

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5603 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF JUNE , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF HIGHWAY 59, SOUTH OF MARION LANE AND NORTH OF KOOP DRIVE, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 6.094 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-2 (INDUSTRIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) , (WARD 4, DISTRICT 5).(2016-210-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-210-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 I-2 (Industrial 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 I-2 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-210-ZC

A CERTAIN PARCEL OF GROUND, situated in Section 24, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the northeast corner of Sec. 24, T-7-S, R-11-E, run south 00 degrees, 10 minutes, 22 seconds, west a distance of 1,318.99 feet; thence, north 89 degrees, 20 minutes, 44 seconds, west a distance of 66.86 feet; thence, south 01 degrees, 38 minutes, 08 seconds, east a distance of 720.02 feet to the Point of Beginning.

From the Point of Beginning, continue south 01 degrees, 38 minutes, 08 seconds, east a distance of **600.00 feet**; thence, north 89 degrees, 23 minutes, 20 seconds, west a distance of 485.00 feet; thence, north 00 degrees, 30 minutes, 57 seconds, east a distance of 88.62 feet to a point on a curve; thence, along a curve to the left having a radius of 60.00 feet, a delta of 152 degrees, 22 minutes, 06 seconds, an arc length 159.56 feet, and a chord which bears north 16 degrees, 41 minutes, 59 seconds, east, having a chord distance of 116.53 feet to a point on a line; thence, north 00 degrees, 30 minutes, 57 seconds, east a distance of 379.92 feet to a point of curve; thence, along a curve to the right having a radius of 20.00 feet, a delta of 90 degrees, 14 minutes, 05 seconds, an arc length 31.50 feet, and a chord which bears north 45 degrees, 37 minutes, 59 seconds, east, having a chord distance of 28.34 feet to a point of tangency; thence, south 89 degrees, 14 minutes, 58 seconds east a distance of 409.92 feet to the Point of Beginning, and containing **6.094 acres** of land, more or less.

