

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5713

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 3 DAY OF NOVEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF EAST GAUSE BOULEVARD, EAST OF AMBER STREET, BEING LOTS 11 & 12, SQUARE 26, PEARL ACRES SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 1.43 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT), (WARD 8, DISTRICT 13). (2016-388-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-388-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF DECEMBER, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 27, 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

Exhibit "A"

2016-388-ZC

CERTAIN LOTS OR PORTIONS OF GROUND, together with all the building and improvements thereon, including rights, ways, privileges, prescriptions and servitudes in anywise belonging or appertaining thereto, situated in Pearl Acres, a subdivision of part of Fractional Section No. Six (6), Township 9 South, Range 15 East, 8th Ward, St. Tammany Parish, Louisiana, more fully described as follows:

Lot No. 11 measures 109.2 feet fronting on Gause Road, 268.12 feet on west side line adjoining lot no. 10; 301.31 feet on east side line adjoining lot no. 12 by 104 feet across rear line;

Lot No. 12 measures 301.31 feet on west side line 109.2 feet fronting on Gause Road; 334.5 feet on east side line by 104 feet across rear line;

Case No.: 2016-388-ZC

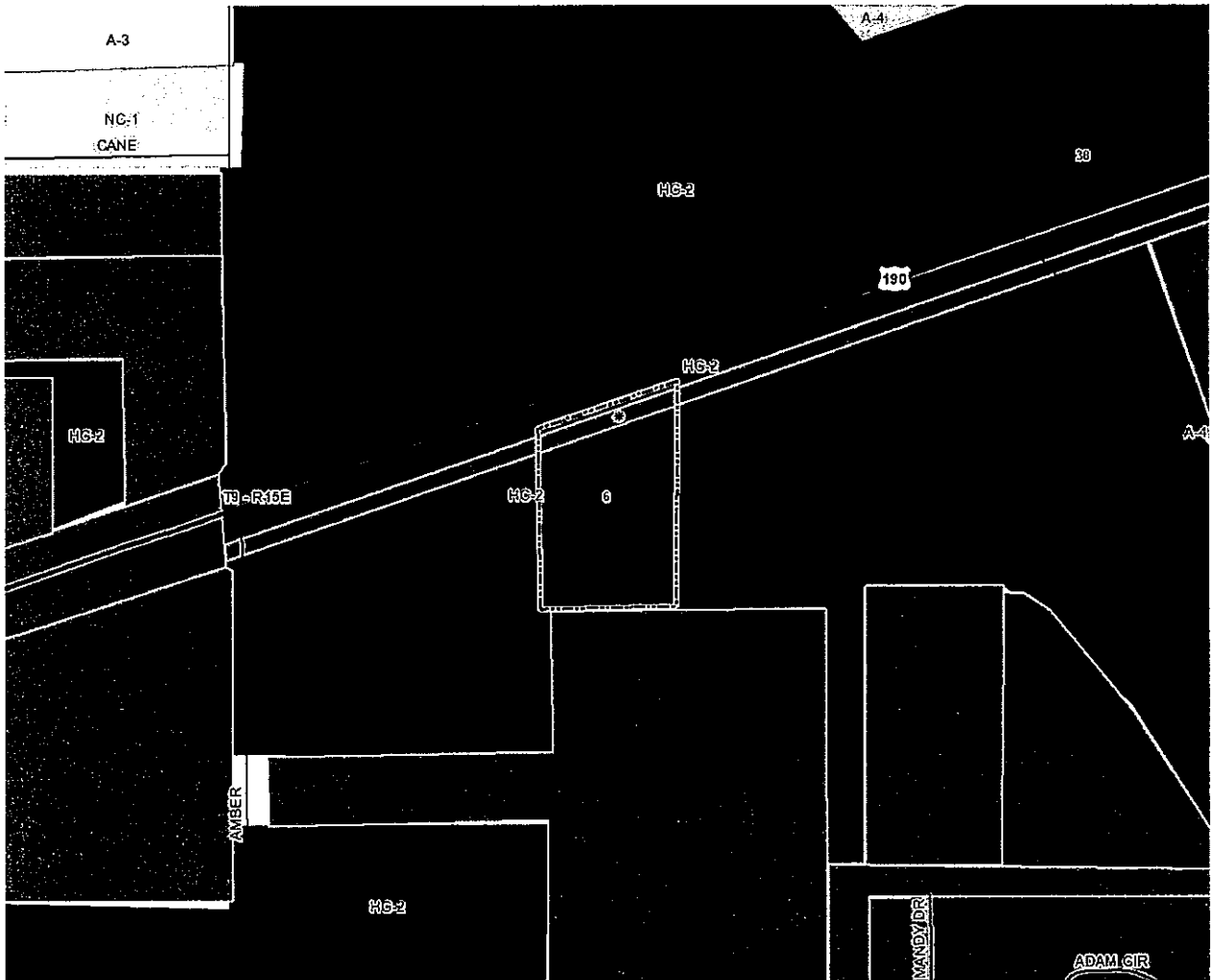
PETITIONER: Marcia & Raymond Williams

OWNER: Marcia & Raymond Williams

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

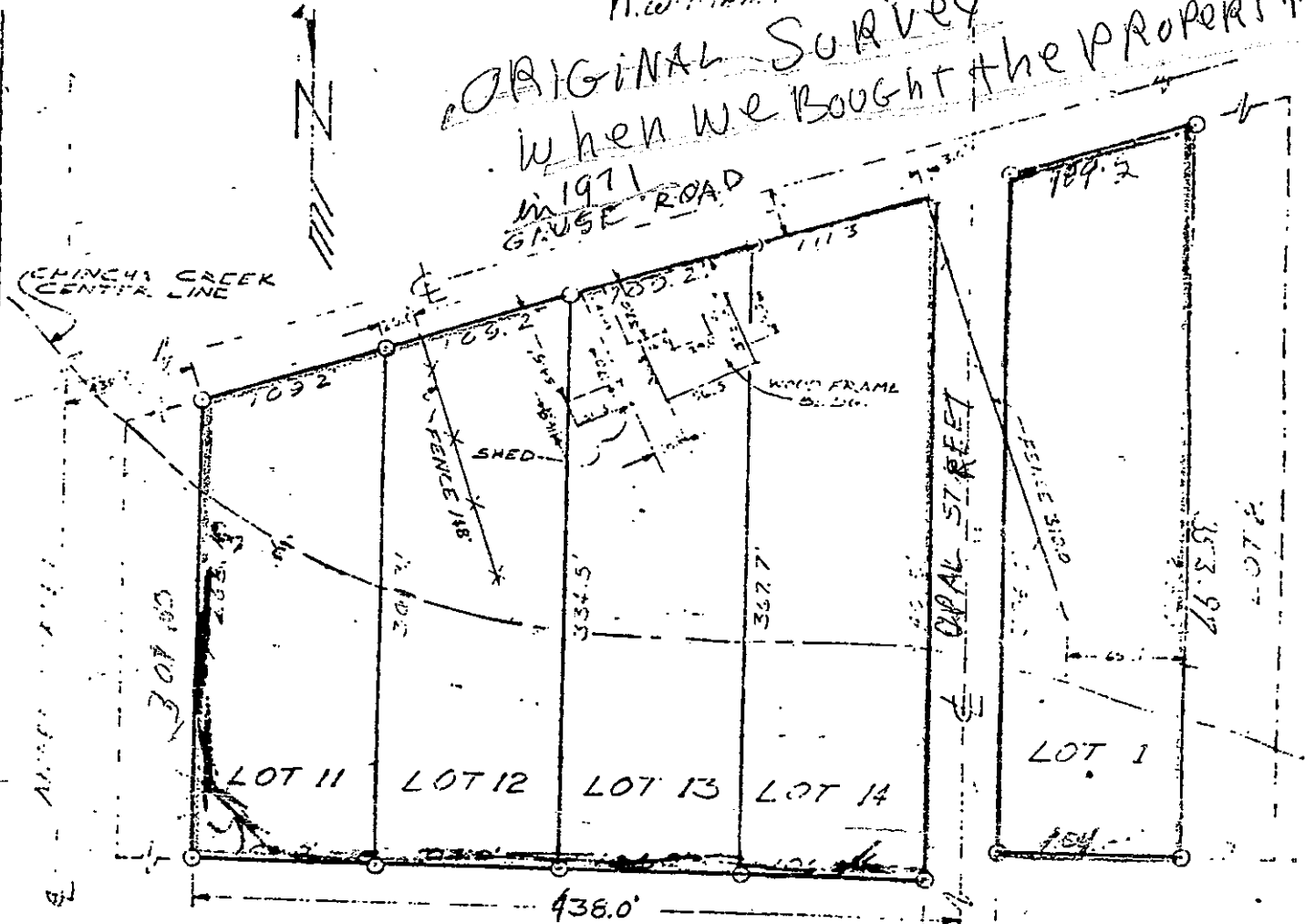
LOCATION: Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision; S6, T9S, R15E; Ward 8, District 13

