

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5634

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF JULY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 21, NORTH OF MONEY HILL DRIVE, SOUTH OF ESBON DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 17.15 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 5, DISTRICT 6). (2016-255-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-255-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) 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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF AUGUST , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-255-ZC

Located in Sections 23 and 26 Township 5 South Range 12 East, St. Tammany Parish, Louisiana.

From the $\frac{1}{4}$ Corner common to Sections 23 and 24 Township 5 South Range 12 East, St. Tammany Parish, Louisiana run South 01 degrees 17 minutes East, 314.40 feet; thence South 38 degrees 43 minutes West, 1276.2 feet to the Point of Beginning.

From the Point of Beginning run South 48 degrees 43 minutes 00 seconds East, 400.00 feet to a point; thence South 38 degrees 41 minutes 39 seconds West, 1860.65 feet to a point; thence North 51 degrees 26 minutes 35 seconds West, 399.80 feet to a point; thence North 38 degrees 42 minutes 01 seconds East, 1879.68 feet back to the Point of Beginning.

This tract contains 17.15 Acres as per sketch map prepared by this firm dated April 14, 2016 Survey No. 17394.

Case No.: 2016-255-ZC

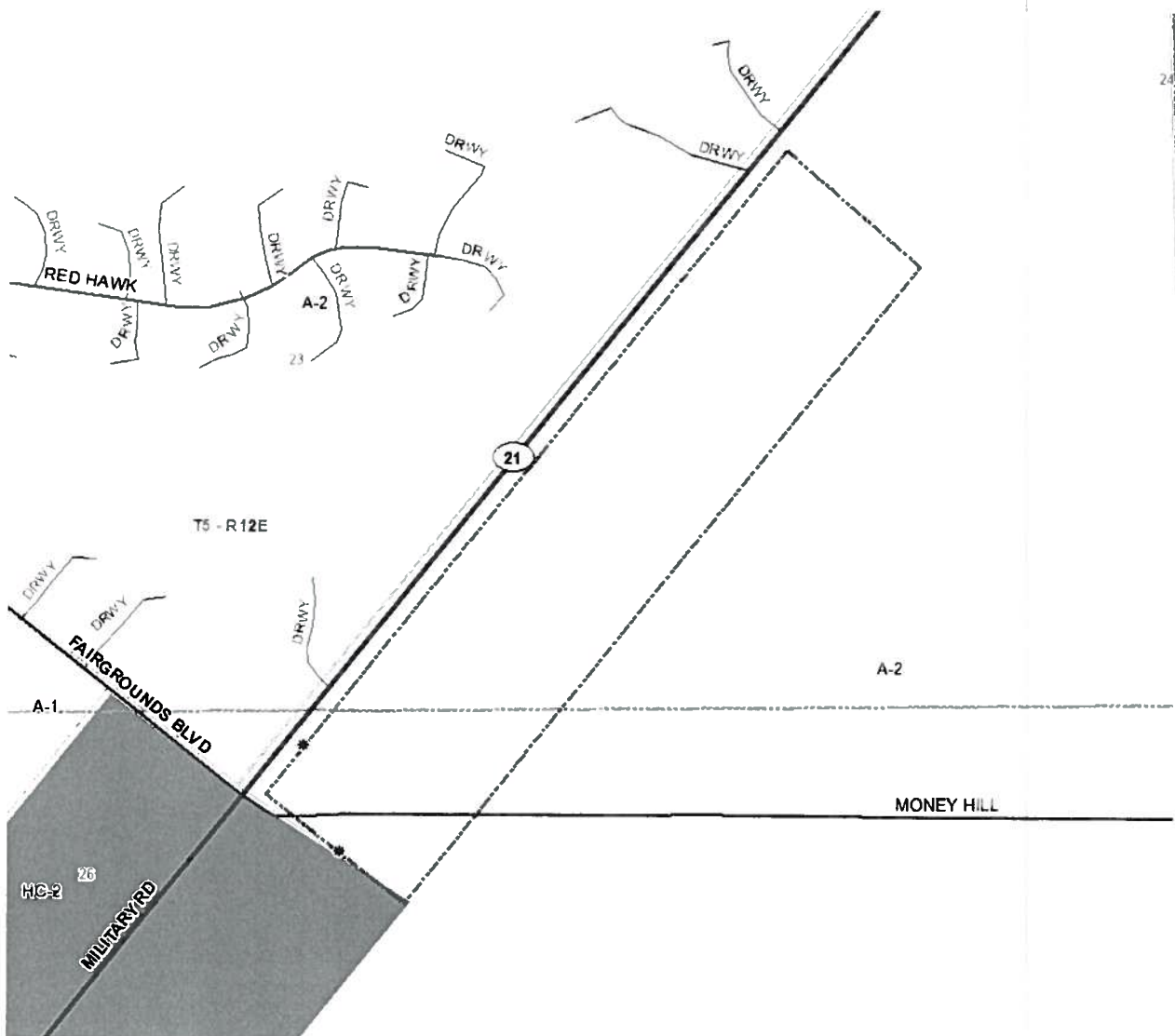
PETITIONER: Jeffrey D. Schoen

OWNER: Money Hill Plantation, LLC

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

LOCATION: Parcel located on the east side of LA Highway 21, north of Money Hill Drive, south of Esbon Drive ; S23 & 26, T5S, R12E; Ward 5, District 6

