ST. TAMMANY PARISH COUNCIL

ORDINANCE	
ORDINANCE CALENDAR NO: <u>6376</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. AIREY	SECONDED BY: MR. FITZGERALD
ON THE $\underline{7}$ DAY OF \underline{MAY} , $\underline{2020}$	
TAMMANY PARISH, LA, TO RI LOCATED ON THE SOUTHW STREET AND GARRETT ROA OF LA HIGHWAY 433; BEING AND WHICH PROPERTY CO ACRES OF LAND MORE OF HC-2 (HIGHWAY COMMERC	OFFICIAL ZONING MAP OF ST. ECLASSIFY A CERTAIN PARCEL WEST CORNER OF BEHRMAN D, EAST OF I-10, AND NORTH 400 GARRETT ROAD, SLIDELL OMPRISES A TOTAL OF 5.2 R LESS, FROM ITS PRESENT IAL DISTRICT) TO AN HC-3 TRICT) (WARD 8, DISTRICT 12).
with law, <u>Case No. 2020-1784-ZC</u> , has recomme Louisiana, that the zoning classification of the above	arish of St. Tammany after hearing in accordance ended to the Council of the Parish of St. Tammany we referenced area be changed from its present HC-2 by Commercial District) see Exhibit "A" for complete
Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and	
-	found it necessary for the purpose of protecting the late the above described property as HC-3 (Highway
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REPEAL: All ordinances or parts of Ordinance	s in conflict herewith are hereby repealed.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	ome 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:	
	DULY ADOPTED AT A REGULAR MEETING OF THE $\overline{\text{UNE}}$, 2020 ; AND BECOMES ORDINANCE COUNCIL
	MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	
	MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: <u>APRIL 29</u> , <u>2020</u>	
Published Adoption:, <u>2020</u>	
Delivered to Parish President:,	2020 at
Returned to Council Clerk:, 202	<u>20</u> at

EXHIBIT "A"

2020-1784-ZC

An undivided 100% interest in and to, all of the following described property together with all building and fixed improvements thereon, located in the Parish of St. Tammany, State of Louisiana, and described as follows:

Commencing at the southeast corner of Algiers and Behrman Streets, go west 300 feet to the east side of Hudson Avenue, thence go south 288 feet along the right-of-way of Hudson Avenue, thence go east 213 feet, thence go south 60 feet, thence east 184.1 feet to the westerly right-of-way of Highway I-10; thence go south 60 feet, thence east 184.1 feet to the westerly right-of-way of Highway I-10; thence in a northeasterly direction along the west line of Highway I-10 approximately 380 feet to a point; thence west approximately 240 feet to the point of beginning. Start at the southeast corner of Algiers and Behrman Streets, which is the point of beginning, run 200 ft. north along the east property line of Behrman Street, thence east approximately 332 ft. to the west right-of-way line of Highway I-10, thence run southwesterly down the west right-of-way of Highway I-10 to a point which point is east of the point of beginning; thence west approximately 275 ft. to the point of beginning. All of the above being located in Section 23, Township 9 South, Range 14 East, St Tammany Parish, State of Louisiana.

Case No.: 2020-1784-ZC

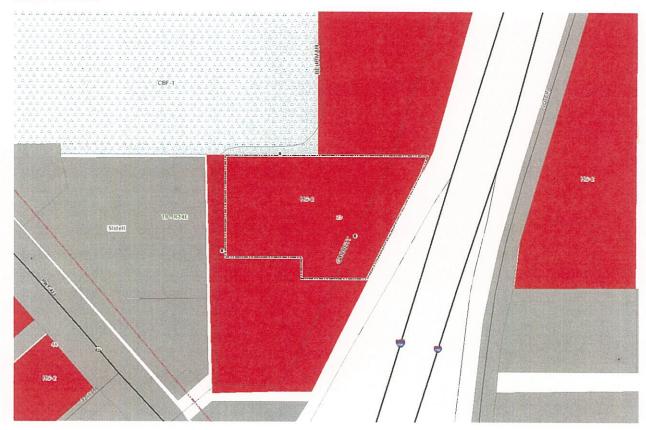
PETITIONER: Granville Semmes III - Billie Semmes **OWNER:** Garrett Motor Cars, LLC - Billie Semmes

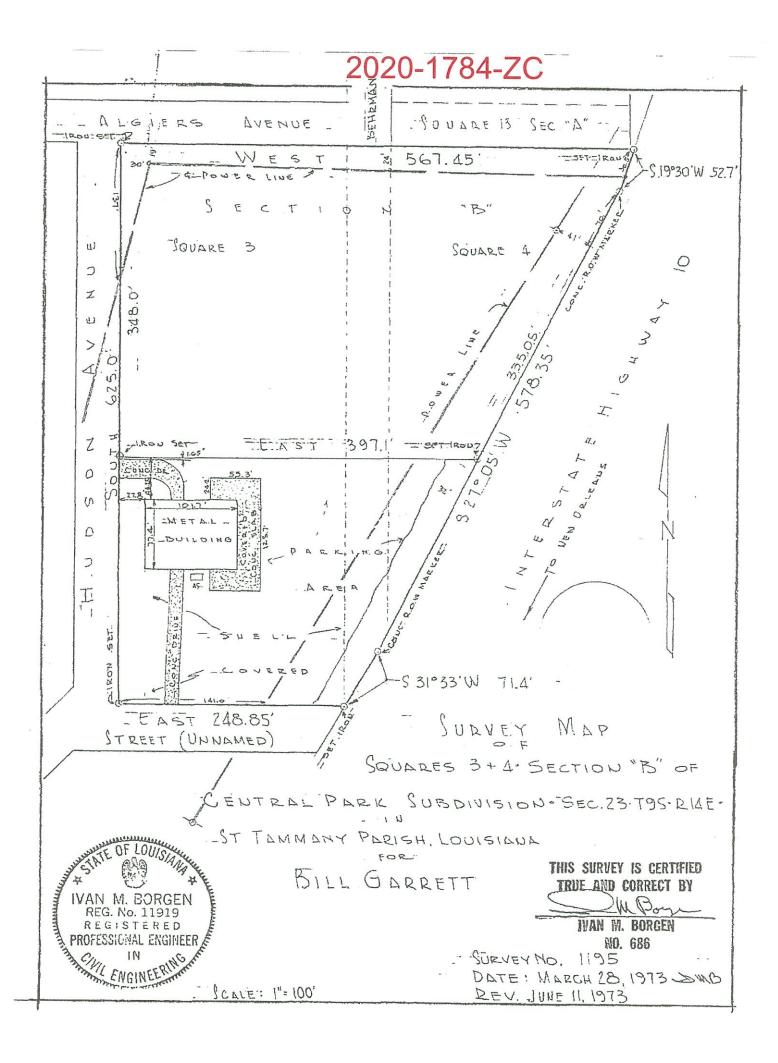
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

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: 5.2 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/21/2020 Case No.: 2020-1784-ZC

Posted: 2/21/2020

Meeting Date: 3/3/2020 Determination: Approved

GENERAL INFORMATION

PETITIONER: Granville Semmes III - Billie Semmes **OWNER:** Garrett Motor Cars, LLC - 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

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SIZE: 5.2 acres

East

West

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

DirectionSurrounding UseNorthRetail SalesSouthAuto Sales

I-10

Gas Station

<u>Surrounding Zone</u> HC-2 Highway Commercial

HC-2 Highway Commercial

N/A 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 classifications. 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 (2020-1785-ZC) to rezone the adjacent southern lot.