

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5669

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PANNING DEVELOPMENT

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

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

ON THE 1 DAY OF SEPTEMBER, 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF U S HIGHWAY 90, WEST OF HONEY ISLAND MARINA ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 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) (2016-316-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-316-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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 OCTOBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: AUGUST 25 , 2016

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

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

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

Exhibit "A"

2016-316-ZC

Commencing at the corner common to Sections 29, 30, 31 and 32, Township 9 South, Range 16 East, St. Tammany Parish, Louisiana; Thence North – 3,514.3 feet to a point on the South right-of-way of U.S. Highway 90; Thence North 80 Degrees 20 minutes East – 549.59 feet along said right-of-way to the **POINT OF BEGINNING**.

Thence from said **POINT OF BEGINNING** GO North 189.40 feet;  
Thence North 89 degrees 30 minutes 00 seconds East – 260.11 feet;  
Thence go South 14 degrees 55 minutes 00 seconds West – 205.32 feet to a point on the North right-of-way line of U.S. Highway 90;  
Thence along said line South 80 degrees 20 minutes 00 seconds West – 206.50 feet to the **POINT OF BEGINNING**.

Containing in all 1.00 acre of land and being situated in Section 29, Township 9 South, Range 16 East, St. Tammany Parish, Louisiana

Case No.: 2016-316-ZC

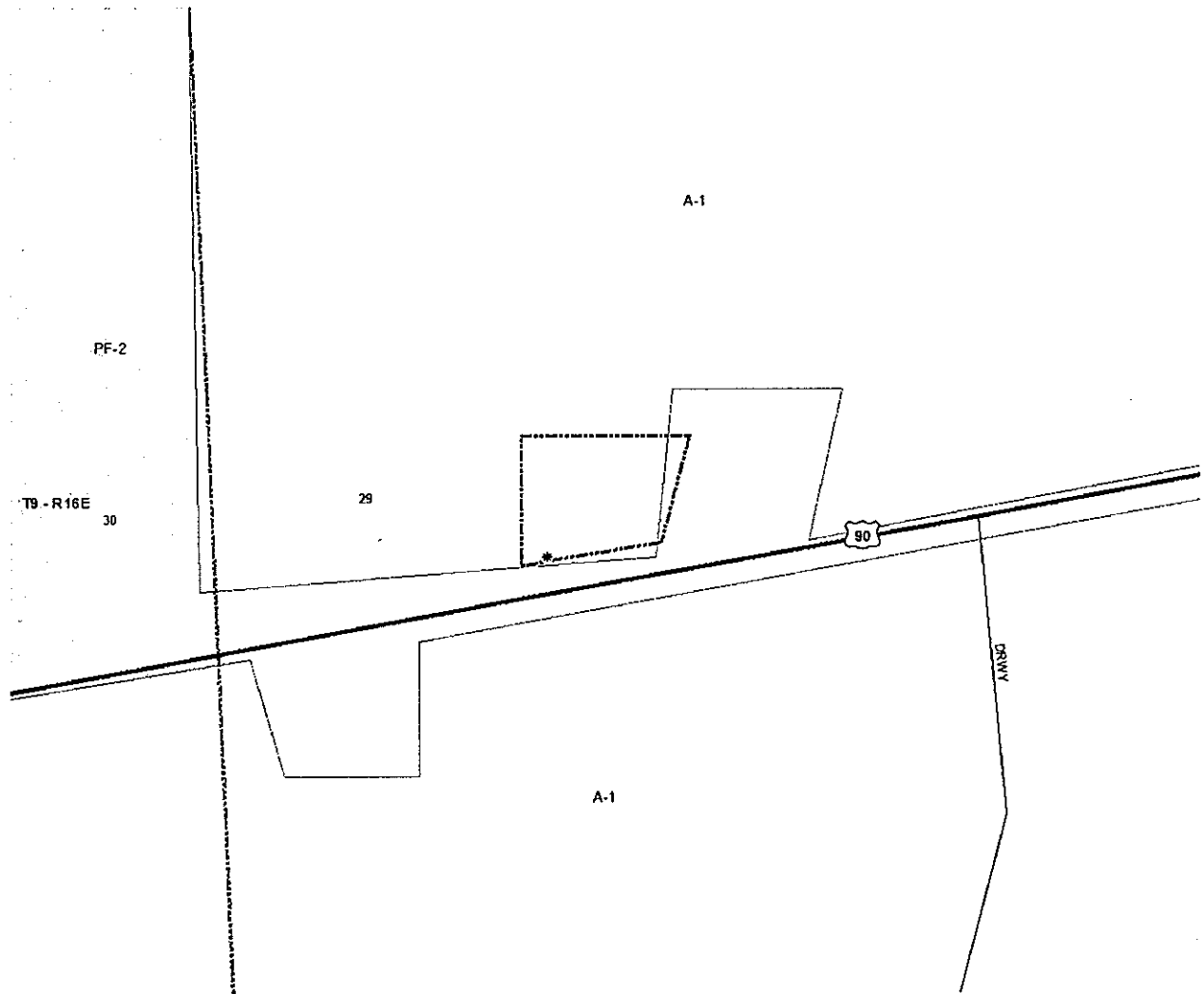
PETITIONER: Michael Ivic

OWNER: Succession of Danny K. Willingham c/o Madelynn Farmer

REQUESTED CHANGE: From A-1 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 90, west of Honey Island Marina Road ; S29, T9S, R16E; Ward 8, District

