



ZC Approved :  
3/1/11

**ST. TAMMANY PARISH**  
DEPARTMENT OF PLANNING  
P. O. BOX 628  
COVINGTON, LA 70434  
PHONE: (985) 898-2529  
FAX: (985) 898-3003  
e-mail: [planning@stp.gov](mailto:planning@stp.gov)

*Kevin Davis*  
*Parish President*

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

APPEAL REQUEST

*March 31, 2011*  
*CWC*

DATE: 3-2-2011

ZC11-03-012

Existing Zoning: NC-5 (Retail and Service District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 9.943 acres  
Petitioner: Matt Bennett  
Owner: BB Mini Storage  
Location: Parcel located on the west side of North Causeway Service Road, south of LA Highway 22, being 1438 North Causeway, Mandeville, S38, T7S, R11E, Ward 4, District 4  
Council District: 4

*wy 22,*

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

*Glen A. Villalobos*  
(SIGNATURE)

Glen A. Villalobos  
1081 Rue Chinon  
Mandeville, LA 70471

*For Fontainebleau  
Property Owners  
Association*

PHONE #: 985 624-4079  
mobile 985 373-6494

**ZONING STAFF REPORT**

**Date:** February 21, 2011  
**Case No.:** ZC11-03-012  
**Posted:** 02/15/11

**Meeting Date:** March 1, 2011  
**Determination:** Amended

**GENERAL INFORMATION**

**PETITIONER:** Matt Bennett  
**OWNER:** BB Mini Storage  
**REQUESTED CHANGE:** From NC-5 (Retail and Service District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the west side of North Causeway Service Road, south of LA Highway 22, being 1438 North Causeway, Mandeville; S38, T7S, R11E; Ward 4, District 4  
**SIZE:** 9.059 acres

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Federal                                      **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 & Assisted Living Facility	City of Mandeville
South	Assisted Living Facility	City of Mandeville
East	North Causeway Blvd	
West	Single Family Residential	City of Mandeville

**EXISTING LAND USE:**

**Existing development?** Yes                                      **Multi occupancy development?** Yes

**COMPREHENSIVE PLAN:**

**Commercial**- Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from NC-5 (Retail and Service District) to HC-2 (Highway Commercial District). The site is located on the west side of North Causeway Service Road, south of LA Highway 22. The 2025 future land use plan designates the site to be developed with commercial uses. The site is already developed with a mini storage. The zoning change is being requested in order to have the existing use conform to the appropriate zoning.

**STAFF RECOMMENDATION:**

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

ST. TAMMANY PARISH COUNCIL

*ZC approved  
as amended*

ORDINANCE

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR GOULD/DAVIS PROVIDED BY: PLANNING

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

(ZC11-03-012) An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain Parcel located on the west side of North Causeway Service Road, south of LA Highway 22, being 1438 North Causeway, Mandeville and which property comprises a total 9.059 acres of land more or less, from its present NC-5 (Retail and Service District) to an HC-2 (Highway Commercial District), (Ward 4, District 4). ( ZC11-03-012)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-03-012, 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-5 (Retail and Service 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 NC-5 (Retail and Service 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:

ORDINANCE CALENDAR NUMBER: \_\_\_\_\_  
ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
PAGE 2 OF \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO. 11-\_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC11-03-012**

