

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6376

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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 5.2 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). (2020-1784-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1784-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF MAY, 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"

### 2020-1784-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

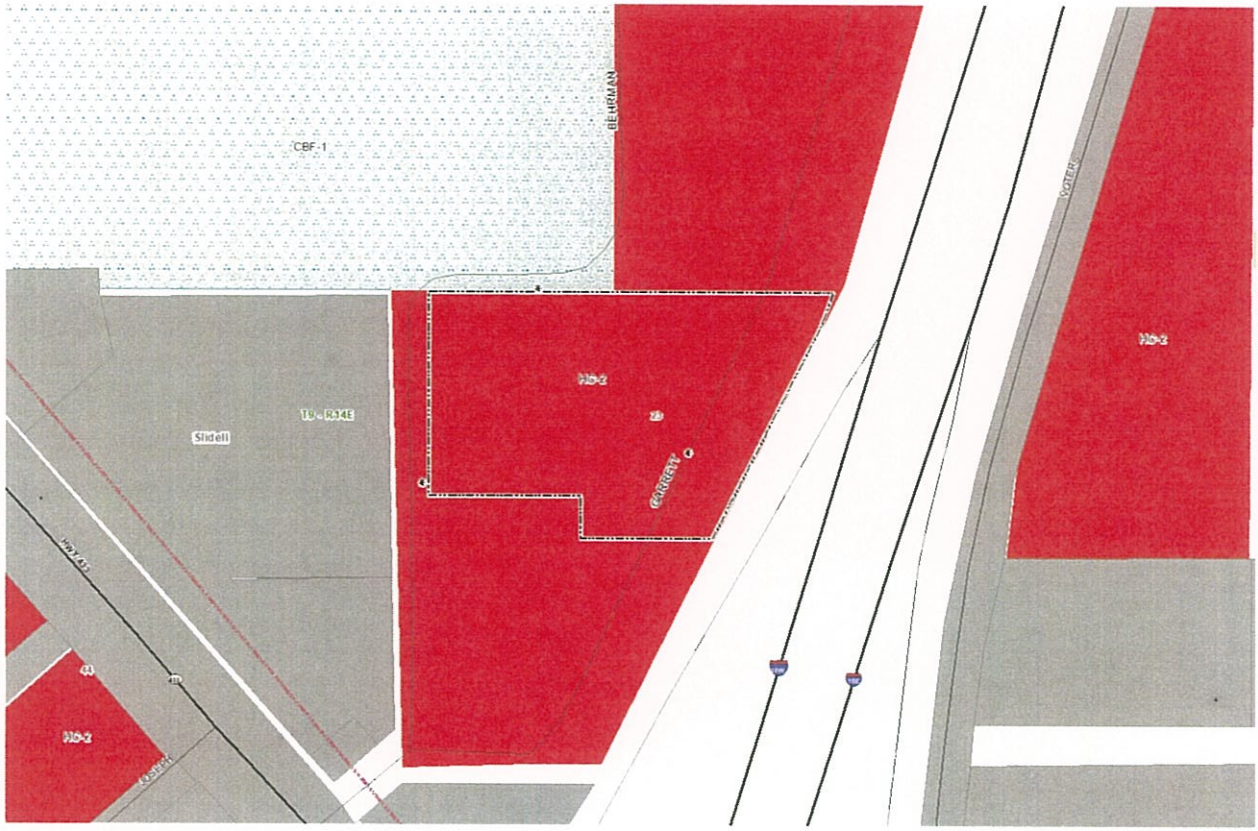
**PETITIONER:** Granville Semmes III - Billie Semmes

