

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6377

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. AIREY

SECONDED BY: MR. FITZGERALD

ON THE 7 DAY OF MAY , 2020

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF BEHRMAN STREET AND GARRETT ROAD, EAST OF I-10, AND NORTH OF LA HIGHWAY 433; BEING 400 GARRETT ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 2.15 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 8, DISTRICT 12). (2020-1785-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1785-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 HC-2 (Highway Commercial District) to an HC-3 (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-3 (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 HC-2 (Highway Commercial District) to an HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JUNE , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: APRIL 29 , 2020

Published Adoption: \_\_\_\_\_ , 2020

Delivered to Parish President: \_\_\_\_\_ , 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-1785-ZC

A certain lot of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, and advantage thereunto belonging or in anyway appertaining, situated in the Parish of St. Tammany, State of Louisiana, more particularly described as follows:

Start at South West corner of Square 3 Central Park Subdivision Section B of Section 23 Township 9 South Range 14 East, St. Tammany Parish, Louisiana. Run North along the East right of way line of Hudson Avenue 312' to a point; thence go East 213' to a point; thence go South 60' to a point; thence go East 184.1' to a Westerly right of way of I-10; then meander in a Southerly direction down East right of way line of I-10 to the North right of way line of a no name street; thence approximately West 275' back to the point of beginning. Containing 2.15 acres, more or less.

All as per attached survey by J.V. Burkes, Survey Number 7124.

Less and Except: said property is leased subject to a servitude of passage in favor or lessor its successors or assignees, both pedestrian and vehicular upon, over and across a strip of land 20' wide running on the East side of 75' parallel to Highway I-10.

Case No.: 2020-1785-ZC

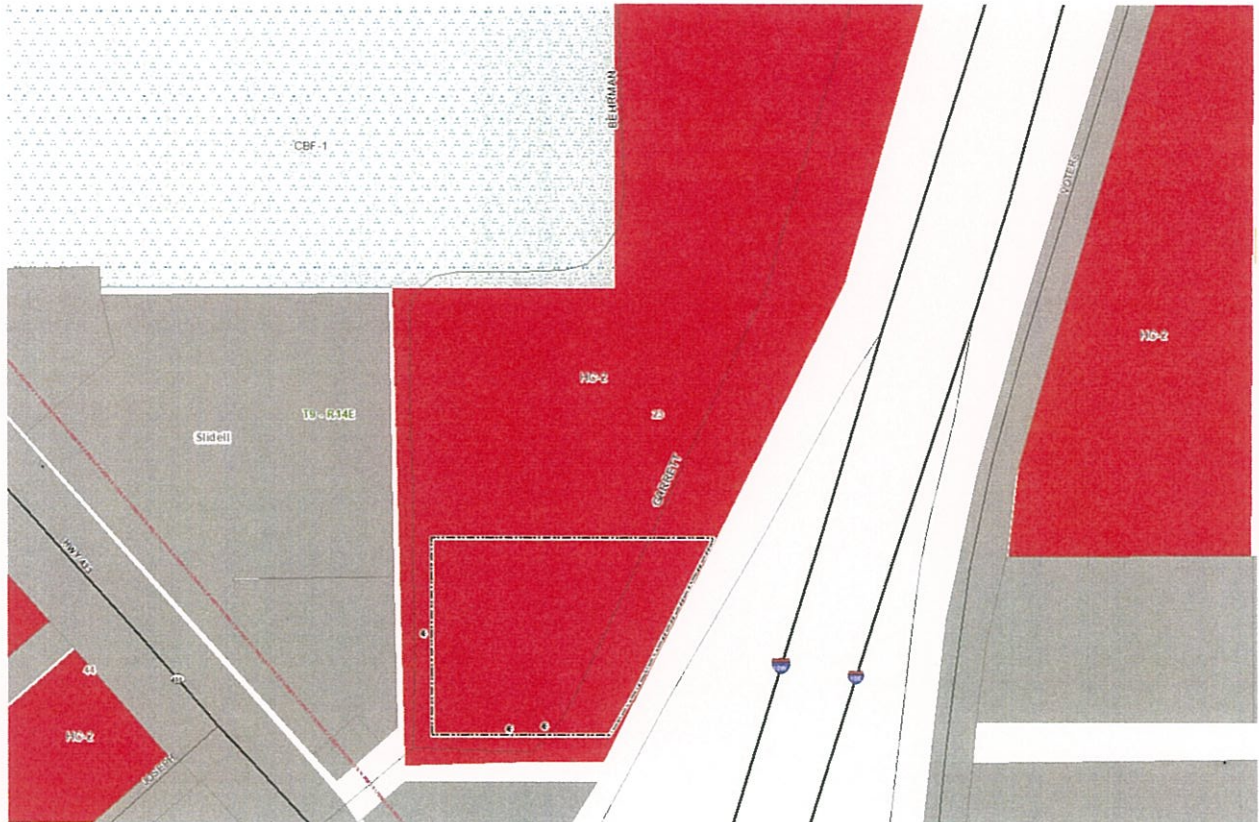
PETITIONER: Granville Semmes III - Billie Semmes

