

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5602 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 EAST SIDE OF LA HIGHWAY 59, SOUTH OF LOTUS STREET, NORTH OF VIOLA STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 1.84 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN NC- 6 (PUBLIC, CULTURAL AND RECREATIONAL DISTRICT), (WARD 4, DISTRICT 5). (2016-209-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-209-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-3 (Suburban District) to an NC- 6 (Public, Cultural and Recreational 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 NC- 6 (Public, Cultural and Recreational 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-3 (Suburban District) to an NC- 6 (Public, Cultural and Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2016-209-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

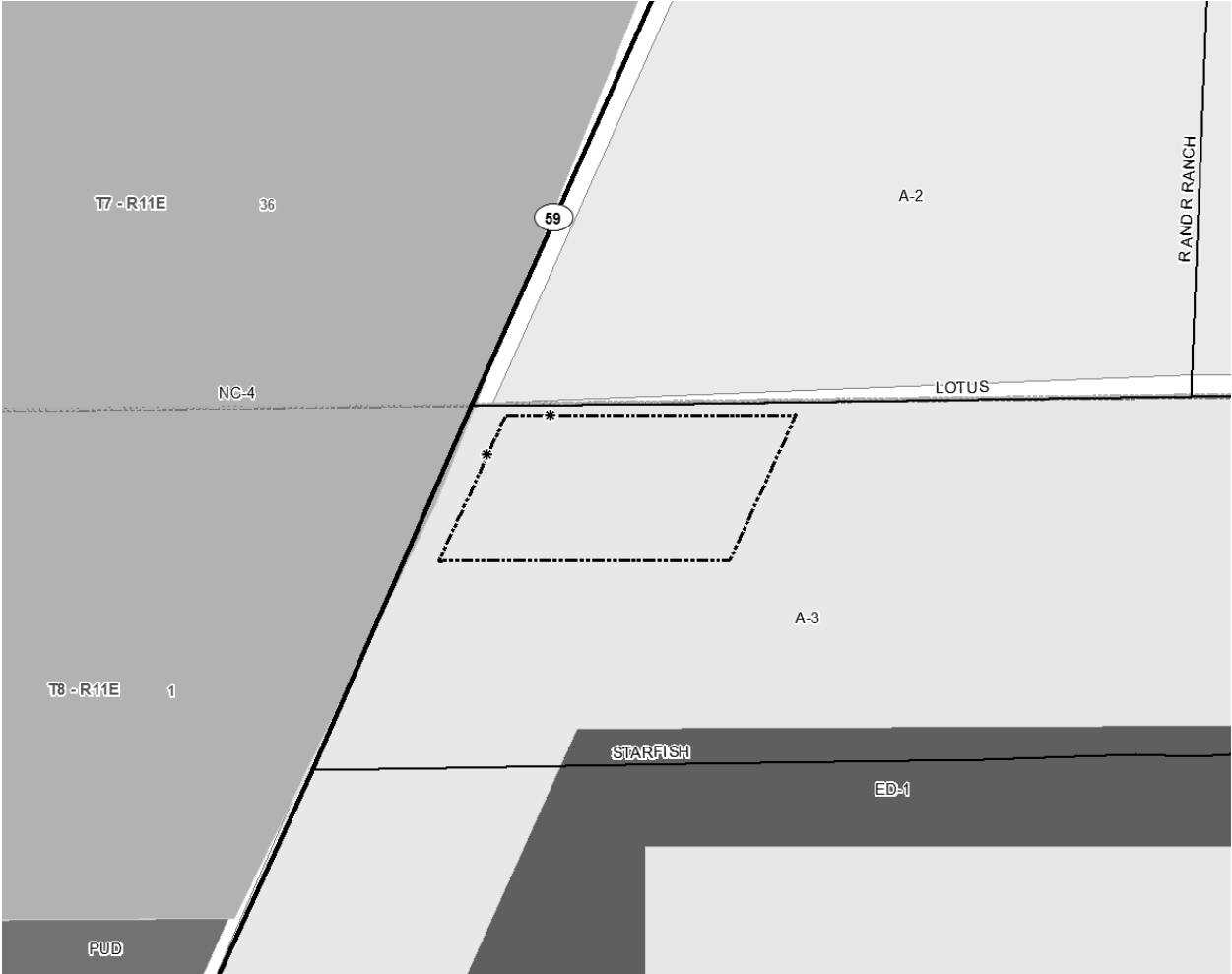
PETITIONER: Rene' E. Thorne

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



2016-209-ZC

HC-1

T7-R11E

NC-4

A-2

2016-209-ZC

A-3

T8-R11E

STARFISH

ED-1

2016-223-ZC

0

400 Feet

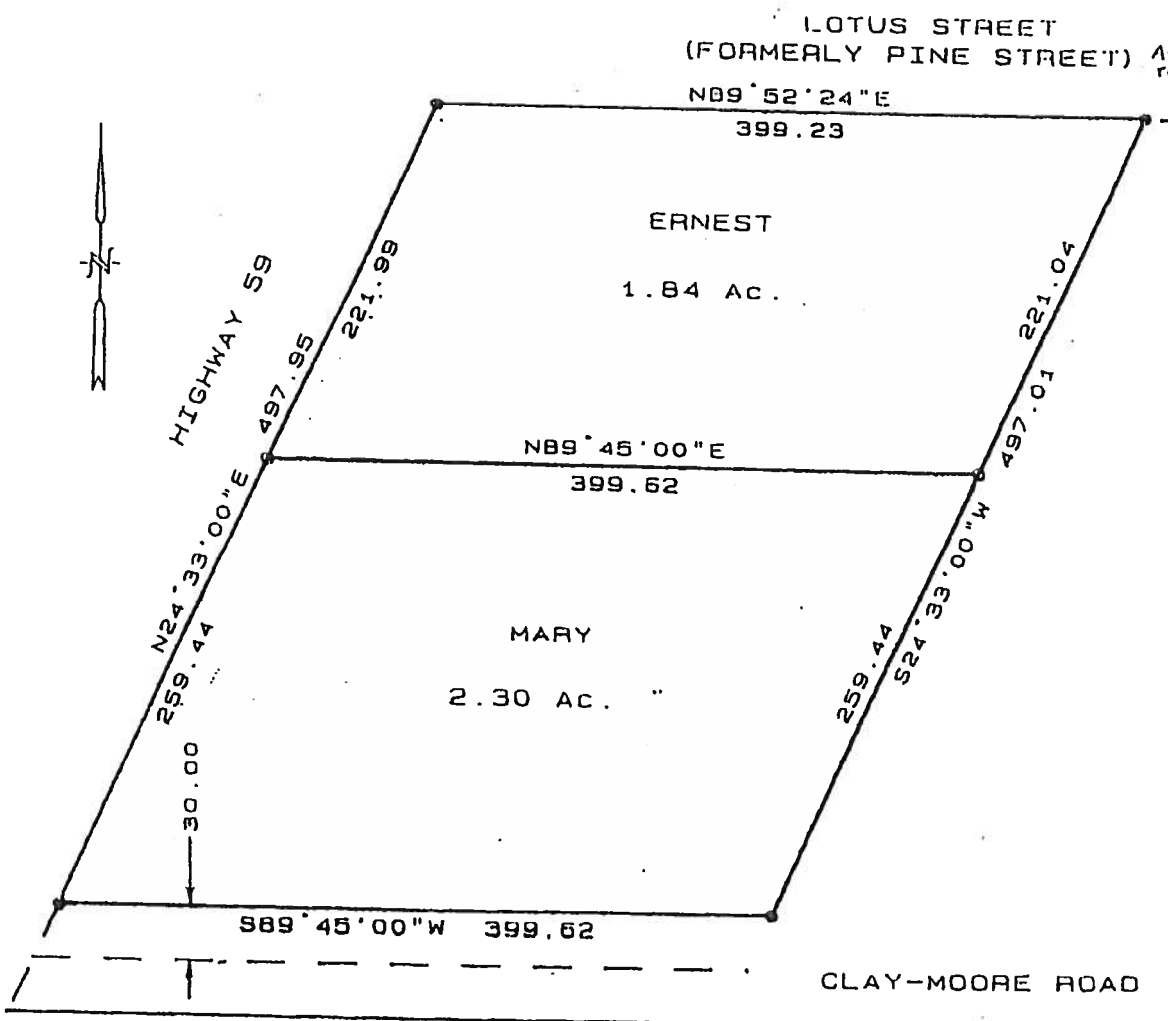
N

2016-209-ZC

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, Louisiana.

36	31
1	6
500.00' W	
20.0	



CERTIFIED TO:
J. ERNEST PRIETO
MARY P. GOLDEN

LEGEND:
O SET 1/2" IRON ROD
● FOUND 1/2" IRON ROD
■ FOUND OLD WOOD
FENCE ---X---X---
BEARINGS: RECORD
SETBACK LINES ---
FRONT SIDES
REAR STREET

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.

I, hereby certify that this plat is based on a physical survey made on the above described land in accordance with the Minimum Standards and Requirements for ALTA / ASCH Land Title Surveys, pursuant to the accuracy standards of a SUBSTANTIAL survey and the applicable standards of practice set forth in LAC 48:XXI. Signature must be in ink and read by the undersigned for this plat to be certified.

CLASS/TYPE	"C"	CPN: 225205 2045 C
BOUNDARY	30 JAN 98	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED: 11 JUL 97
JOB NO.	4444	SCALE: 1 inch = 100 ft

BRUCE W. POPE, II
REG. No. 4872
REGISTERED
PROFESSIONAL
WILSON-POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 308
1980 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 626-5601 FAX: (504) 626-5626

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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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.