

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6444

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. CANULETTE

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MEADOWBROOK BOULEVARD, EAST OF US HIGHWAY 190, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 12.01 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) & A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN HC-2A (HIGHWAY COMMERCIAL DISTRICT) (WARD 4, DISTRICT 5). (2020-1814-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1814-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 HC-1(Highway Commercial District) & (A-4 Single-Family Residential District) to an HC-2A (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-2A (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 HC-1(Highway Commercial District) & A-4 Single-Family Residential District) to an HC-2A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT "A"

2020-1814-ZC

A certain parcel of land located in Section 39, Township 7 South, Range 11 East and Sections 40 & 41, Township 8 South, Range 11 East Greensburg Land District, St. Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Section corner common to Sections 40, 41, and 46, Township 8 South, Range 11 East, and measure North 22°19'11" East a distance of 2449.81 feet; Thence North 22°32'48" East a distance of 2070.09 feet; Thence South 54°20'34" West a distance of 1368.14 feet; to the POINT OF BEGINNING

From the POINT OF BEGINNING measure South 16°18'22" East a distance of 324.36 feet to a point; Thence South 06°17'36" East a distance of 355.48 feet to a point; Thence South 26°52'07" East a distance of 380.67 feet to a point; Thence South 30°18'38" West a distance of 23.80 feet to a point; Thence South 26°52'07" East a distance of 10.71 feet to a point; Thence South 30°18'38" West a distance of 56.62 feet to a point; Thence South 63°14'34" West a distance of 61.63 feet to a point; Thence South 15°23'09" East a distance of 145.00 feet to a point; Thence South 56°33'44" East a distance of 82.75 feet to a point; Thence South 54°47'37" West a distance of 39.80 feet to a point; Thence North 59°01'25" West a distance of 53.02 feet to a point; Thence South 83°41'17" West a distance of 41.06 feet to a point; Thence South 39°07'35" West a distance of 43.79 feet to a point; Thence South 19°37'16" West a distance of 51.91 feet to a point; Thence South 16°53'48" East a distance of 90.10 feet to a point; Thence South 23°33'11" East a distance of 100.81 feet to a point; Thence South 14°38'06" West a distance of 18.33 feet to a point; Thence North 83°03'54" West a distance of 84.75 feet to a point; Thence North 22°19'11" East a distance of 2.06 feet to a point; Thence North 83°58'44" West a distance of 15.09 feet to a point; Thence North 15°23'09" West a distance of 631.62 feet to a point; Thence North 36°03'56" West a distance of 454.99 feet to a point; Thence North 53°28'27" East a distance of 72.19 feet to a point on a curve; Thence along a curve to the left having a radius of 1,822.32 feet, a delta of 05°47'23", an arc length of 184.14 feet, and a chord which bears North 25°44'35" West having a chord distance of 184.06 feet to a point of tangency; Thence North 28°38'16" West a distance of 421.50 feet to a point; Thence North 89°18'22" East a distance of 540.97 feet to a point. which is the POINT OF BEGINNING and containing 523,216.65 square feet of 12.01 acre(s) of land, more or less.