**OWNER:** Garrett Motor Cars, LLC - Billie Semmes

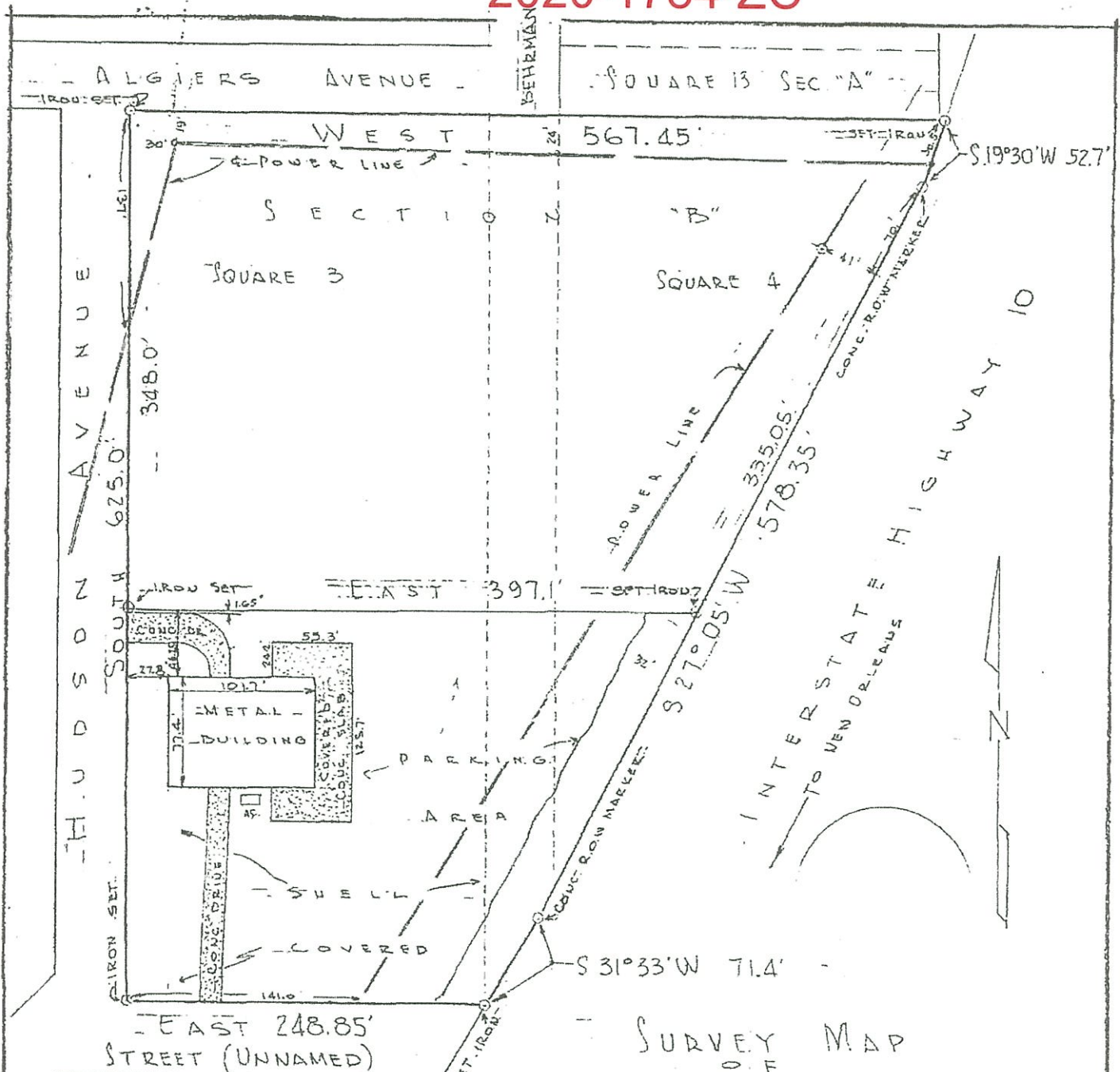
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District

**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



2020-1784-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

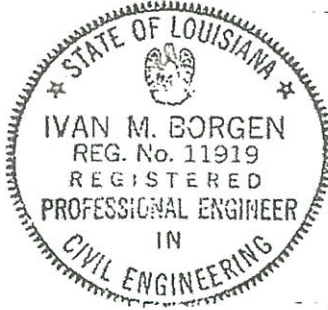
*Ivan M. Borgen*

IVAN M. BORGEN NO. 686

SURVEY NO. 1195

DATE: MARCH 28, 1973 JMB

REV. JUNE 11, 1973



SCALE: 1"=100'



**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

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**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  
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**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	Retail Sales	HC-2 Highway Commercial
South	Auto Sales	HC-2 Highway Commercial
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 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.