

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4861 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 ON THE WEST SIDE OF US HIGHWAY 11, NORTH OF AVENUE D AND WHICH PROPERTY COMPRISES A TOTAL 1.8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 8, DISTRICT 9) (ZC12-08-066)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-066, 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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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 \_\_\_\_\_

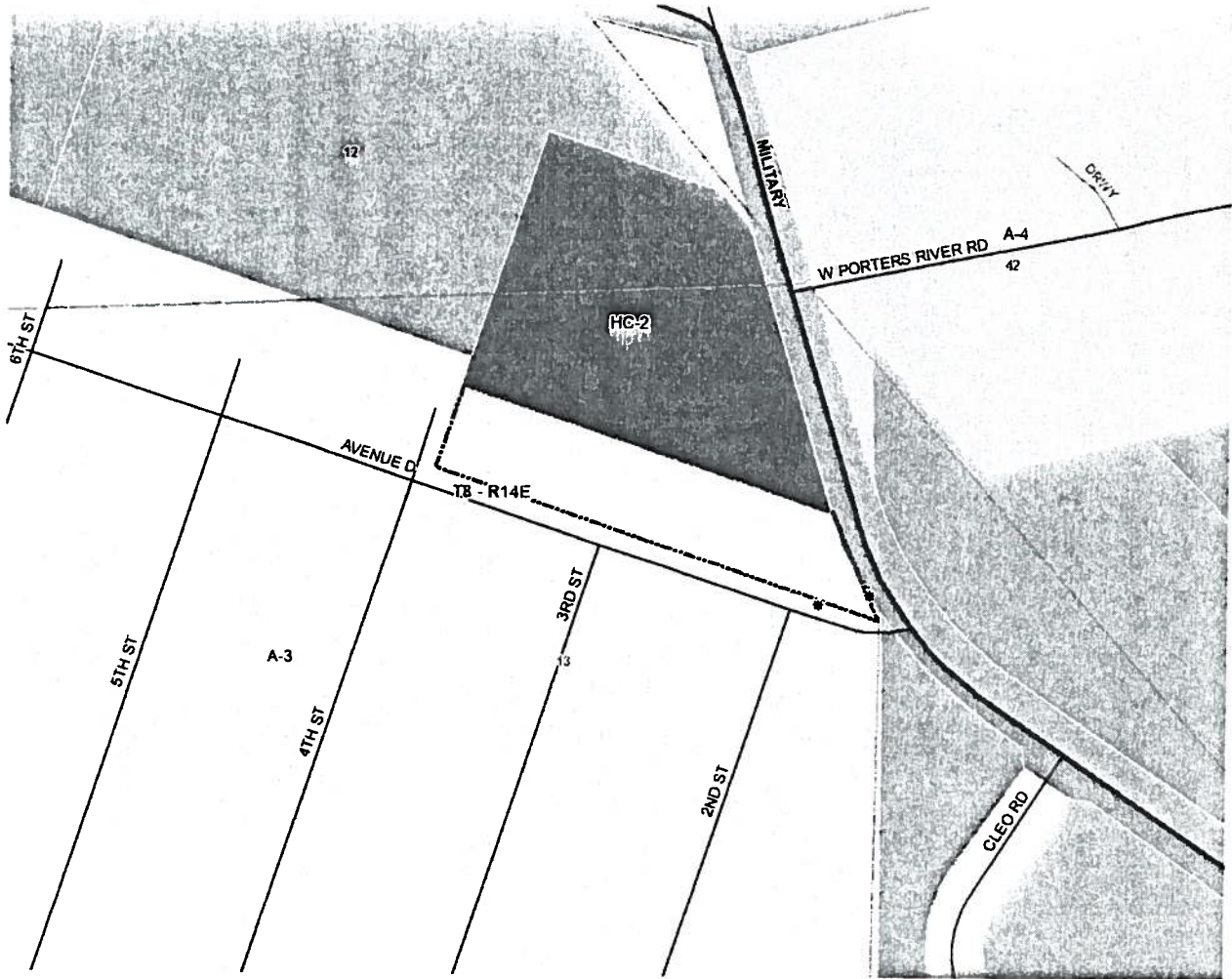
**EXHIBIT "A"**

**ZC12-08-066**

**A CERTAIN PARCEL OF LAND, situated in Section 13, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:**

**From the Section corner common to Sections 11, 12, 13 and 14 of said Township and Range go South 01 degree 0 minute East 1333.6 feet to a point; thence East 661.2 feet to a point; thence North 18 degrees 40 minutes 15 seconds East, 1595.89 feet to a point; thence South 71 degrees 20 minutes East, 913.00 feet to an iron and the point of beginning; thence South 18 degrees 40 minutes West 126 feet to a point; thence South 71 degrees 20 minutes East 676.01 feet to a point and an iron; thence go Northwesterly along the public Right-of-Way of Hwy. 1090 to a point, this point being South 71 degrees 20 minutes East from the point of beginning; thence continue North 71 degrees 20 minutes West parallel to the powerline to the point of beginning, containing 1 .8 acres more or less.**