SIZE: 1.43 acres



2016-388-ZC

Ray Williams  
ORIGINAL SURVEY  
When we bought the property  
in 1971  
GAUSE ROAD

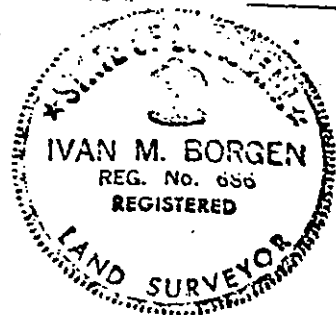


NOTE. CORNERS OF ALL  
LOTS MARKED WITH IRONS

**SURVEY MAP**

OF  
LOTS NOS. 11, 12, 13, AND 14 OF SQUARE NO. 26 AND LOT NO. 1 OF SQUARE NO  
27 OF PEARL RIVER SUBDIVISION, ST. TAMMANY PARISH,  
LOUISIANA

FOR  
**RAYMOND WILLIAMS**



THIS SURVEY IS CERTIFIED  
TRUE AND CORRECT BY  
*Ivan M. Borgen*  
IVAN M. BORGEN  
NO. 686

DATE: APRIL 24, 1972  
REV  
SCALE 1" = 100'-0"

SURVLY NO. 300

2016-388-ZC

A-4

38

A-3

NC-1  
CANE

HC-2

190

2016-388-ZC

T9-R15E

6

AMBER

MANDY

7

0 300 Feet

N



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 9/26/2016  
Case No.: 2016-388-ZC  
Posted: 09/21/16

Meeting Date: 10/4/2016  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Marcia & Raymond Williams

**OWNER:** Marcia & Raymond Williams

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

**LOCATION:** Parcel located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision; S6, T9S, R15E; Ward 8, District 13

**SIZE:** 1.43 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

Type: Federal                      Road Surface: 5 lane asphalt      Condition: Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zoning</u>
North	Commercial	HC-2 Highway Commercial
South	Undeveloped	HC-2 Highway Commercial
East	Commercial	HC-2 Highway Commercial
West	Vacant/Commercial	HC-2 Highway Commercial

**EXISTING LAND USE:**

Existing development: Yes

Multi occupancy development: No

**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 from HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the south side of East Gause Blvd, east of Amber Street, being lots 11 & 12, Square 26, Pearl Acres Subdivision. The 2025 Future land use plan calls for the area to be developed for commercial uses. Staff has no objection to the request.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a HC-3 Highway Commercial District designation be approved