SIZE: 1 acre



2016-316-ZC

A-1

29  
T9 - R16E

2016-316-ZC

A-1

90

30

DRWY

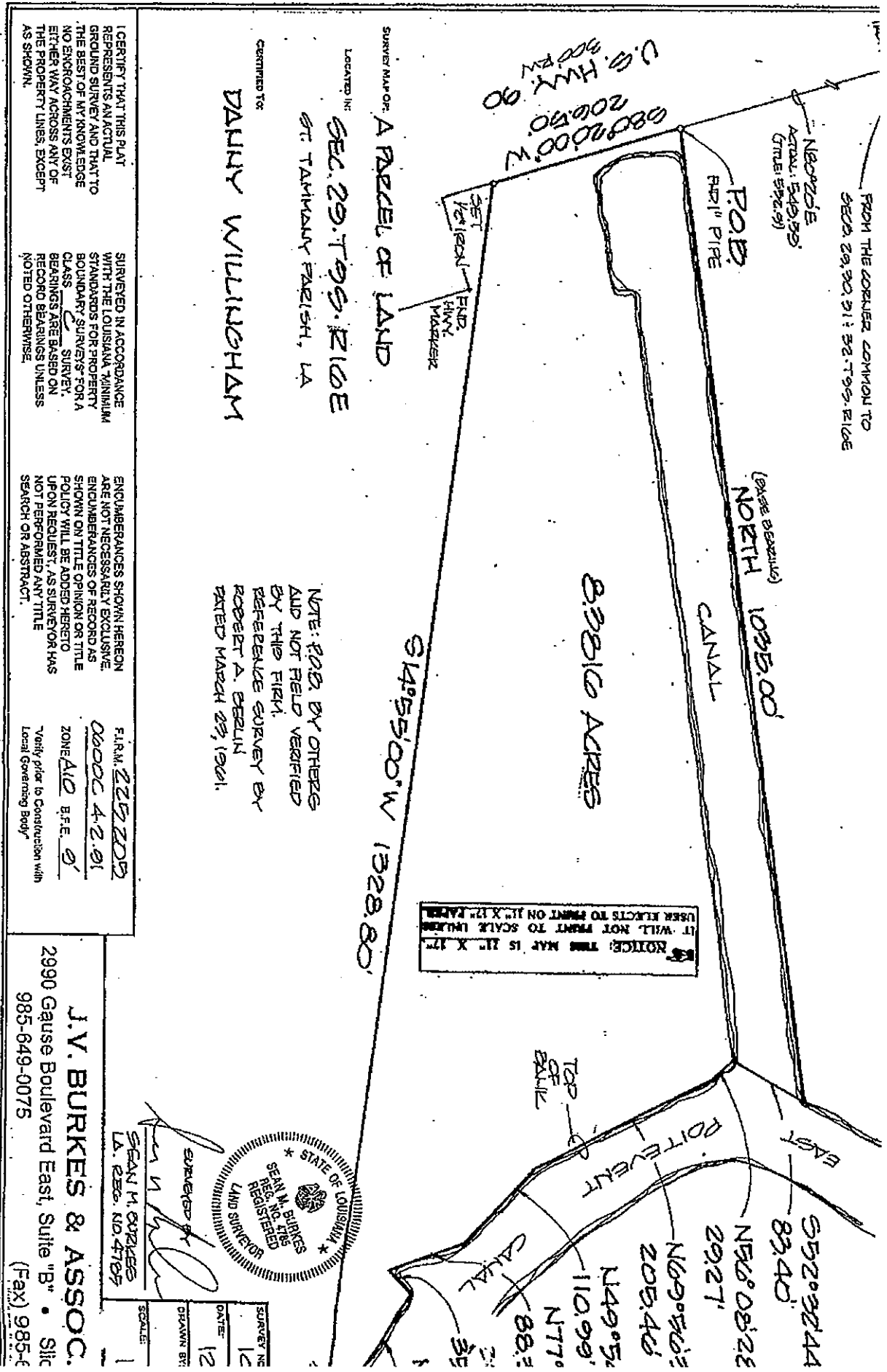
PF-2

0 300 Feet

N



2016-316-2C



FROM THE CORNER COMMON TO SEC. 29, T.9S, R.10E

NEORISE  
ACTUAL: 549.93'  
TRUE: 572.9'

POB  
4\"/>

(BASE BEARING)  
NORTH 1095.00'  
CANAL

8.3261 ACRES

3495.00' W 1328.80'

NOTICE: THIS MAP IS 11" X 17"  
IT WILL NOT PRINT TO SCALE UNLESS  
USER EFFECTS TO PRINT ON 11" X 17" PAPER

EAST  
5520.3244  
83.40'

N56.8°08'22  
29.27'

N69°54'03  
205.48'

N49°5'  
110.99'

TOP  
OF  
RAIL

RAILROAD  
DIVERGENT

NOTE: POB BY OTHERS  
AND NOT FIELD VERIFIED  
BY THIS FIRM.  
REFERENCE SURVEY BY  
ROBERT A. BERLIN  
DATED MARCH 23, 1961.

LOCATED IN:  
**SEC. 29, T.9S, R.10E**  
ST. TAMMANY PARISH, LA  
CERTIFIED TO:  
**DANNY WILLIUGHAM**

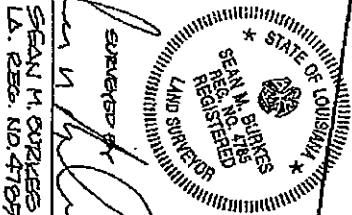
I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT REPERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM: **227209**  
**0000C 4-2-01**  
ZONE AND EFF: **2'**  
Verify prior to Construction with Local Governing Body

**J.V. BURKES & ASSOC.**  
2990 Gause Boulevard East, Suite "B" • Slc  
985-649-0075 (Fax) 985-6



SURVEY NO: 12  
DATE: 12  
DRAWN BY:  
SCALE: 1

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 7/25/2016  
Case No.: 2016-316-ZC  
Posted:7/15/2016

Meeting Date: 8/2/2016  
Determination: Approved

**GENERAL INFORMATION**

**PETITIONER:** Michael Ivic

**OWNER:** Succession of Danny K. Willingham c/o Madelynn Farmer

**REQUESTED CHANGE:** From A-1 Suburban District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the north side of US Highway 90, west of Honey Island Marina Road ; S29, T9S, R16E; Ward 8, District

**SIZE:** 1 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State

**Road Surface:** 2 lane asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PF-2 Public Facilities
East	Undeveloped	PF-2 Public Facilities
South	Undeveloped	A-1-Suburban District
West	Undeveloped	A-1-Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District to HC-2 Highway Commercial District. This site is located on the north side of US Highway 90, west of Honey Island Marina Road. The 2025 future land use plan calls for the area to be developed as a conservation area with uses that allow for the preservation of the natural environment and compatible commercial uses. The objectives of the requested zoning change is to allow for the use the existing dock and marina type structures on the site. Staff does not have any objection to the request.

**STAFF RECOMMENDATION:**

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