

FEBRUARY 4, 2016 - ITEMS OFF-THE-FLOOR

1. Ordinance amending the official Parish Zoning Map to reclassify 0.15 acres located east of Stirling Blvd, south of I-12, north of Brewster Road from PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District). (Ward 1, District 1) (Dean) (2015-122-ZC)

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: MR. DEAN PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF FEBRUARY, 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY 0.15 ACRES LOCATED ON THE EAST SIDE OF STIRLING BLVD, SOUTH OF I-12, NORTH OF BREWSTER ROAD IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, FROM PBC-1 (PLANNED BUSINESS CENTER) TO HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 1, DISTRICT 1) (DEAN) (2015-122-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law 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 PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District) (see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council 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-3 (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 PBC-1 (Planned Business Center) to HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JANUARY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

LEGAL DESCRIPTION:

A certain portion of ground or tract of land containing 0.148 acres or 6,427 square feet being a portion of "MAURMONT PROPERTIES, L.L.C. TO BE RE-ZONED FROM PBC-1 TO HC-3," located in Section 47 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Commencing at a point being the intersection of the northerly right of way line of East Brewster Road and the easterly right of way line of Stirling Boulevard, said point being the "POINT OF COMMENCEMENT"

Then, continuing along the easterly right of way line of Stirling Boulevard, North 44 degrees 56 minutes 10 seconds West a distance of 72.62 feet to a point;

Then, North 00 degrees 58 minutes 37 seconds West a distance of 642.75 feet to a point; Then, departing the easterly right of way line of Stirling Boulevard, North 89 degrees 45 minutes 39 seconds East a distance of 199.19 feet to a point, said point being the "POINT OF BEGINNING"

Then, North 00 degrees 23 minutes 33 seconds East a distance of 26.88 feet to a point;

Then, South 89 degrees 35 minutes 36 seconds East a distance of 252.37 feet to a point;

Then, South 00 degrees 14 minutes 21 seconds East a distance of 24.03 feet to a point;

Then, South 89 degrees 45 minutes 39 seconds West a distance of 252.65 feet to the "POINT OF BEGINNING."

ZONING STAFF REPORT

Date: 1/25/2016
Case No.: 2015-122-ZC
Posted: 01/14/16

Meeting Date: 2/2/2016
Determination: Approved, Amended, Postponed, Denied

GENERAL INFORMATION

PETITIONER: Maurmont Properties LLC - Mark Salvetti

OWNER: Maurmont Properties LLC

REQUESTED CHANGE: From PBC-1 Planned Business Center to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of Stirling Blvd, south of I-12, north of Brewster Road; S47, T7S, R11E; Ward 1, District 1

SIZE: 0.15 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Vacant	HC-3 Highway Commercial District
South	Undeveloped	PBC-1 Planned Business Center
East	Undeveloped	PBC-1 Planned Business Center
West	Undeveloped	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential -- Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PBC-1 Planned Business Center to HC-3 Highway Commercial District. This site is located at the on the east side of Stirling Blvd, south of I-12, north of Brewster Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The site is currently zoned to be developed with office spaces in campus type setting. Considering the proximity of other commercial uses, staff does not have any objection to the request. Moreover, the 0.15 acre portion of land requested to be rezoned to HC-3 is directly abutting a 3.507 acre parcel that was rezoned to HC-3 (ZC15-09-067) in November 2015.

Note that the RBCO (Regional Business Center Overlay) will remain in effect as it was previously approved under ZC13-08-063.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be approved.