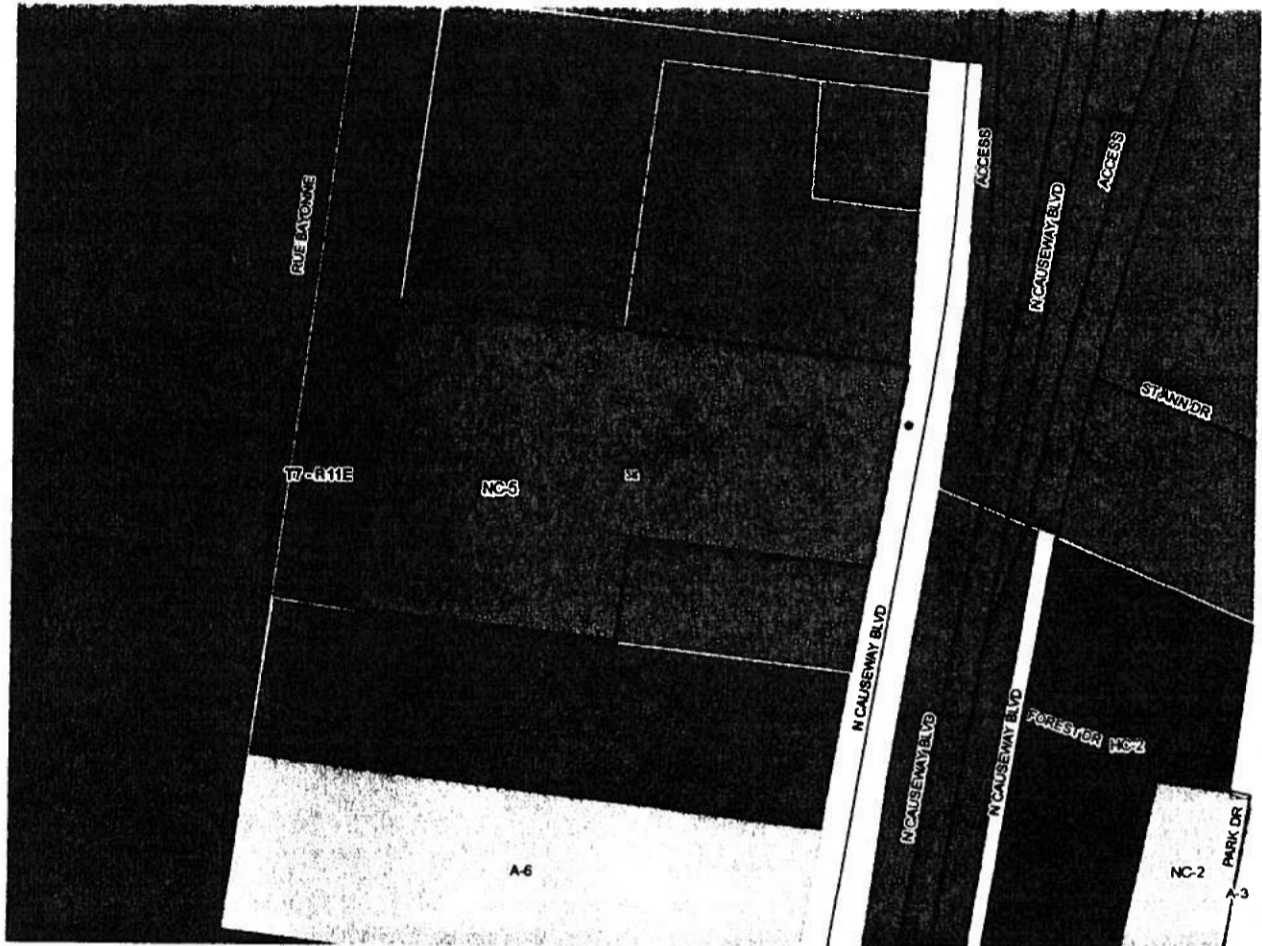
**9.059 ACRES**

A certain parcel of land situated in Section 38, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Northwest Corner of Section 38, Township 7 South, Range 11 East and measure South 66 degrees 45 minutes 00 seconds East a distance of 1,071.84 feet; thence South 06 degrees 15 minutes 00 seconds West a distance of 1,877.90; thence South 84 degrees 34 minutes 41 seconds East a distance of 150.02 feet to the POINT OF BEGINNING.

