

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4903

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 1 DAY OF NOVEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 190 EAST AND APPLE PIE RIDGE ROAD AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 8, DISTRICT 13) (ZC12-10-094)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-10-094, 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-1 (Suburban District) to an HC-2 (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-2 (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 A-1 (Suburban District) to an HC-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: OCTOBER 25, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

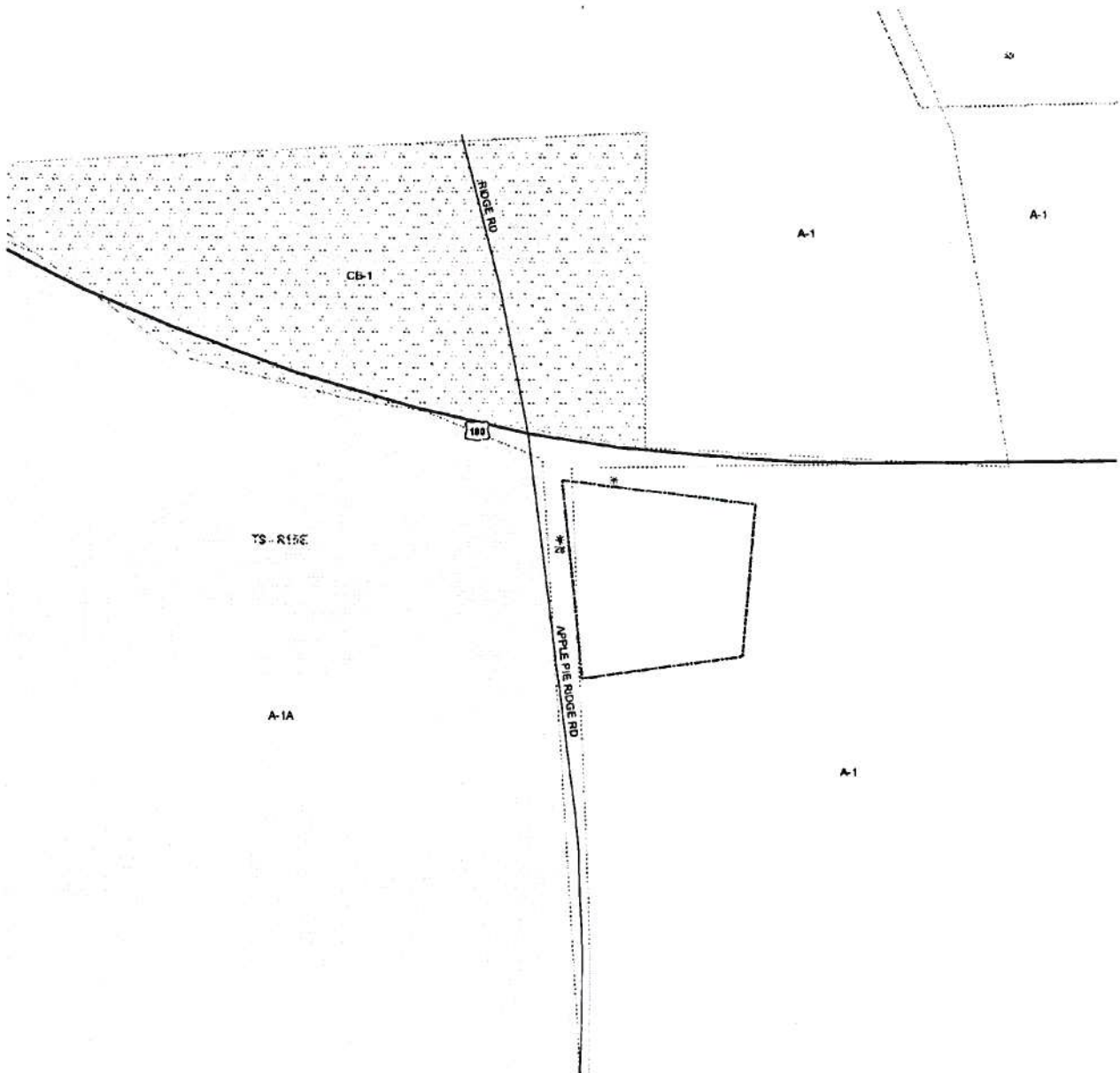
**EXHIBIT "A"**

**ZC12-10-094**

**A CERTAIN PARCEL OF LAND together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging to or in anywise appertaining situated in the Southeast quarter of the Southeast quarter of Section 28, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana and being more fully described as follows:**

**Beginning at the intersection of the South right of way line of U.S. Highway 190 (40 feet from the center line thereof), and the East Right of way line of Salt Bayou Road, (30 feet from the center line thereof) and thence go South 6 degrees, 10 minutes East 204.7 feet along the said East edge of Salt Bayou Road; thence go North 82 degrees East 165 feet; thence go North 4 degrees, 30 minutes East 156.4 feet to a point on the South right of way line of U.S. Highway 190, thence go along the curvature of the South right of way line of U.S. Highway 190 whose chord bears North 82 degrees, 56 minutes West 200.0 feet to the point of beginning.**

**CASE NO.:** ZC12-10-094  
**PETITIONER:** Patricia T. Hedges  
**OWNER:** Patricia T. Hedges  
**REQUESTED CHANGE:** From A-1 (Suburban District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located at the southeast corner of US Highway 190 East & Apple Pie Ridge Road; S28,T9S,R15E; Ward 8, District 13  
**SIZE:** 1 acre