OWNER: OST Dealership - Billie Semmes

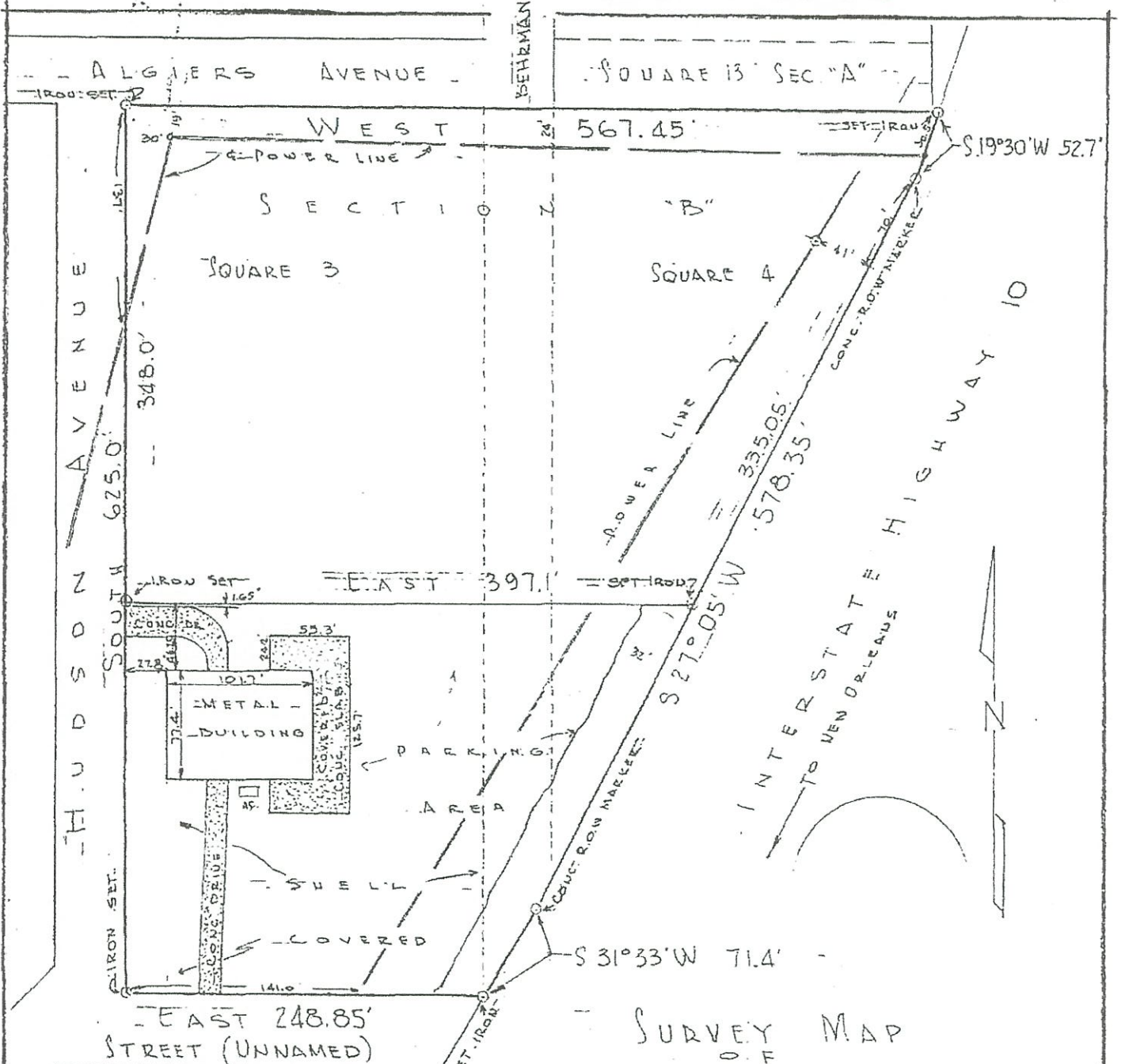
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell

