

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4865

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF SEPTEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF ROBERT ROAD & BROWNSWITCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL 1.966 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-1(HIGHWAY COMMERCIAL). (WARD 8, DISTRICT 8) (ZC12-08-073)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-073, 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 NC-4 (Neighborhood Institutional District) to an HC-1(Highway Commercial) 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-1(Highway Commercial).

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 NC-4 (Neighborhood Institutional District) to an HC-1(Highway Commercial).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 _____

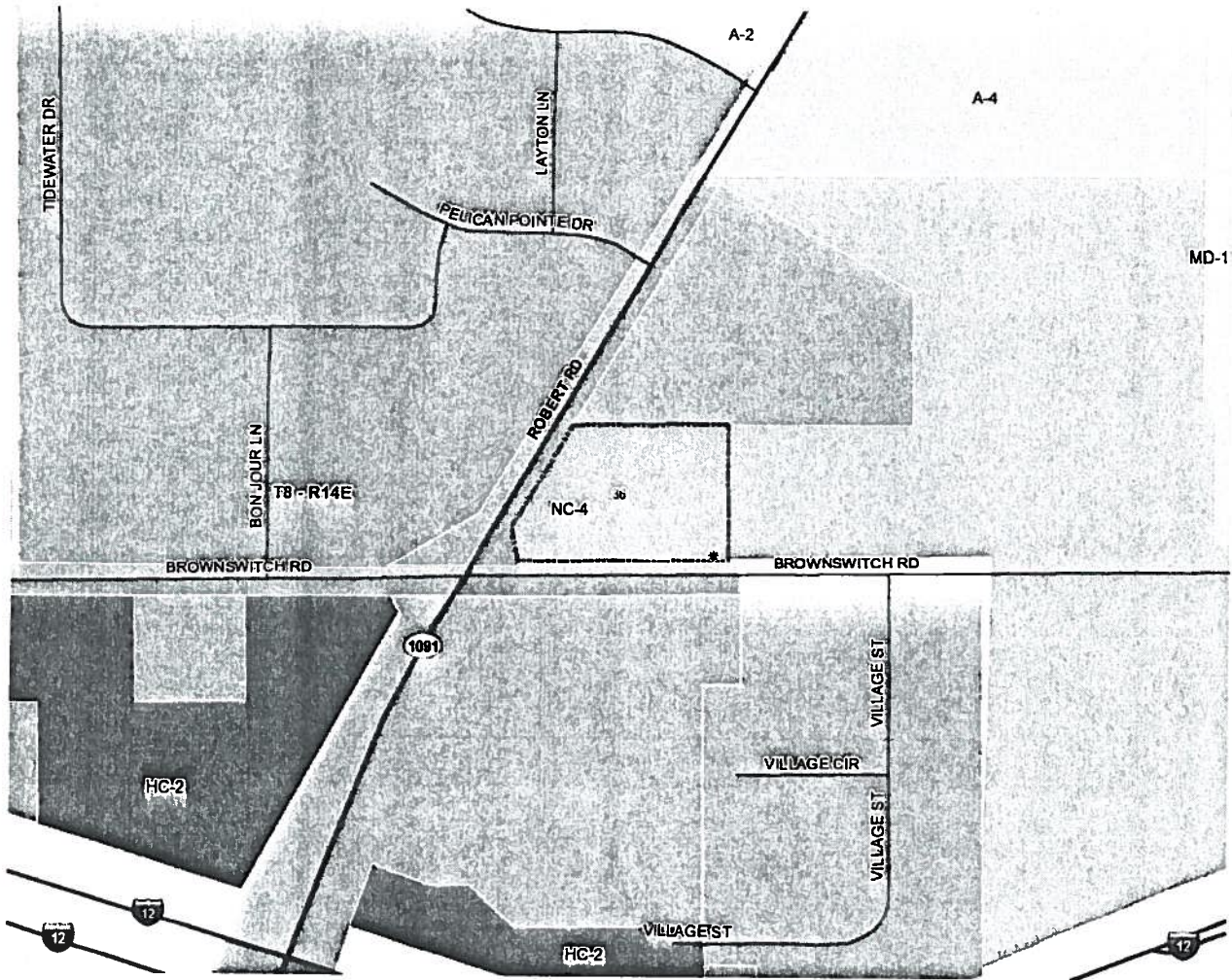
EXHIBIT "A"

ZC12-08-073

THAT CERTAIN PIECE OR PORTION OF GROUND LOCATED IN SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM A POINT AT THE INTERSECTION OF NORTHERLY RIGHT-OF-WAY LINE OF BROWNSWITCH ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT ROAD, SAID POINT DESCRIBED AS P.O.B & P.O.C. MARKED BY AN IRON ROD (SET), CONTINUE ALONG THE EASTERLY RIGHT-OF-WAY OF ROBERT ROAD NORTH 11 DEGREES 12 MINUTES 01 SECOND WEST FOR A DISTANCE OF 64.02 FEET TO AN IRON ROD (FOUND); THENCE NORTH 31 DEGREES 03 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 213.58 FEET ALONG ROBERT ROAD EAST LINE TO AN IRON ROD (FOUND); THENCE NORTH 89 DEGREES 33 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 281.13 FEET TO AN IRON ROD (FOUND); THENCE SOUTH 00 DEGREES 26 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 245.00 FEET TO AN IRON ROD (SET); THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF BROWNSWITCH ROAD NORTH 89 DEGREES 33 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 380.78 FEET TO THE POINT OF COMMENCEMENT; CONTAINING AN AREA OF 1.966 ACRES 85,680.84 SQ. FT.); ALL AS SHOWN ON A SURVEY BY NATHAN JUNIUS P.E., P.L.S. DATED MAY 15, 2012.

CASE NO.: ZC12-08-073
PETITIONER: Nathan J. Junius
OWNER: Fire District #1/Larry Hess
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-1(Highway Commercial)
LOCATION: Parcel located on the northeast corner of Robert Road & Browns Switch Road; S36,T8S,R14E; Ward 8, District 8
SIZE: 1.966 acres



ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: July 23, 2012

Meeting Date: August 7, 2012

Case No.: ZC12-08-073

Determination: Approved

Posted: 7/11/12

GENERAL INFORMATION

PETITIONER: Nathan J. Junius
OWNER: Fire District #1/Larry Hess
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-1(Highway Commercial)
LOCATION: Parcel located on the northeast corner of Robert Road & Brownswich Road; S36,T8S,R14E; Ward 8, District 8
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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	Commercial	City of Slidell
South	Commercial	City of Slidell
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Commercial	City of Slidell

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to HC-1(Highway Commercial). The site is located on the northeast corner of Robert Road & Brownswich Road. The 2025 Future Land Use Plan calls for residential development on this parcel. Staff feels that HC-1 Highway Commercial zoning is appropriate for the site, considering that intersection of Brownswich Road & Robert Road is currently developed with intense commercial uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-1(Highway Commercial) designation be approved.