ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6087</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: <u>BLANCHARD/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{1}$ DAY OF $\underline{\text{NOVEMBER}}$, $\underline{2018}$		
ZONING MAP OF ST. TAMMAN A CERTAIN PARCEL LOCATI U S HIGHWAY 190, SOUTH WHICH PROPERTY COMPRISES LAND MORE OR LESS, FROM COMMERCIAL DISTRICT), HO DISTRICT) & A-4A (SINGLE FA	CE AMENDING THE OFFICIAL Y PARISH, LA, TO RECLASSIFY ED ON THE EAST SIDE OF OF HARRISON AVENUE AND S A TOTAL OF 4.461 ACRES OF ITS PRESENT HC-1 (HIGHWAY C-2 (HIGHWAY COMMERCIAL MILY RESIDENTIAL DISTRICT) MERCIAL DISTRICT), (WARD 3,	
with law, <u>Case No. 2018-1151-ZC</u> , has recommer Louisiana, that the zoning classification of the al HC-1 (Highway Commercial District), HC-2 (High	Parish of St. Tammany after hearing in accordance added to the Council of the Parish of St. Tammany, bove referenced area be changed from its present away Commercial District) & A-4A (Single Family mmercial District), see Exhibit "A" for complete	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
	as found it necessary for the purpose of protecting the te the above described property as HC-2A (Highway	
THE PARISH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:	
	bove described property is hereby changed from its -2 (Highway Commercial District) & A-4A (Single 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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.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 effective fifteen (15) days after adoption.		
MOVED FOR ADOPTION BY:		
WHEDELIDON THIS ODDINANCE WAS SHE	DAITTED TO A WOTE AND DECLITED IN THE	

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 $\underline{6}$ DAY OF $\underline{\text{DECEMBER}}$, $\underline{2018}$; AND BECOMES ORDINANCE COUNCIL SERIES NO
C MICHELE DI ANCHARD COUNCIL CHAIDMAN
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: OCTOBER 24 , 2018
Published Adoption:, 2018
Delivered to Parish President:, 2018 at
Returned to Council Clerk:, 2018 at

EXHIBIT "A"

2018-1151-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND and its component parts, together with all the buildings and improvements thereon, and also, all the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Town of Alexiusville, St. Tammany Parish, Louisiana, all as is shown on survey of Kelly McHugh & Associates dated February 28, 1985 arid revised October 8, 1987, and by reference to said survey, the property is described as follows:

From the intersection of the southern right of way line of 2nd Avenue and the eastern right of way line of U.S. Highway 190, go South 02 degrees 10 minutes 13 seconds East a distance of 248.87 feet to a point. Thence go South 11 degrees 00 minutes 54 seconds East a distance of 153.85 feet to a point and that Point of Beginning.

From the Point of Beginning, go South 11 degrees 00 minutes 54 seconds East a distance of 61.7 feet to a point. Thence go South 01 degrees 33 minutes 44 seconds East a distance of 100 feet to a point. Thence go South 11 degrees 31 minutes 13 seconds West a distance of 46.76 feet to a point. Thence go North 89 degrees 50 minutes 19 seconds East a distance of 328.48 feet to a point. Thence go South 00 degrees 09 minutes 41 seconds East a distance of 190 feet to a point. Thence go North 89 degrees 50 minutes 19 seconds East a distance of 400.50 feet to a point. Thence go North 00 degrees 36 minutes 14 seconds West a distance of 280.0 feet to a point. Thence go South 89 degrees 33 minutes 16 seconds West a distance of 120.0 feet to a point. Thence go South 89 degrees 36 minutes 14 seconds West a distance of 465.14 feet to a point which is the Point of Beginning. Said property contains 4.461 acres.

Said property is further described as a 4.461 acre parcel of property comprising all of Squares 40 and 41 and a portion of Squares 26, 27 and 40, and a portion of "F" Street, "G" Street and 4th Avenue, designated as LOT 41-A, on resubdivision plat of survey by Kelly J. McHugh & Associates, Inc. dated July 21, 1993, approved by the St. Tammany Parish Planning Commission on August 10, 1993 and filed for record with the Clerk of Court.

Case No.: 2018-1151-ZC

PETITIONER: Paul J. Mayronne

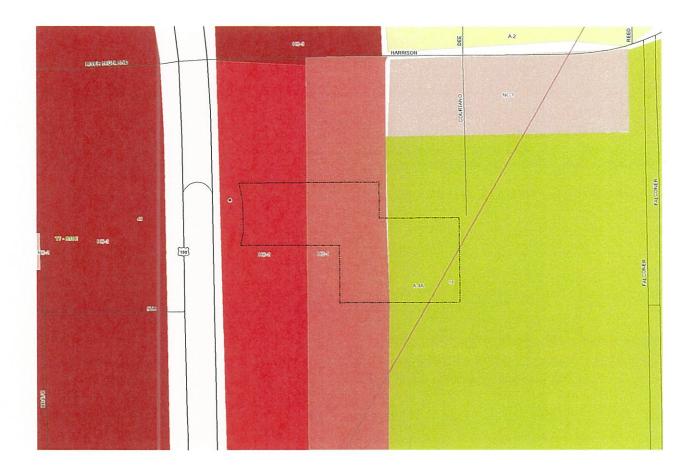
OWNER: B B Mini Storage INC - Matthew P. Bennett