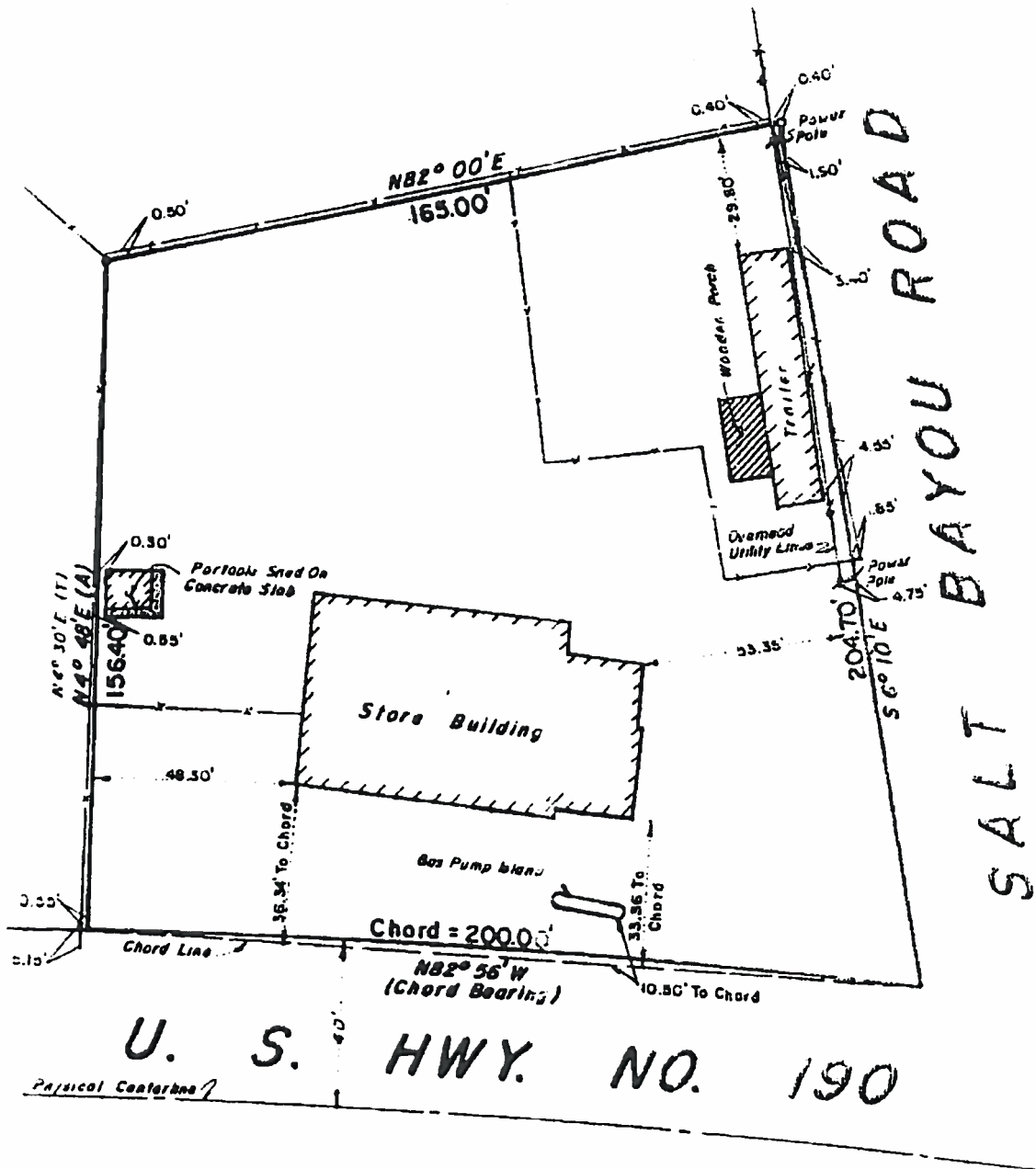


A-1923

A-1922

2012-10-09-1

AP 2180G



This survey plat may not reflect all servitudes or encumbrances that effect the loc. The undersigned has not researched and has not been requested to research the public record for same.

This is to certify that I have consulted the F.I.A. Flood Hazard Boundary Maps and find that the above described property is located in a Special Flood Hazard Zone. (Flood Zone "A10")

SURVEY OF A PARCEL OF LAND SITUATED IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, 19S, R15E ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:  
JOSEPH MINTON



*Surveys*  
INCORPORATED



CERTIFIED CORRECT

*Thomas J. Fontcuberta*  
SURVEYOR

DATE	SCALE	Legend	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
2-22-88	1"=40'	○=Iron Pipe Found ●=Iron Rod Found	F.D.C.	T.J.F.	881036	123-718

P.O. BOX 528  
METAIRIE, LOUISIANA 70004

*Thomas J. Fontcuberta & Charles Stewart Hedges*

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** September 24, 2012

**Meeting Date:** October 2, 2012

**Case No.:** ZC12-10-094

**Determination:** Approved

**Posted:** 0913/12

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### GENERAL INFORMATION

**PETITIONER:** Patricia T. Hedges  
**OWNER:** Patricia T. Hedges  
**REQUESTED CHANGE:** From A-1 (Suburban District) to HC-2 (Highway Commercial District)  
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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State & Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Storage & Residential	CB-1 Community Based Facilities District & A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Residential & Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban 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-1 (Suburban District) to HC-2 (Highway Commercial District). The site is located at the southeast corner of US Highway 190 East & Apple Pie Ridge Road. The 2025 Future Land Use Plan calls for the site to be developed with residential. Excluding the church across Hwy 190, the property is surrounded by low density residential use and undeveloped land. Considering the surrounding uses, there is no compelling reason to recommend approval of the requested zoning change.

#### STAFF RECOMMENDATION:

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