

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5678

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF SEPTEMBER , 2016

(2016-293-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF LA HIGHWAY 59 AND LONESOME ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.98 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 10).  
(2016-293-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-293-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 NC-4 (Neighborhood Institutional 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-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: SEPTEMBER 22 , 2016

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

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

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

**Exhibit "A"**

**2016-293-ZC**

LOCATED IN SECTION 36, T7S-R11E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.  
COMMENCING FROM A MAG NAIL IN ASPHALT ROAD AT THE INTERSECTION OF THE SOUTH MARGIN OF  
LONESOME ROAD AND THE WEST MARGIN OF LOUISIANA HIGHWAY 59, SAID POINT BEING THE POINT OF  
BEGINNING.

THENCE PROCEED SOUTH 24 DEGREES 26 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 394.21 FEET  
TO A POINT AND CORNER;  
THENCE NORTH 65 DEGREES 33 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 258.00 FEET TO A  
POINT AND CORNER;  
THENCE NORTH 24 DEGREES 26 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 274.38 FEET TO A POINT  
AND CORNER;  
THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 284.47 FEET BACK TO  
THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 1.980 ACRES MORE OR LESS.

Case No.: 2016-293-ZC

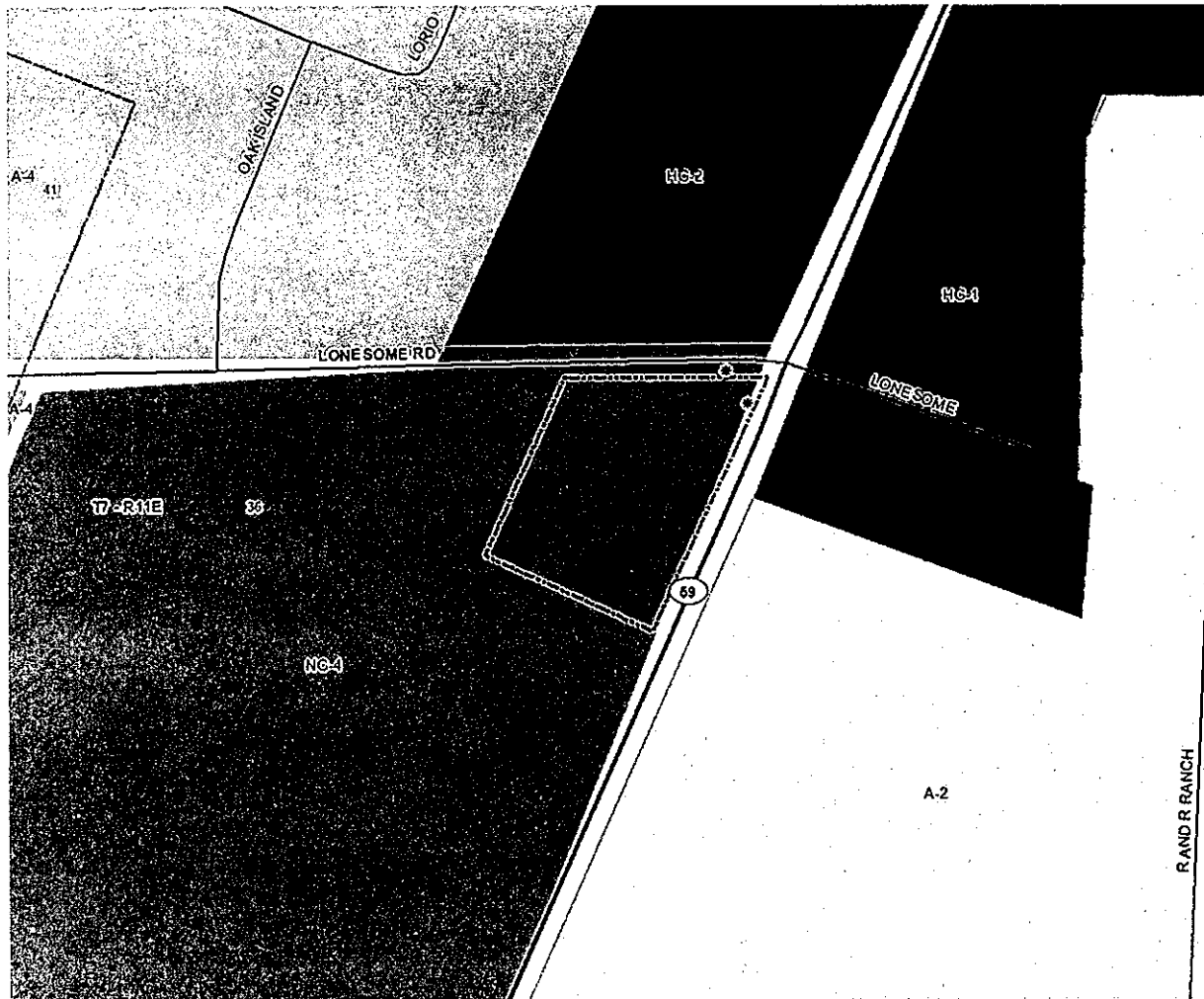
PETITIONER: Jeffery Schoen

OWNER: PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

LOCATION: Parcel located on the southwest corner of LA Highway 59 and Lonesome Road; S36, T7S, R11E; Ward 4, District