SIZE: 2.15 acres



2020-1785-ZC



EAST 248.85' STREET (UNNAMED)

SURVEY MAP

SQUARES 3+4 SECTION "B" OF

CENTRAL PARK SUBDIVISION - SEC. 23 T9S R14E -

ST TAMMANY PARISH, LOUISIANA

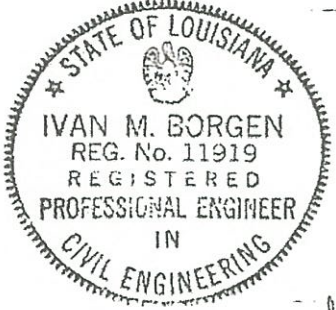
FOR: BILL GARRETT

THIS SURVEY IS CERTIFIED TRUE AND CORRECT BY

*Ivan M. Borgen*

IVAN M. BORGEN NO. 686

SURVEY NO. 1195  
DATE: MARCH 28, 1973 JMB  
REV. JUNE 11, 1973



SCALE: 1"=100'



HUDSON

A-4A

NC-2

DWYER

I-1

COAST

CBF-1

HC-2

T9-R14E

HC-2

JOSEPH

BEHRMAN

GARRETT

HC-2

44

FRANK J PICHON

HWY 433

28

VOTERS

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 2/21/2020  
**Case No.:** 2020-1785-ZC  
**Posted:** 2/21/2020

**Meeting Date:** 3/3/2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Granville Semmes III - Billie Semmes

**OWNER:** OST Dealership - Billie Semmes

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

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane Gravel

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Event Center (non-conforming)	HC-2 Highway Commercial
South	Gas Station	Slidell City Limits
East	I-10	N/A
West	Gas Station	Slidell City Limits

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** Yes

**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 classification from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the southwest corner of Behrman Street and Garrett Road, east of I-10, and north of LA Highway 433; being 400 Garrett Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses of varying degrees and intensity. The purpose of the existing HC-2 designation is to provide for the location of moderately scaled, more intense retail, office, and service uses. A change in use from HC-2 to HC-3 will allow for larger-scale, heavy commercial retail, office and service uses.

The development site as a whole functions as a multi-occupancy site and maintains several uses that are compatible with both the HC-2 and HC-3 zoning classification. The site is adjacent to commercial uses to the north, south and west sides and I-10 to the east. As such, staff does not have an objection to the requested HC-3 Highway Commercial zoning designation.

This request is being considered alongside a concurrent application (2020-1784-ZC) to rezone the adjacent northern lot.