Case No.: 2020-1814-ZC

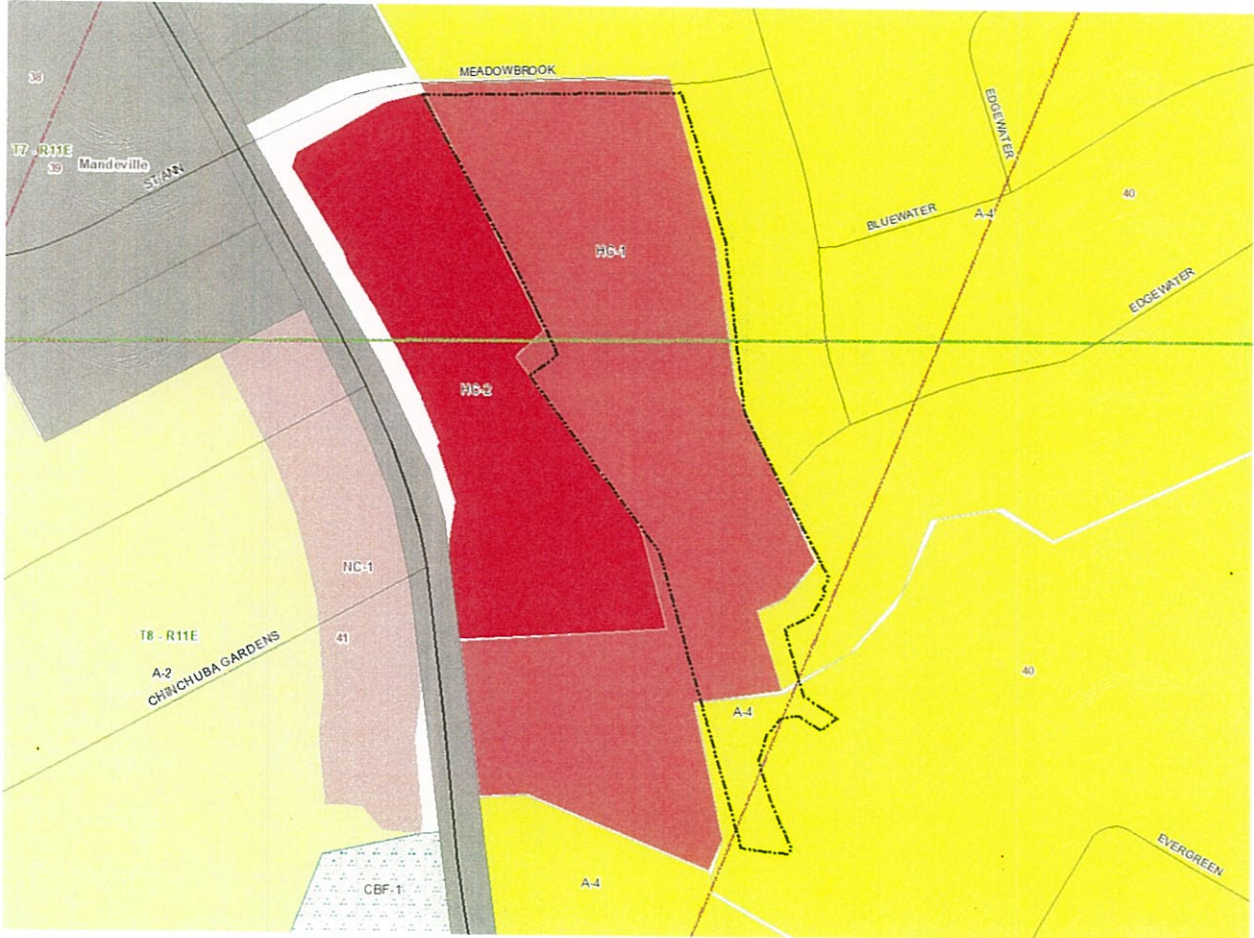
PETITIONER: Jones Fussell, LLP – Paul Mayronne

OWNER: Pelican Athletic Club, LLC

REQUESTED CHANGE: From HC-1 and A-4 to HC-2A

LOCATION: Parcel located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville

SIZE: 12.01 acres



2020-1814-ZC

This point is described as being
N 22°19' 11" E 2449.81'; Thence
N 22°32' 48" E 2070.09'; Thence
S 54°20' 34" W 1368.14'; Thence
Corner common to Sections 40, 41, & 46,
Township-8-South, Range-11-East

U.S. HWY 190

MEADOWBROOK BLVD.
N 89°18' 22" E 540.97'

PELICAN ATHLETIC CLUB
12.01 ACRES

NOTE: IMPROVEMENTS EXIST ON THIS
PROPERTY THAT ARE NOT DEPICTED
ON THIS SKETCH.

R=1822.32' L=184.14'
Ch=N 25°44' 35" W
184.06'

N 53°28' 27" E
72.19'

S 36°03' 56" E 454.99'

N 15°23' 09" W 631.62'

N 83°03' 54" W 84.75'
N 22°19' 11" E 2.08'
S 14°38' 06" W 18.33'
S 23°33' 11" E 100.81'
S 16°53' 48" E 90.10'
N 59°01' 25" W 39.80'
S 54°47' 37" W 53.02'
S 56°53' 44" E 82.157'
S 15°23' 09" E 145.00'
S 83°41' 17" W 41.06'
S 39°07' 35" W 43.79'
S 19°37' 18" W 51.91'
N 83°58' 44" W 15.09'
N 22°19' 11" E 2.08'

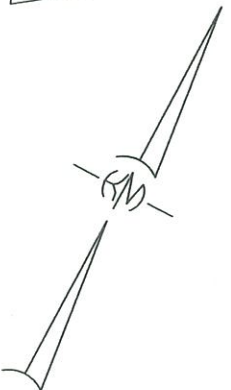
S 26°52' 07" E 380.67'
S 26°52' 07" E 10.71'
S 30°18' 38" W 61.63'
S 63°14' 34" W 61.63'
S 56°53' 44" E 82.157'
S 30°18' 38" W 56.62'
S 26°52' 07" E 380.67'