**CASE NO.:** ZC12-08-066  
**PETITIONER:** Jeff Schoen  
**OWNER:** Henry Austin Moore  
**REQUESTED CHANGE:** From A-3 (Suburban District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the west side of US Highway 11, north of Avenue D; S12 &13,T8S,R14E; Ward 8, District 9  
**SIZE:** 1.8 acres

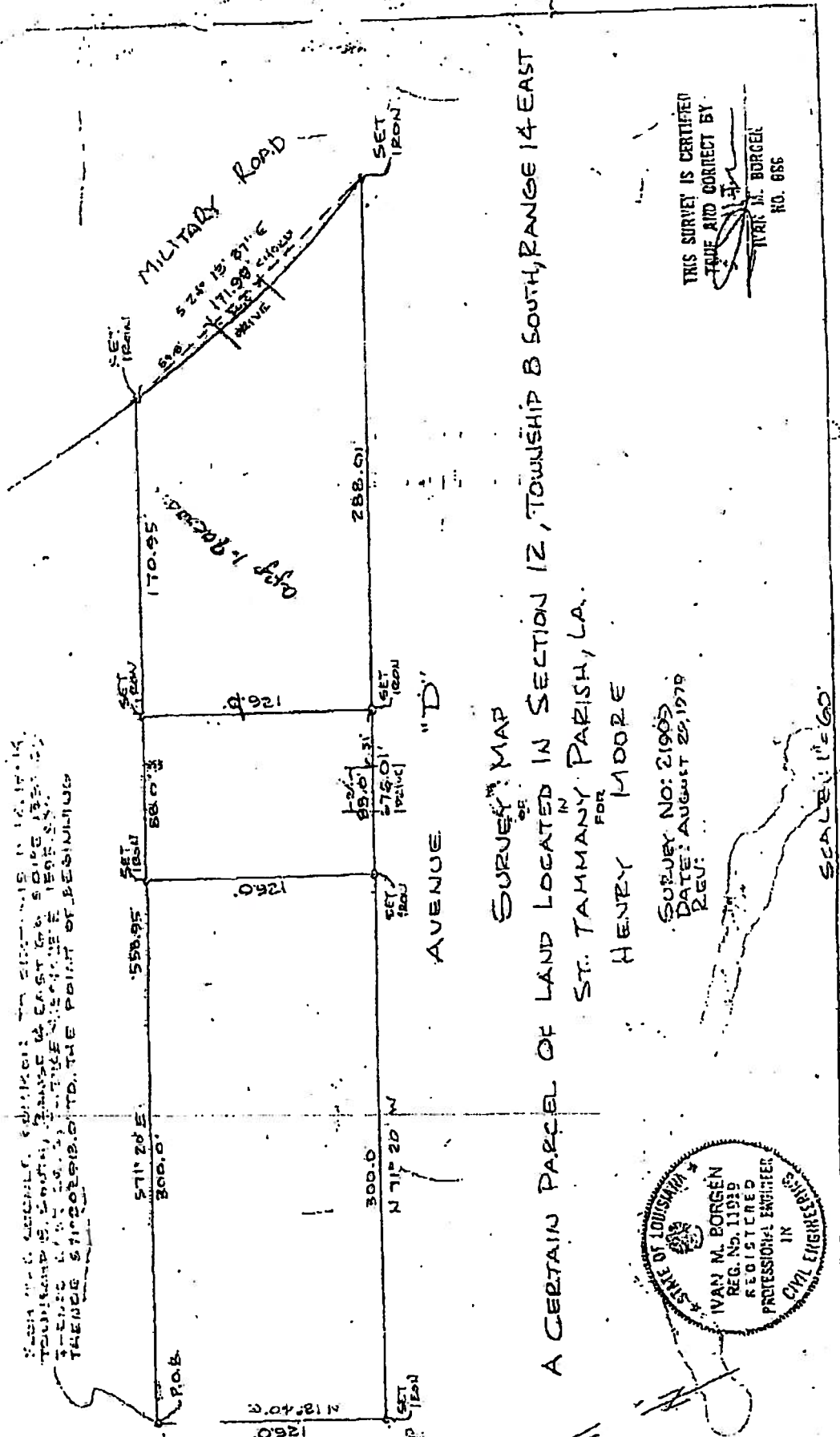


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# ADMINISTRATIVE COMMENTS

## ZONING STAFF REPORT

**Date:** July 23, 2012

**Case No.:** ZC12-08-066

**Posted:** 7/11/12

**Meeting Date:** August 7, 2012

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Henry Austin Moore  
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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State                      **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-2 Highway Commercial |
| South            | Residential        | A-3 Suburban            |
| East             | Commercial/ Hwy 11 | City of Pearl River     |
| West             | Residential        | A-3 Suburban            |

#### 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 A-3 (Suburban District) to HC-2 (Highway Commercial District). The site is located on the west side of US Highway 11, north of Avenue D. The 2025 Future Land Use Plan calls for residential development in this area. Staff is not completely opposed to commercial zoning at this location, as it abuts Hwy 11 & HC-2 Highway Commercial zoning on the north side. However, the HC-2 Highway Commercial zoning district is too intense for the site, considering that it is directly abutting some existing single family residences on the south and west sides. A less intense commercial zoning classification would be more appropriate.

#### STAFF RECOMMENDATION:

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