

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5583

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF MC KINNEY ROAD, NORTH OF SHORT CUT HIGHWAY, BEING 1815 MC KINNEY ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 0.7 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN NC-5 (RETAIL AND SERVICE DISTRICT), (WARD 8, DISTRICT 12). (2016-192-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-192-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-4 (Single Family Residential District) to an NC-5 (Retail and Service 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-5 (Retail and Service 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-4 (Single Family Residential District) to an NC-5 (Retail and Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 28, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-192-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, lying and being situated in the SW 1/4 of SE 1/4 of Section 11, Township 9 South, Range 14 East, 8th Ward, Parish of St. Tammany, State of Louisiana, all as more fully described as:

Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter go West 25 feet to the Point of Beginning; thence go South along Parish Road 100 feet to a point; thence West 150 feet more or less; thence North 11 degrees, 11 minutes East 102 feet; thence go East 130 feet more or less back to the Point of Beginning.

Property further delineated per survey of Edward R. Sherwood, Registered Land Surveyor, dated July 7, 1986, copy of which is recorded in the records of St. Tammany Parish.

Improvements thereon bear municipal number: 1815 McKinney Road, Slidell LA 70458.

PARCEL I

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in the NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 14 EAST, 8TH WARD, ST. TAMMANY Parish, Louisiana, and more fully described as follows, to wit:

From the Southeast corner of the Northwest quarter of the Southeast quarter of Section 11, Township 9 South, Range 14 East go West 40 feet to the West Side of a public road; thence North along said road a distance of 100 feet to the Point of Beginning.

Thence West 100 feet; thence North 39 degrees, 50 minutes, 30 seconds East 97.68 feet; thence 37.42 feet to the West side of aforesaid public road; thence South along said road a distance of 75 feet back to the Point of Beginning.

PARCEL II

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in the NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 14 EAST, 8TH WARD, ST. TAMMANY PARISH, LOUISIANA, and more fully described as follows, to wit:

Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 11, Township 9 South, Range 14 East go west 25 feet to the Point of Beginning.

Thence West 130 feet; thence North 16 degrees 50 minutes East 104.6 feet; thence East 100 feet to West line of Parish Road; thence South along said road a distance of 100 feet to the Point of Departure.

All in Accordance with surveys by Albert A. Lovell & Associates, Inc., Consulting Engineers, dated March 28, 1984, Job No. 97350.