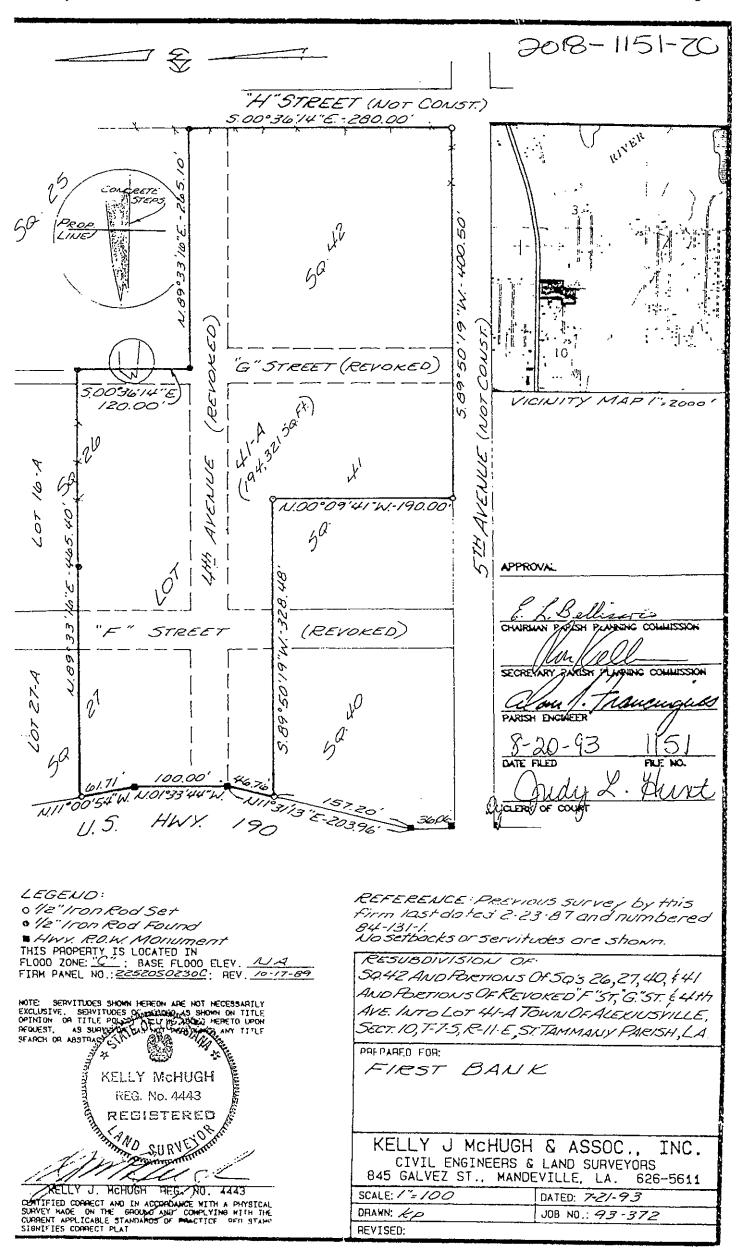
REQUESTED CHANGE: From HC-1 Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District

LOCATION: Parcel located on the east side of US Highway 190, south of Harrison Avenue; S10 & 48, T7S, R11E;

Ward 3, District 2

SIZE: 4.461 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/24/2018 Case No.: 2018-1151-ZC

Posted: 08/17/18

Meeting Date: 9/18/2018 Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul J. Mayronne

OWNER: B B Mini Storage INC - Matthew P. Bennett

REQUESTED CHANGE: From HC-1 Highway Commercial District, HC-2 Highway Commercial District & A-

4A Single-Family Residential District to HC-2A Highway Commercial District

LOCATION: Parcel located on the east side of US Highway 190, south of Harrison Avenue; \$10 & 48, T7S, R11E;

Ward 3, District 2 SIZE: 4.461 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 6 lane highway

Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
	Pharmacy	HC-2 & HC-1 Highway Commercial District & A-4A
	·	Single Family Residential District
South	Vacant	•

HC-2 & HC-1 Highway Commercial District & A-4A

Single Family Residential District

East Undeveloped Undeveloped

West Commercial HC-3 Highway Commercial District

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 from HC-1Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District. This site is located on the east side of US Highway 190, south of Harrison Avenue. The 2025 future land use plan calls for the area to be developed with commercial uses of several levels or forms. The site is currently developed with self-storage units. The objectives of the request is to allow for the existing use to conform to the appropriate zoning district.

STAFF RECOMMENDATION:

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