Case No.: 2015-122-ZC

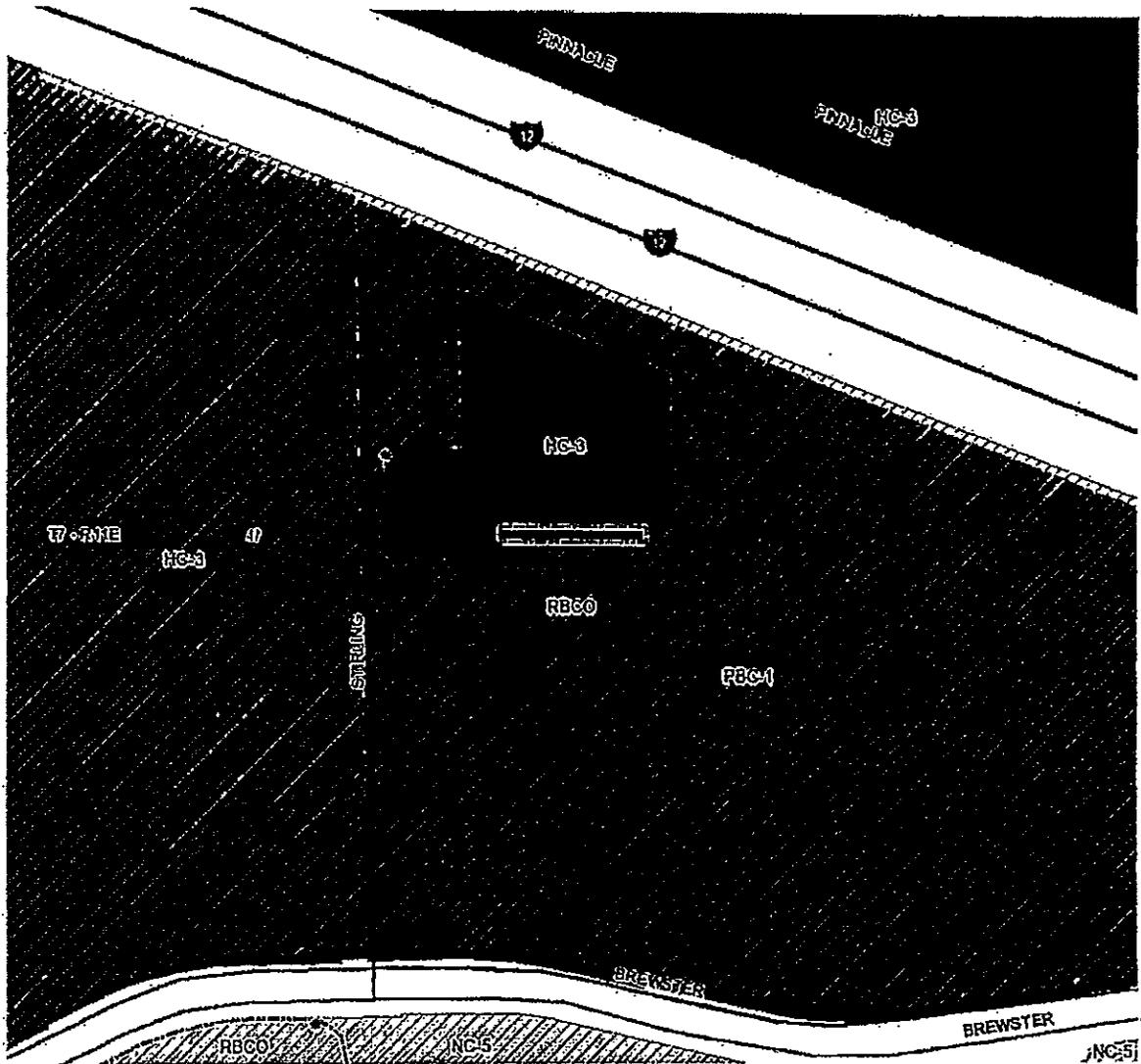
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SIZE: 0.15 acre