RETENTION POND

BAYOU CHINCHUBA

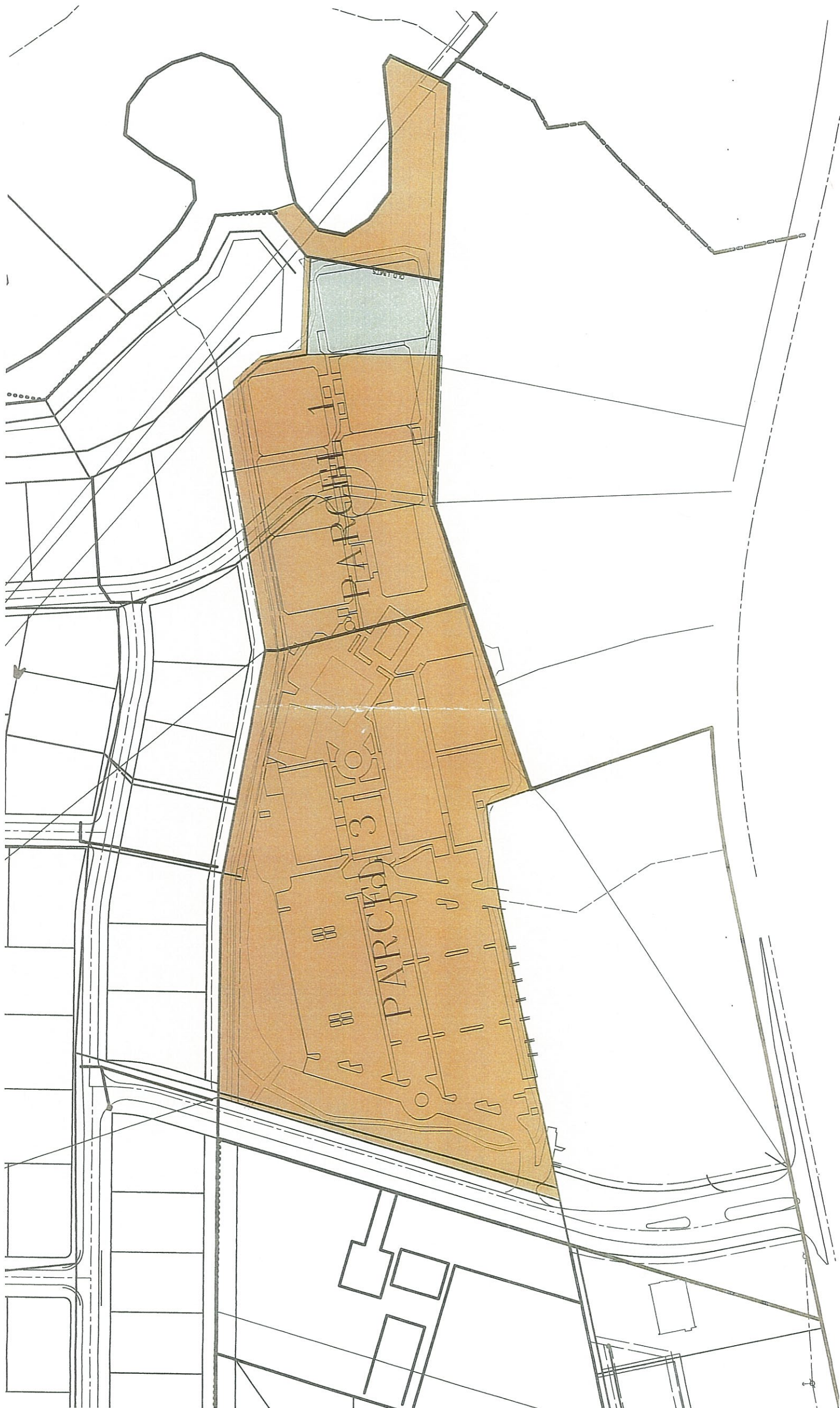
CLEARWATER

BLUEWATER



SKETCH OF: 12.01 ACRES IN SECTION 39, T-7-S, R-11-E & SECTIONS 40 & 41, T-8-S, R-11-E G.L.D., ST. TAMMANY PARISH, LA.	
SCALE: 1" = 200'	DATE: 02-19-20
DRAWN: DRJ	JOB NO.: 10-294-PAC
REVISED:	

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1814-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP – Paul Mayronne

OWNER: Pelican Athletic Club, LLC

REQUESTED CHANGE: From HC-1 Highway Commercial District and A-4 Single-Family Residential to HC-2A Highway Commercial District

LOCATION: Parcel located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville

SIZE: 12.01 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

US Highway 190	Type: State	Road Surface: 4 Lane Asphalt	Condition: Good
Meadowbrook Blvd	Type: Parish	Road Surface: 3 Lane Asphalt	Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential
South	Residential	A-4 Single-Family Residential
East	Residential	A-4 Single-Family Residential
West	Commercial and Undeveloped	HC-1 and HC-2 Highway Commercial

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 classification from HC-1 Highway Commercial District and A-4 Single-Family Residential to HC-2A Highway Commercial District. The site is located on the south side of Meadowbrook Boulevard, east of US Highway 190, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at various densities and level of intensity.

The petitioned 12 acre site is developed with an existing health club facility, the majority of which is zoned HC-1 Highway Commercial. A small portion of the site’s southern boundary is zoned A-4 Single-Family Residential and is undeveloped. While the health club facility is considered a permitted use under the current HC-1 zoning designation, it exceeds the allowable building size of 20,000 sq. ft. The applicant is therefore requesting to rezone the property to HC-2A, which allows a maximum building size of 75,000 sq. ft. This request will allow the existing building to come into compliance with the appropriate zoning designation as well as accommodate any future expansion.

While not opposed to the requested HC-2A designation, staff recommends that the rezoning request be modified to only include the existing building and the area where future expansion will be located. Reducing the acreage to be rezoned to only include what is necessary in the request will allow the current A-4 designation to stand and limit future development.