

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4864

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 10 DAY OF SEPTEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHWEST CORNER OF BRAVO STREET & 4TH STREET, BEING LOTS 1 & 2, SQUARE 37, ALEXIUSVILLE, AND WHICH PROPERTY COMPRISES A TOTAL 28,800 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT HC-3 (HIGHWAY COMMERCIAL DISTRICT) & A-3 (SUBURBAN DISTRICT) TO AN NC-2 (INDOOR RETAIL AND SERVICE DISTRICT). (WARD 3, DISTRICT 5) (ZC12-08-072)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-072, 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-3 (Highway Commercial District) & A-3 (Suburban District) to an NC-2 (Indoor 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-2 (Indoor 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 HC-3 (Highway Commercial District) & A-3 (Suburban District) to an NC-2 (Indoor 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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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 4 DAY OF OCTOBER , 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: AUGUST 30 , 2012

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

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

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

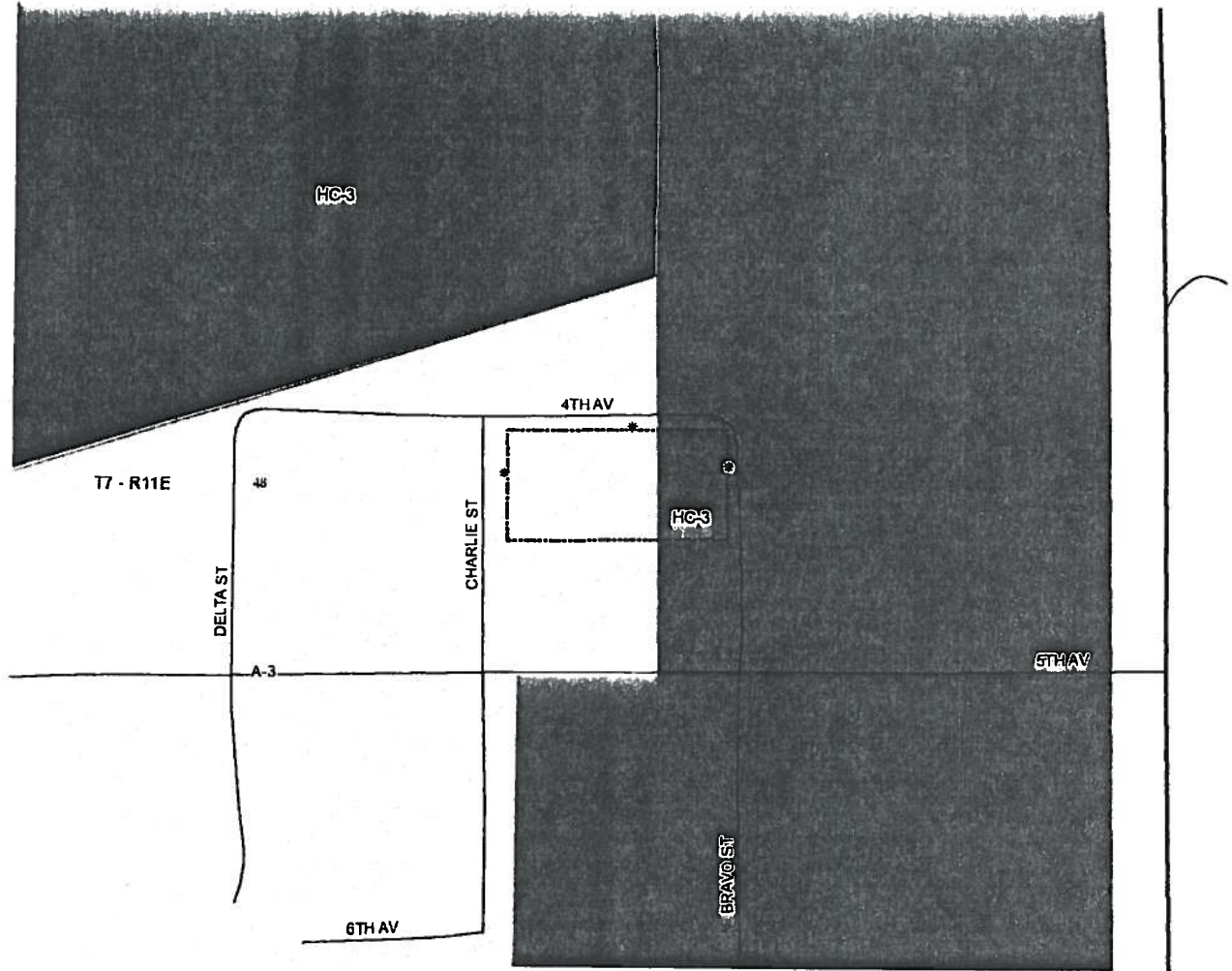
**EXHIBIT "A"**

ZC12-08-072