2015-122-ZC

FRYDALE

OTTERBRO

W-RME 47

HC3

RBCO



REWATER

NCS

0 400 Feet



2015-122-20

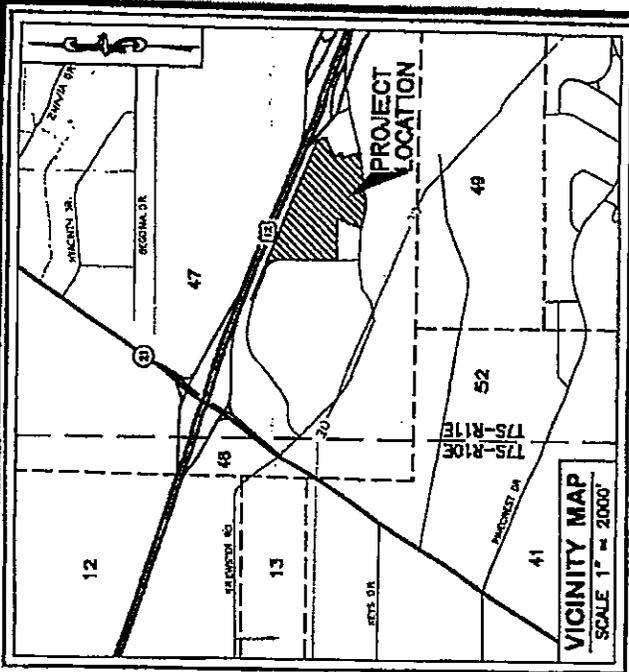
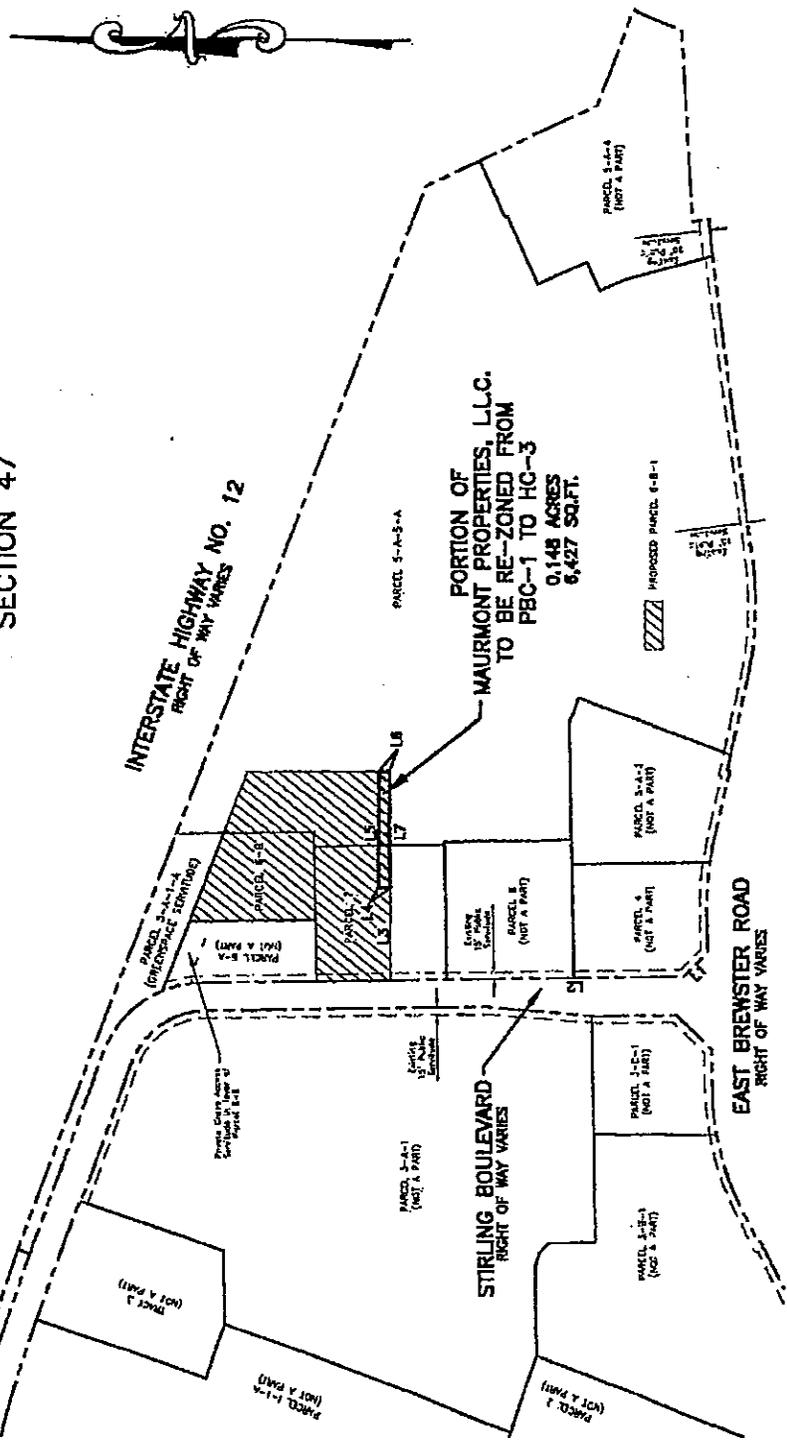


EXHIBIT SHOWING A PORTION OF MAJRMONT PROPERTIES, L.L.C. TO BE RE-ZONED FROM PBC-1 TO HC-3
 LOCATED IN SECTION 47,
 TOWNSHIP 7 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
STIRLING PROPERTIES, L.L.C.

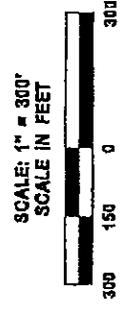
ACADIA 
LAND SURVEYING, LLC
 LOUISIANA • MISSISSIPPI • TEXAS
 208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
 Phone • (985) 448-0084 Fax • (985) 448-0085
 EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATED: DECEMBER 04, 2015

T 7 S - R 11 E
SECTION 47



LINE	BEARING	LENGTH
L1	N 44°56'10" W	72.62'
L2	N 00°58'37" W	642.75'
L3	N 89°45'39" E	199.19'
L4	N 00°23'33" E	26.88'
L5	S 89°35'36" E	252.37'
L6	S 00°14'21" E	24.03'
L7	S 89°45'39" W	252.65'



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Administrative Comment

This small parcel was inadvertently omitted with the original zoning request. As a result construction is in limbo until the zoning change has been adopted. The Zoning Commission approved the zoning change at their February 2, 2016 meeting by a vote of 9-0.