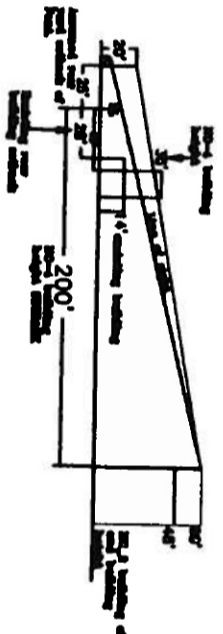
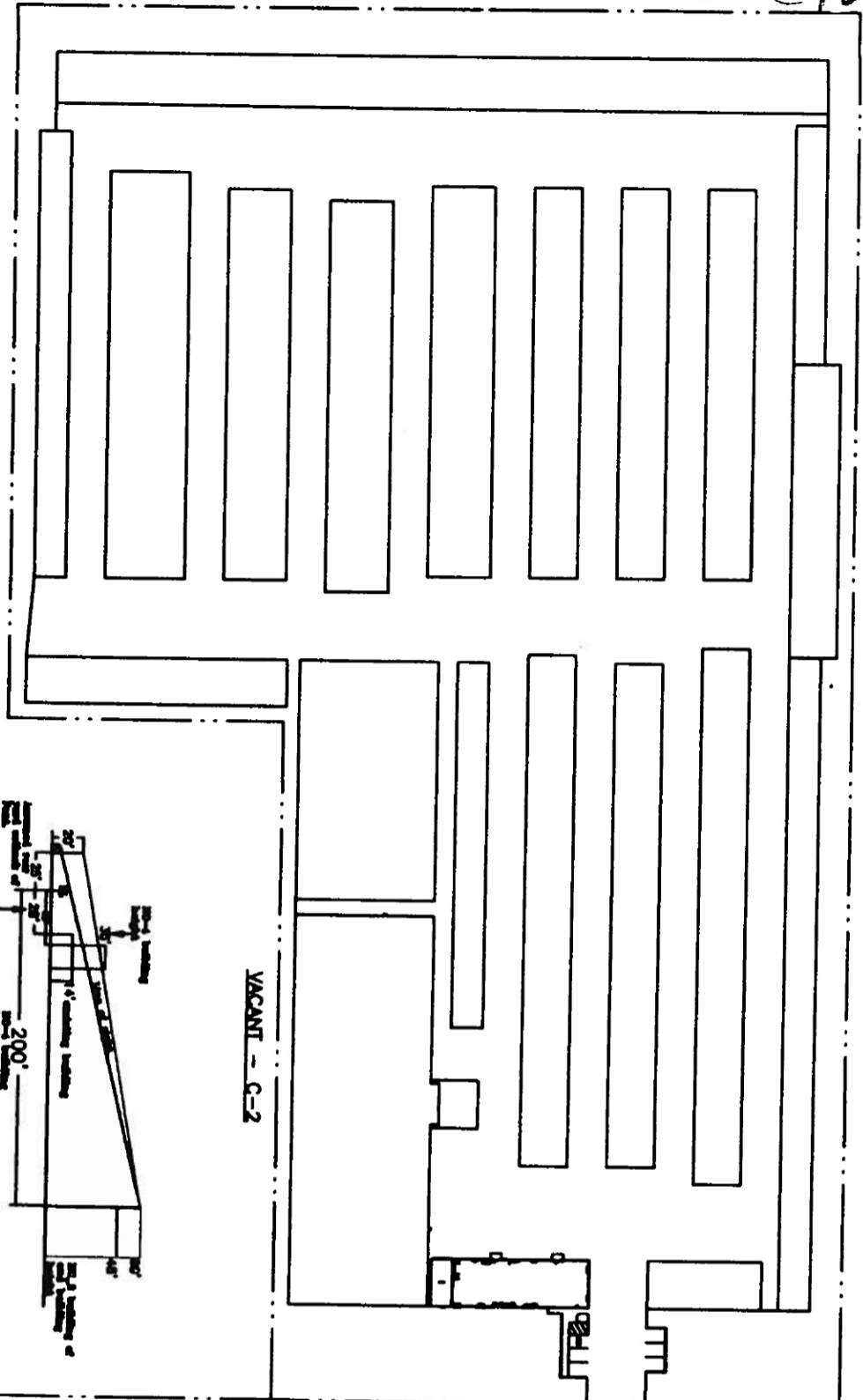
From the POINT OF BEGINNING continue South 84 degrees 34 minutes 41 seconds East a distance of 884.15 feet; thence South 08 degrees 22 minutes 25 seconds West a distance of 356.73 feet; thence North 84 degrees 50 minutes 10 seconds West a distance of 419.90 feet; thence South 04 degrees 56 minutes 36 seconds West a distance of 178.35 feet; thence North 84 degrees 30 minutes 25 seconds West a distance of 455.12 feet; thence North 06 degrees 14 minutes 59 seconds East a distance of 535.97 feet to the POINT OF BEGINNING, and containing 9.059 acres of land, more or less.

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**OWNER:** BB Mini Storage  
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**SIZE:** 9.059 acres



RETIREMENT CENTER

CAR DEALERSHIP



APARTMENTS

SERVICE ROAD

CAUSEWAY BOULEVARD

**SITE PLAN**

B&B Mini-Storage  
 1400 - 1450 CAUSEWAY BLVD - MONROE, LA