Case No.: 2016-192-ZC

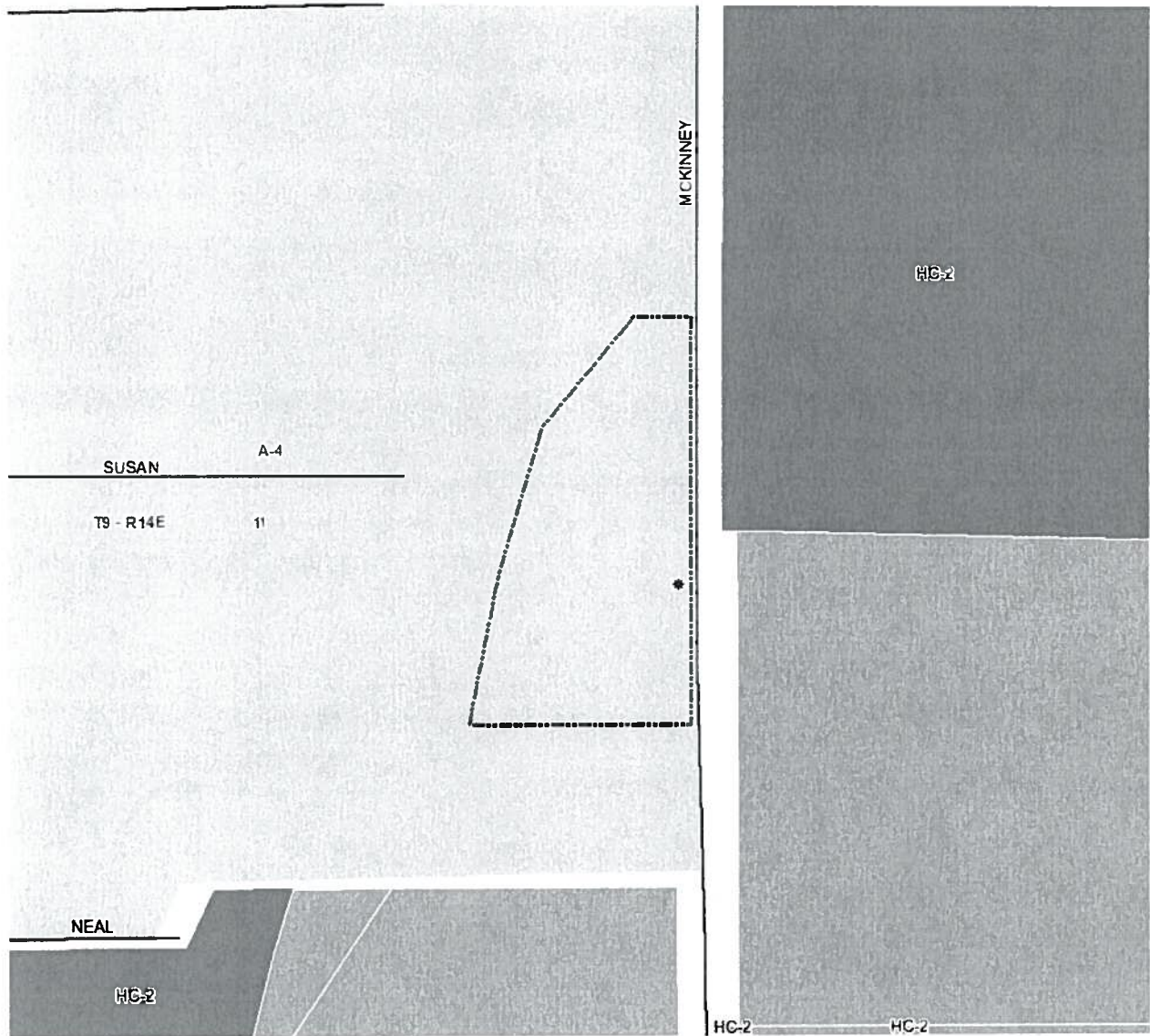
PETITIONER: Christie Trosclair

OWNER: Magnolia Realty Investment Company, LLC

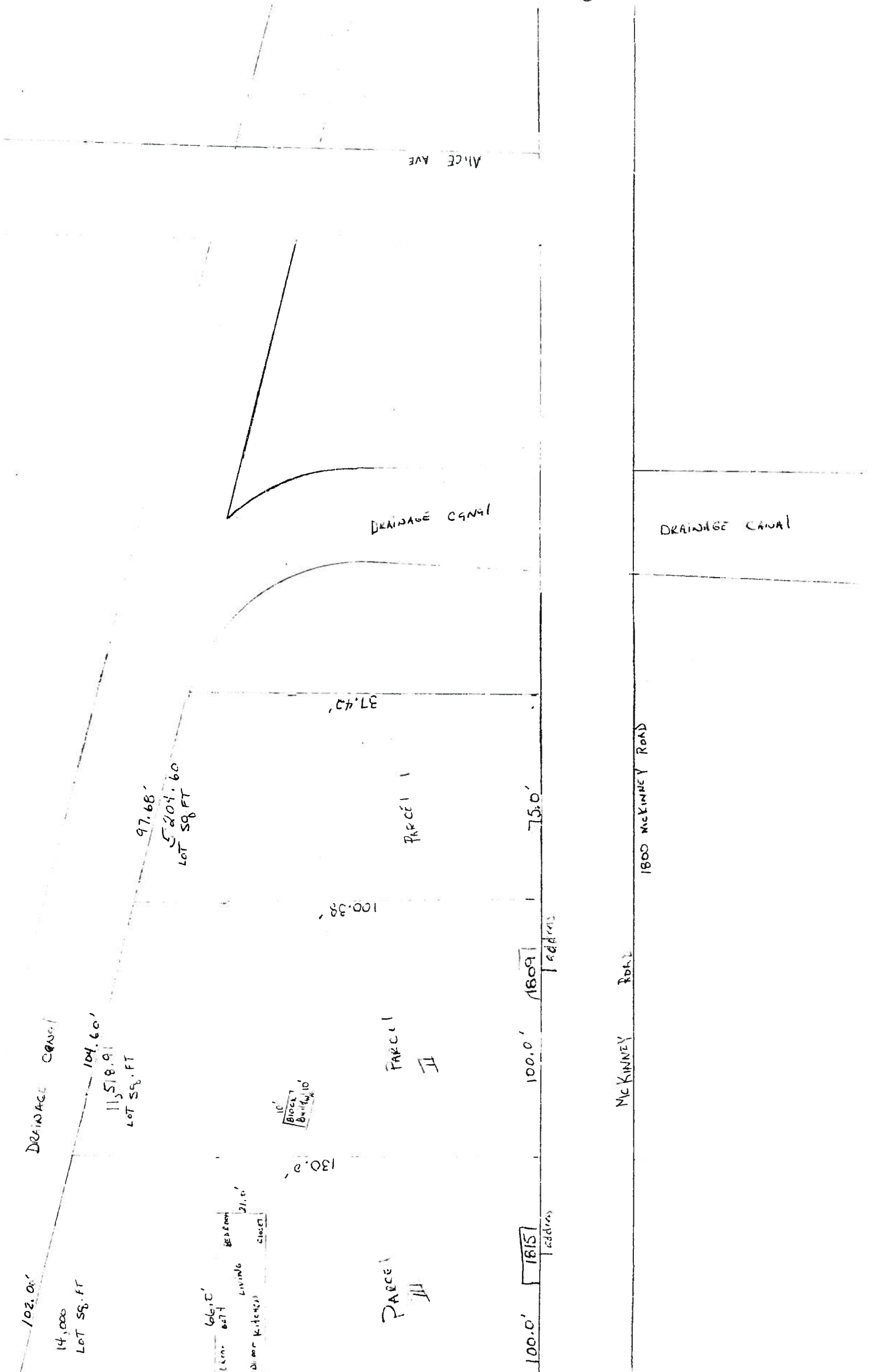
REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12

SIZE: 0.7 acres



2016-192-20





2016-192-ZC

1750

1763

1750

1756

1760

MCKINNEY

ALICE

1556

1560

1568

1570

1576

MCKINNEY

HC-2

A-4

1557

1569

1553

SUSAN

T9-R14E

11

1800

1815

1564

1567

1573

1819

NEAL

100

1900

HINDBERG

0 270 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-192-ZC
Posted:03/17/16

Meeting Date: 4/5/2016
Determination: Amended to NC-5 Retail and Service District

GENERAL INFORMATION

PETITIONER: Christie Trosclair

OWNER: Magnolia Realty Investment Company, LLC

REQUESTED CHANGE: From A-4 Single-Family Residential District to HC-2 Highway Commercial District

LOCATION: Parcel located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell; S11, T9S, R14E; Ward 8, District 12

SIZE: 0.7 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish 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	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Commercial & Undeveloped	HC-2 Highway Commercial District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to HC-2 Highway Commercial District. This site is located on the west side of Mc Kinney Road, north of Short Cut Highway, being 1815 Mc Kinney Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the site is directly abutting some existing single family residences, staff does not see any compelling reason to recommend approval of the request; however, staff would not object to a request to rezone the site to a NC commercial zoning district classification.

STAFF RECOMMENDATION:

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