Case No.: 2016-210-ZC

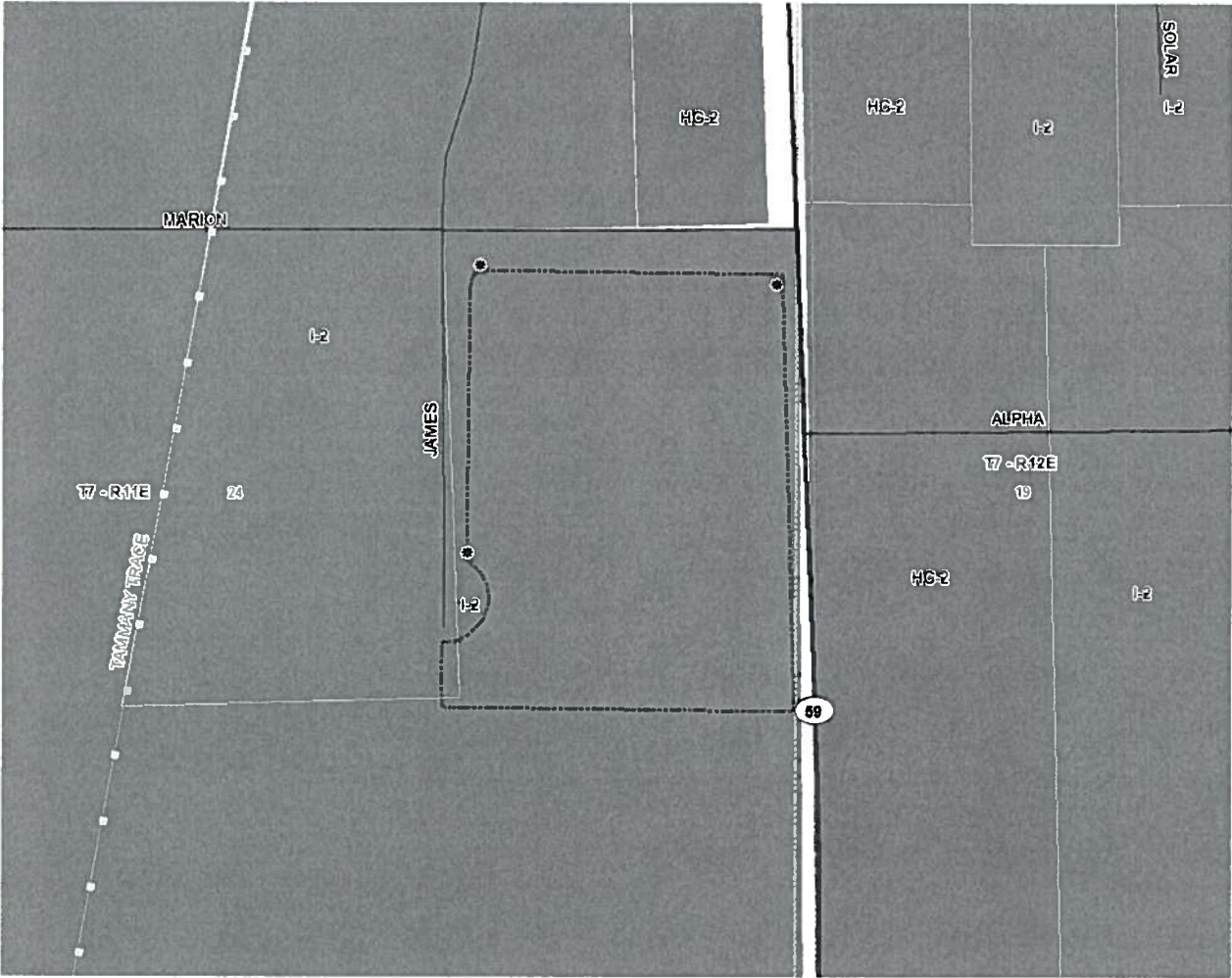
PETITIONER: Leon A. Licciardi

OWNER: Licciardi Hwy. 59, L.L.C.

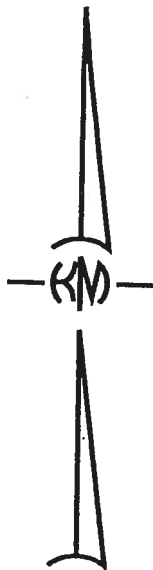
REQUESTED CHANGE: From I-2 Industrial District to HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of LA Highway 59, south of Marion Lane, north of Koop Drive; S24, T7S, R11E; Ward 4, District 5