SIZE: 17.15 acres

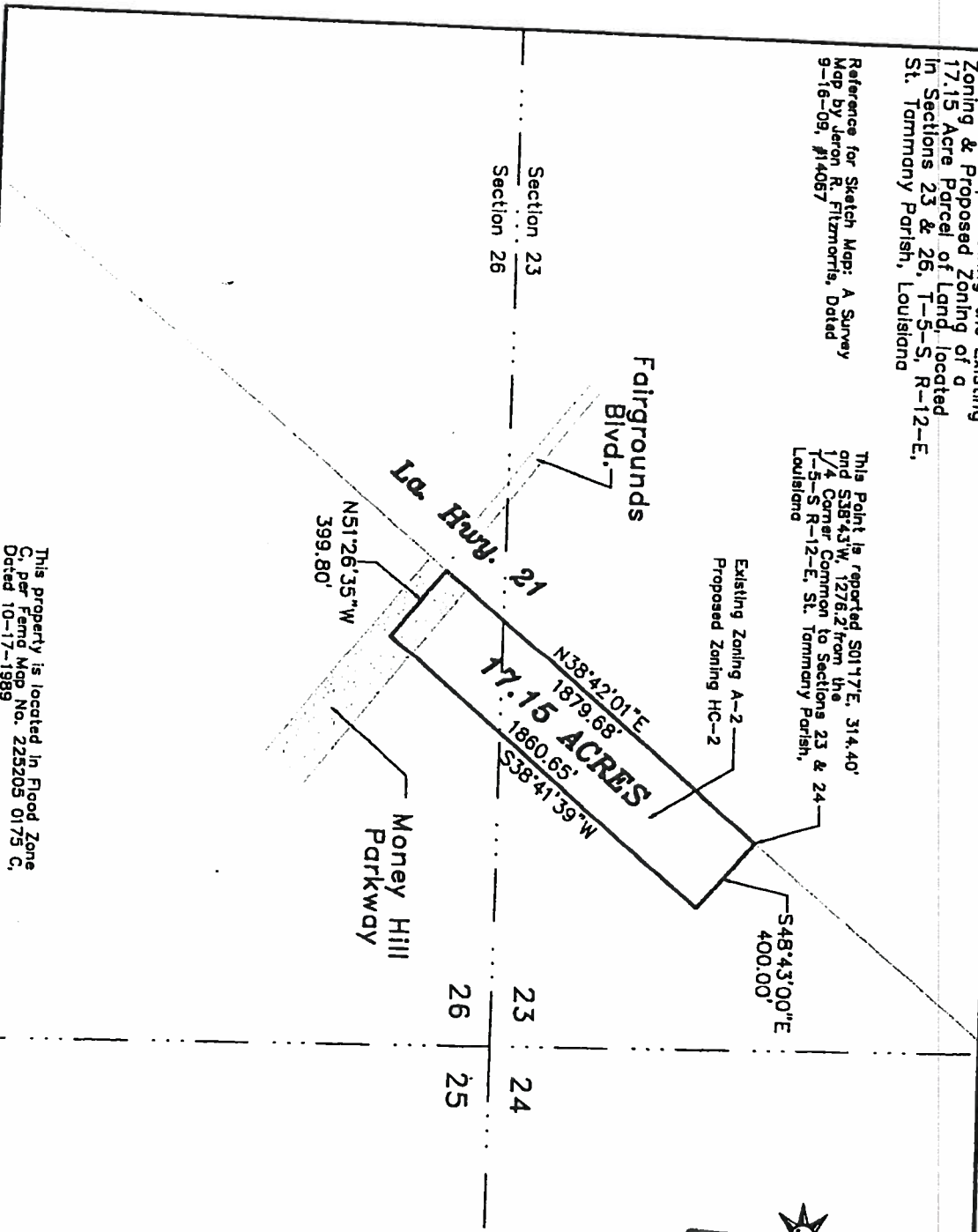


2016 255-ZC

A Sketch Map showing the Existing Zoning & Proposed Zoning of a 17.15 Acre Parcel of Land, located in Sections 23 & 26, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Reference for Sketch Map: A Survey Map by Jaron R. Fitzmorris, Dated 9-16-09, #14087

This Point is reported S01°17'E, 314.40' and S38°43'W, 1276.2' from the 1/4 Corner Common to Sections 23 & 24 T-5-S R-12-E, St. Tammany Parish, Louisiana



This property is located in Flood Zone C, per FEMA Map No. 225205 0173 C, Dated 10-17-1989



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

MAP PREPARED FOR **Money Hill Plantation, LLC**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN Located in Sections 23 and 26, Township 5 South, Range 12 East, St Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL, MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(905) 892-6271 office (905) 898-0355 fax

STATE OF LOUISIANA
BRUCE M. BUTLER, III
 CERTIFIED CORRECTOR
 PROFESSIONAL
Bruce M. Butler, 4-15-2016
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 489

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-255-ZC
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen

OWNER: Money Hill Plantation, LLC

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

LOCATION: Parcel located on the east side of LA Highway 21, north of Money Hill Drive, south of Esbon Drive ; S23 & 26, T5S, R12E; Ward 5, District 6

SIZE: 17.15 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	Residential & pond	A-2 Suburban District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	A-2 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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 to HC-2 Highway Commercial District. This site is located on the east side of LA Highway 21, north of Money Hill Drive, south of Esbon Drive. The 2025 future land use plan calls for the area to be developed as a planned district including residential uses and conservation areas. Staff acknowledges the presence of HC-2 zoning, just south of Money Hill Drive; however, no commercial development has been taking place in the area since the rezoning was approved, through the comprehensive zoning. At this time, staff does not see any compelling reasons to recommend approval of the requested zoning change to allow for any additional commercial zoning in the area.

Note that a zoning change to HC-2 was submitted for the same site, during the comprehensive rezoning; however, it was not approved by the Council. Prior to the comprehensive rezoning, the site was zone R Rural Zoning District.

STAFF RECOMMENDATION:

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