SIZE: 1.98 acres





2016-293-ZC

RIVER BL

LORIO

A-4

OAK ISLAND

HC-2

HC-1

LONESOME

NC-4

59

NC-4

A-2

A-3

0 300 Feet

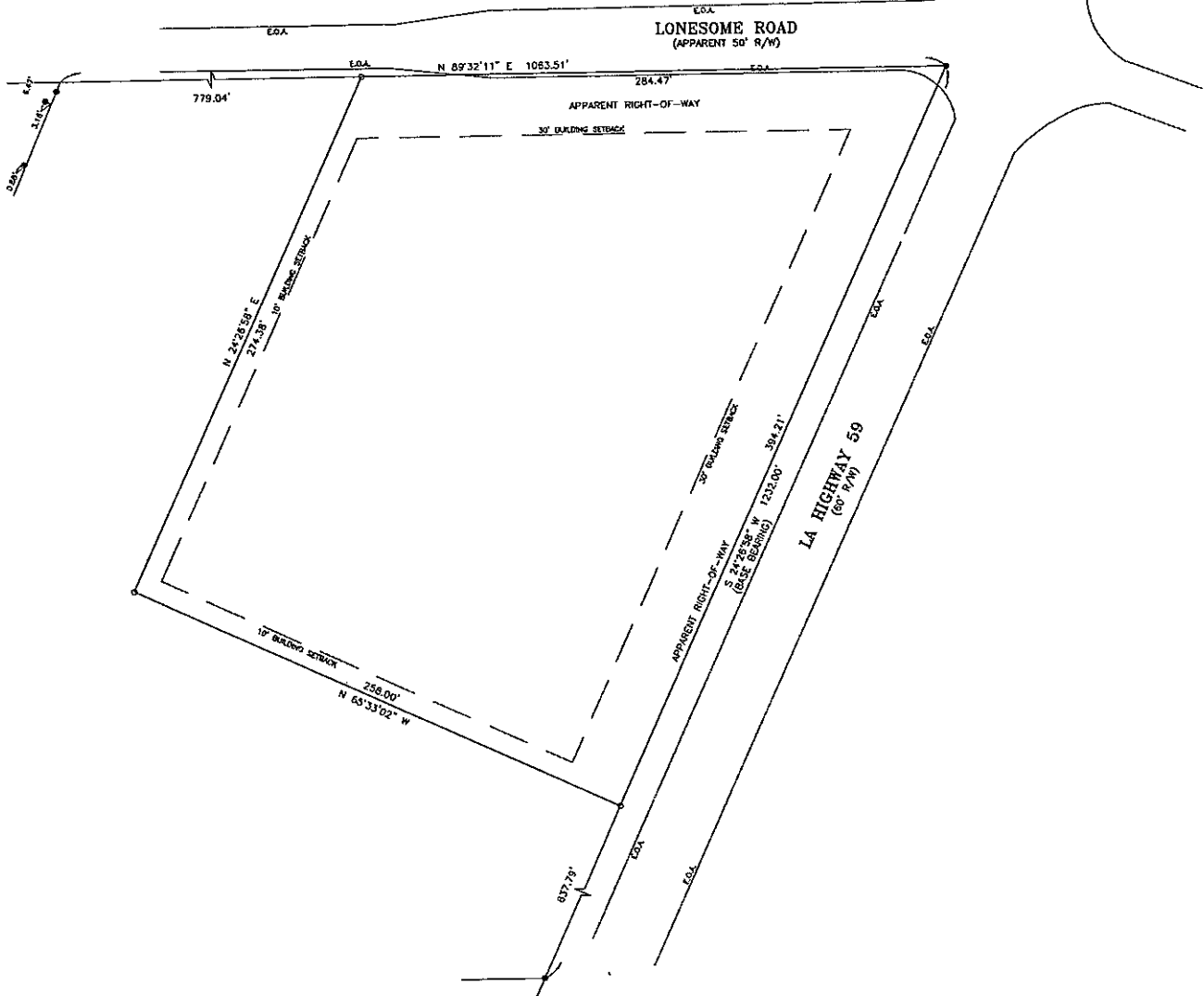
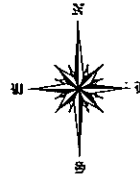
N





Case no: 2016-293-ZC

SKETCH  
OF  
1.98 ACRES



St. Tammany Parish 1715  
Instrmnt #: 1927345  
Registry #: 2280254 bdp  
12/30/2013 1:18:00 PM  
NB CB X MI UCC

ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT

Date: 7/25/2016  
Case No: 2016-293-ZC  
Prior Action: Postponed (07/05/16)  
Posted: 7/20/2016

Meeting Date: 8/2/2016  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Jeffery Schoen

**OWNER:** PTP Properties, LLC - Don Scot Prieto & Carrie Deane Prieto Segrave

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State & Parish      **Road Surface:** 3 lane Asphalt & 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	Commercial (Mini Storage)	HC-2 Highway Commercial District
South	Undeveloped	NC-4 neighborhood Institutional District
East	Undeveloped	NC-4 neighborhood Institutional District
West	Commercial (Car Wash) Undeveloped	HC-1 Highway Commercial District A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**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.

**Mixed Use – Commercial – Conservation** - These planned districts would include mixed uses, except for residential uses, -- at varying densities - providing for balance, compatibility and integration of uses and all supporting infrastructure.

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial 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.

**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-2 Highway Commercial District. This site is located at the on the southwest corner of LA Highway 59 and Lonesome Road. The 2025 future land use plan calls for the frontage of the site, along Hwy 59, to be developed with a mix of commercial uses and the rear portion of the site to be developed with residential uses compatible with the surrounding area. The site was rezoned to NC-4 in 2009 through the comprehensive rezoning. Staff does not see any compelling reason to recommend approval of the request, considering that it would create a significant increase in the intensity of the zoning. Note that the front 400' of the property was zoned C-2 Highway Commercial District and the remaining rear portion of the site was zoned SA Suburban Agricultural District before the Comprehensive Rezoning.

**STAFF RECOMMENDATION:**

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