All of that certain piece or parcel of ground, together with all rights, ways, privileges, servitudes, prescriptions, advantages, and appurtenances thereunto belonging or in any wise appertaining thereto, described and designated as Lots Nos. 1 and 2 in Square No. 37 of the Town of Alexiusville, Parish of St. Tammany, State of Louisiana. Said lots are described according to the survey by C.R. Schultz, Surveyor, dated April 24, 1945, a print of which is attached to Inst No. 185171 as follows:

From the corner of said Square 37, formed by the intersection of Fourth and "B" Streets, run along the south side of Fourth Street in a westerly direction a distance of two hundred forty feet (240') to "C" Street; thence run in a southerly direction along the eastern side of "C" Street, a distance of one hundred twenty feet (120'); thence run in an easterly direction along a line parallel to Fourth Street, a distance of two hundred forty feet (240') to "B" Street; thence run in a northerly direction along the west side of "B" Street a distance of one hundred twenty feet (120') to the point of beginning.

**CASE NO.:** ZC12-08-072  
**PETITIONER:** Alan John DeCorte  
**OWNER:** Joyce D. Segreto, Loyce M. DeCorte, Deborah D. Griffin, Alan John DeCorte  
**REQUESTED CHANGE:** From HC-3 (Highway Commercial District) & A-3 (Suburban District) to NC-2 (Indoor Retail and Service District)  
**LOCATION:** Parcel located at the southwest corner of Bravo Street & 4th Street, being Lots 1 & 2, Square 37, Alexiusville; S48,T7S,R11E; Ward 3, District 5  
**SIZE:** 28,800 sq.ft.