SIZE: 6.094 acres



2016-210-2C

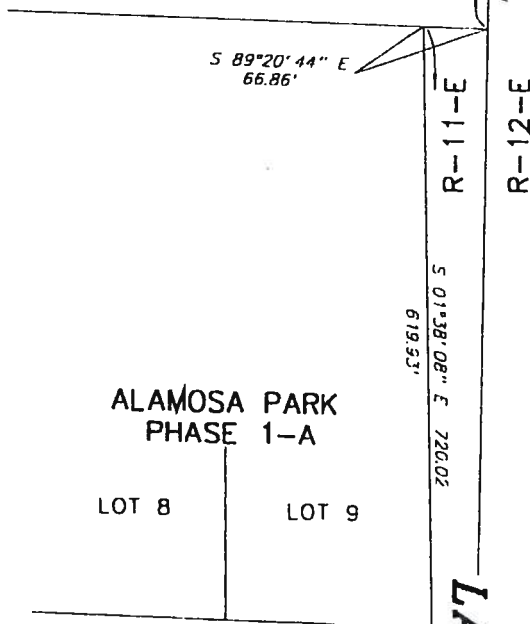


SEC. 13

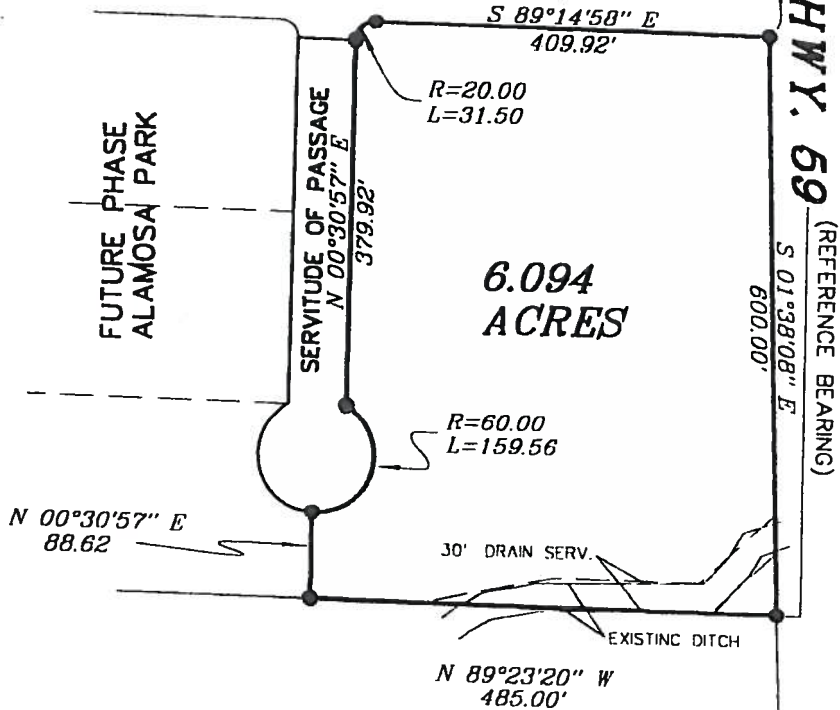
SEC. 18

SEC. 24

SEC. 19



MARION LANE



THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0245 C; REV. 10-17-89.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.



[Signature]
KELLY J. McHUGH REG. NO. 4443 12-28-00

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE:

PLAT OF ALAMOSA PARK PHASE 1-A, BY THIS FIRM, FILED 1-13-98, FILE No. 1587, FROM WHICH SERVITUDES AND SETBACKS WERE TAKEN.

BOUNDARY SURVEY OF:

**6.094 ACRES IN
SECTION 24, T-7-S, R-11-E,
ST. TAMMANY PARISH, LA.**

PREPARED FOR:

LEO LICCIARDI

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'

DATE: 8-13-99

DRAWN: J.J.J./MKM

JOB NO.: 99-250

REVISED: 12-12-00

mkm2/A99250

2016-210-ZC

TWINNY TRACE

MARION

JAMES

T7-R1E

TWINNY TRACE

2016-210-ZC

SOUTH

SOLAR

ALPHA

T7-R12E

19C-2

STRAIN



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-210-ZC
Posted: 04/18/16

Meeting Date: 5/3/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Leon A. Licciardi
OWNER: Licciardi Hwy. 59, L.L.C.
REQUESTED CHANGE: From I-2 Industrial District to HC-2 Highway Commercial District
LOCATION: Parcel located on the west side of LA Highway 59, south of Marion Lane, north of Koop Drive; S24, T7S, R11E; Ward 4, District 5
SIZE: 6.094 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Retail & Office Warehouse	HC-2 Highway Commercial District & I-2 Industrial District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Office Warehouse	I-2 Industrial District

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Industrial Infill - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 Industrial District to HC-2 Highway Commercial District. This site is located on the west side of LA Highway 59, south of Marion Lane, north of Koop Drive. The 2025 future land use plan calls for the site to be developed with various types of industrial uses. Staff does not have any objection to the request, considering the location of the site, along Hwy 59, and the proximity of other highway commercial uses in close proximity.

STAFF RECOMMENDATION:

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