome effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SU FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	

NAYS: \_\_\_\_\_

ABSTAIN:	
ABSENT:	
	DULY ADOPTED AT A REGULAR MEETING OF THE ULY , 2016; AND BECOMES ORDINANCE COUNCIL
	MARTY DEAN, COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	
	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: MAY 26, , 2016	
Published Adoption:, <u>2016</u>	
Delivered to Parish President:,	2016 at
Returned to Council Clerk:, <u>20</u>	<u>16</u> at

# 2016-209-ZC

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, and described as 1.84 acres situated in the NW 1/4 of the NW 1/4 of Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, by Plat No. 4444 of Wilson-Pope, Inc. Surveyors, dated October 17, 1989; revised July 11, 1997, a copy of which is attached hereto and made a part hereof.

Commence at the NE corner of Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, thence run South 0 degrees 10 minutes West 20.0'. Thence run South 89 degrees 52 minutes 24 seconds East a distance of 1939.60 feet to the NE corner of the 1.84 acre tract donated.

Thence run South 24 degrees 33 minutes 0 seconds West 221.04'; Thence south 89 degrees 45 minutes 00 seconds West 399.62' to the east line of Highway 59. Thence North 24 degrees 33 minutes 00 seconds East 221.99' to Lotus Street (formerly Pine Street). Thence North 88 degrees 52 minutes 24 seconds East 399.52' along Lotus Street to the point of beginning.

Case No.: 2016-209-ZC

PETITIONER: Rene' E. Thorne

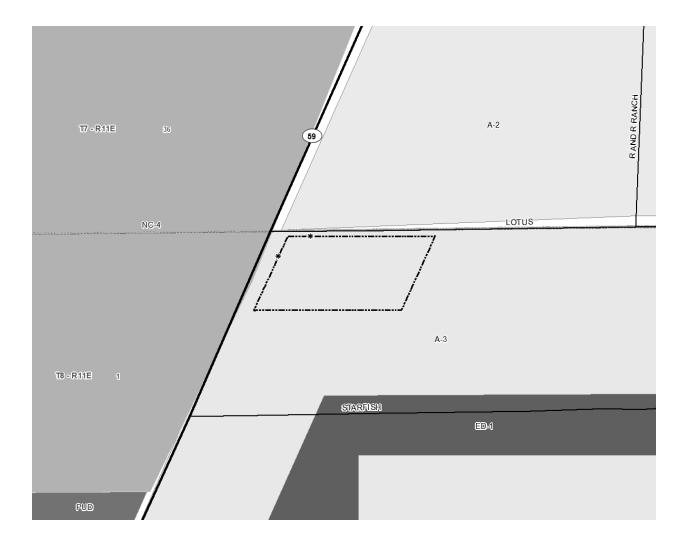
**OWNER:** Gerardine Prieto

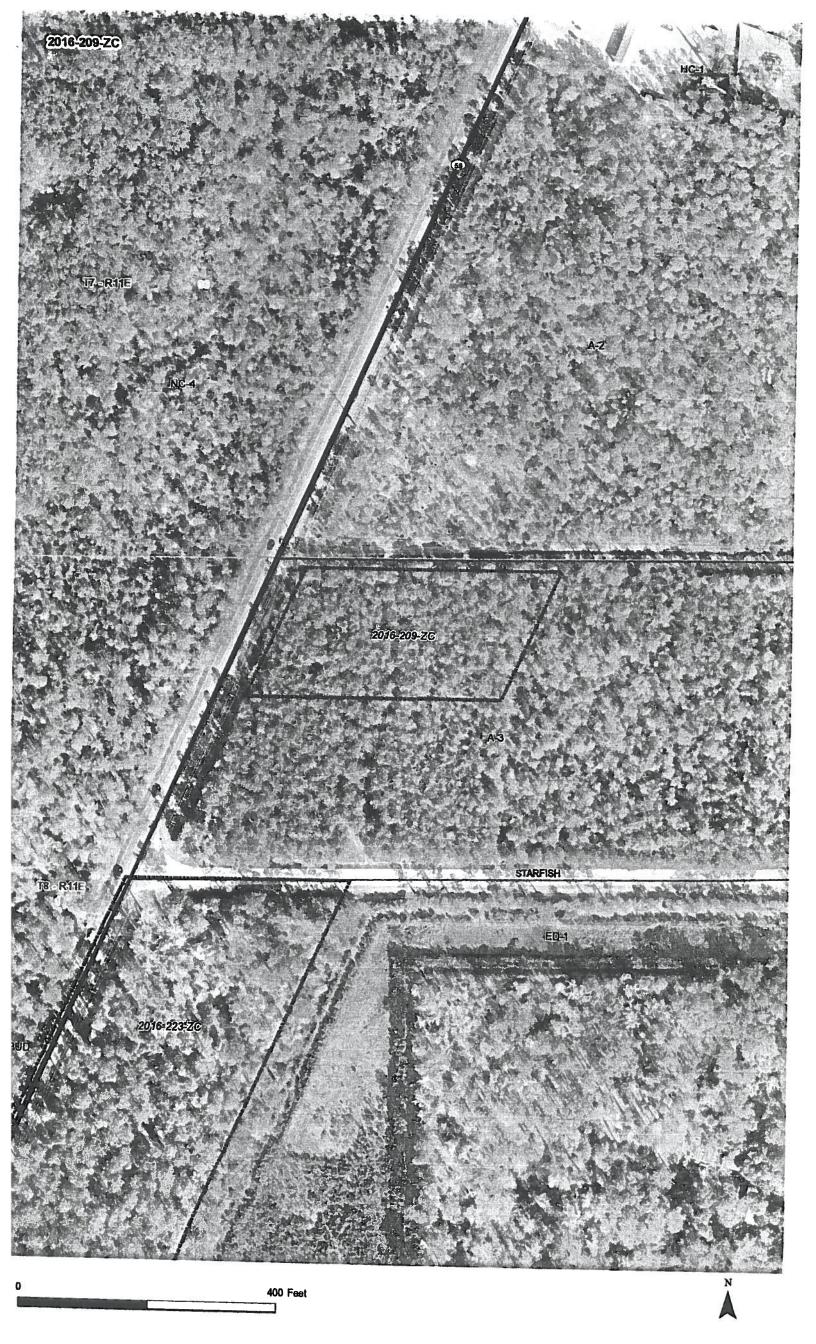
**REQUESTED CHANGE:** From A-3 Suburban District to NC-6 Public, Cultural, Recreational District

LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street; S1,

T8S, R11E; Ward 4, District 5

SIZE: 1.84 acres

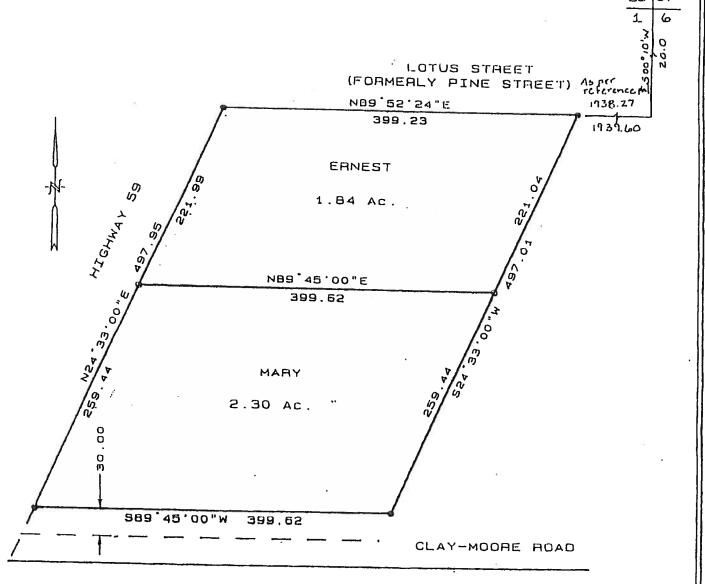




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# LEGAL DESCRIPTION:

A parcel of land located in SECTION 1, TOWNSHIP 8 SOUTH RANGE 11 EAST, according to the survey by Robert A. Berlin, dated January 29, 1962, St. Tammany Parish.



CERTIFIED TO: J. ERNEST PAIETO MARY P. GOLDEN

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

CLASS/TYPE	*c*	CPN: 225205 2045 C
BOUNDARY	BE NAL DE	FIRM DATE:
FORMBOARDS		ETOM ZONE
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED: 11 JUL 97
JUB NO.	1144	SCALE: 1 inch - 100ft

I. hereby cartify that this plat is based on a physical survey made on thoughthing of in accordance with the the Hinimum Standard physical way requirements for LIA / ASCH Land Title diveys. Denguint to the accuracy atmosphere of a SUBLIGHT No property and the applicable atendance of practic ditted in Lic 48: XXI. Signifure must be in SEC and second by the windereligned for this plat to be sertificed for the plat to be sertificed for the plat to be sertificed.

MEG. No. 4672 REGISTERED PROFESSIONAL

WILSCHIMEDE, INO.
LOUISIANA REGISTERED LAND SURVEYORS NO. 308
1890 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 625-3601 FAX: (304) 828-5626

#### ADMINISTRATIVE COMMENT

# ZONING STAFF REPORT

Date: 4/25/2016

Case No.: 2016-209-ZC Posted: 04/15/2016

Meeting Date: 5/3/2016

Determination: Amended to NC-6

### **GENERAL INFORMATION**

PETITIONER: Rene' E. Thorne

**OWNER:** Gerardine Prieto

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

LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Street, north of Viola Street; S1,

T8S, R11E; Ward 4, District 5

SIZE: 1.84 acres

#### GENERAL INFORMATION

# **ACCESS ROAD INFORMATION**

Type: State

Road Surface: 2 lane asphalt

Condition: Good

# LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<b>Direction</b>	Surrounding Use	Surrounding Zone
North	Undeveloped	A-2 Suburban District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
*** .		

West Undeveloped

NC-4 Neighborhood Institutional District

#### **EXISTING LAND USE:**

Existing development: No

Multi occupancy development: Yes

# **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. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

# **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 east side of LA Highway 59, south of Lotus Street, north of Viola Street. The 2025 future land use plan calls for the front 200 feet of the site, along Hwy 59, to be developed with commercial uses and the remaining 300 foot portion of the site to be developed with residential uses. Staff is not opposed to commercial development in the area; however, a less intense commercial zoning classification would be more appropriate for the site.

Note that before the comprehensive rezoning the front 350 feet of the parcel was zoned C-2 Highway Commercial District.

# STAFF RECOMMENDATION:

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