MR. GUY ARNE  
 P.O. BOX 421  
 BRIDGE CITY, TEXAS

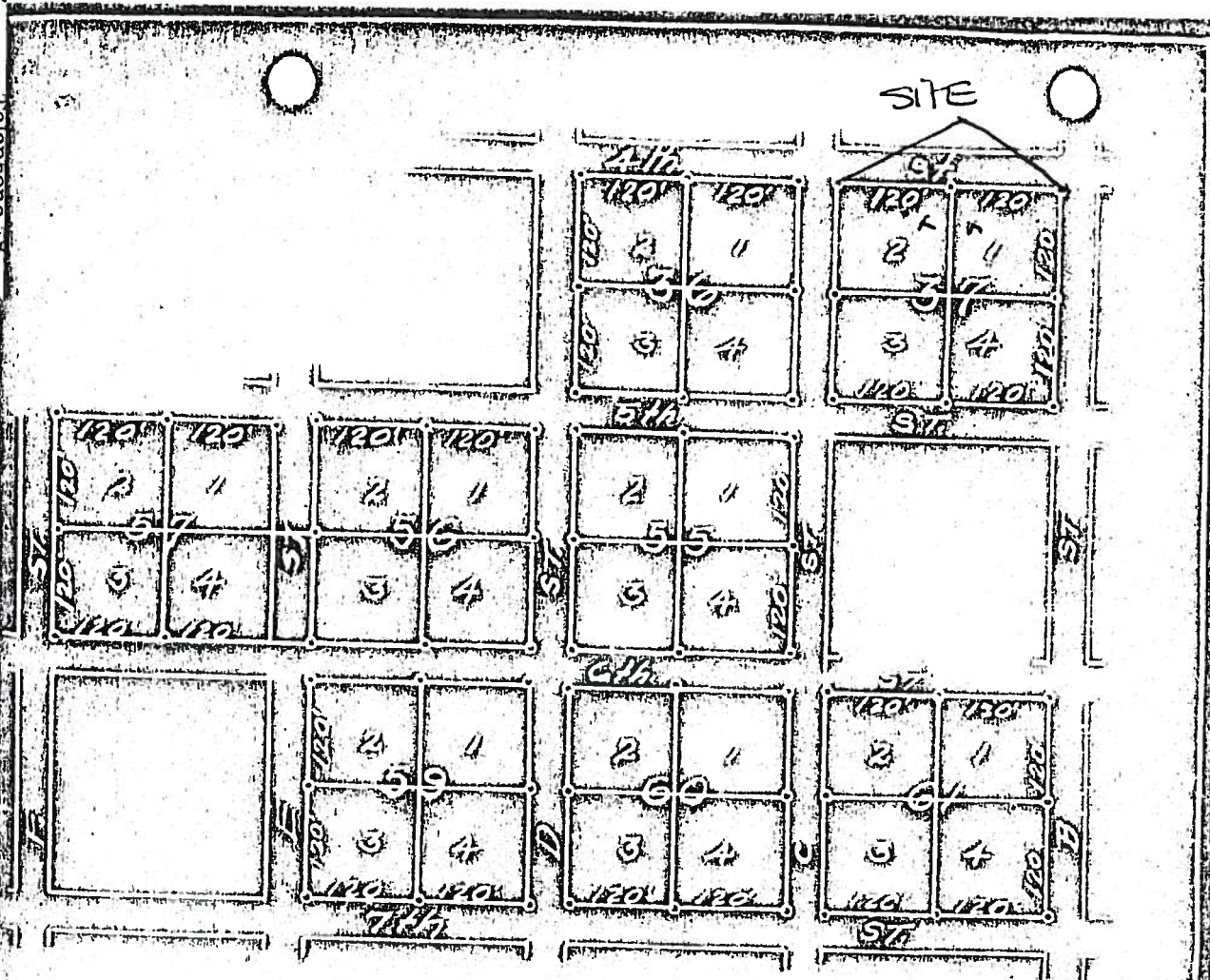
70-30-2172

North

Corington

Nov. 190

Telephone 18



The following survey and re-subdivision of  
 tracts 34-37-55-56-57-58-59-60-61 in the  
 town of Corington, State of Texas, for  
 purposes and uses being divided into  
 lots, each measuring 120 ft x 120 ft

Nov 1900

*[Signature]*  
 Surveyor  
 Corington, Tex



# ADMINISTRATIVE COMMENTS

## ZONING STAFF REPORT

**Date:** July 23, 2012

**Case No.:** ZC12-08-072

**Posted:** 07/13/12

**Meeting Date:** August 7, 2012

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Alan John DeCorte  
**OWNER:** Joyce D. Segreto, Loyce M. DeCorte, Deborah D. Griffin, Alan John DeCorte  
**REQUESTED CHANGE:** From HC-3 (Highway Commercial District) & A-3 (Suburban District) to NC-2 (Indoor Retail and Service District)  
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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** 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	Undeveloped	HC-3 (Highway Commercial District) & A-3 (Suburban District)
South	Undeveloped	HC-3 (Highway Commercial District) & A-3 (Suburban District)
East	Commercial	HC-3 (Highway Commercial District)
West	Residential	A-3 (Suburban District)

#### EXISTING LAND USE:

**Existing development?** Yes

**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 HC-3 (Highway Commercial District) & A-3 (Suburban District) to NC-2 (Indoor Retail and Service District). The site is located at the southwest corner of Bravo Street & 4th Street, being Lots 1 & 2, Square 37, Alexiusville. The 2025 future land use plan calls for the site to be developed with residential uses. The front portion of the site, along Bravo Street, is zoned HC-3 Highway Commercial District, and currently developed with a single family residence. The rear portion of the site, along 4<sup>th</sup> & Charlie Street, is undeveloped and zoned A-3 Suburban District. Considering the location of the site, in close proximity to some intense retail and service uses, staff feels that the request is appropriate for the area. Moreover, the rezoning to NC-2 will create a transition between the abutting parcels zoned A-3 Suburban District and HC-3 Highway Commercial District.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 (Indoor Retail and Service District) designation be approved.