

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6590

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 4 DAY OF FEBRUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON NORTHWEST CORNER OF SOUTH MILITARY ROAD AND RANCH ROAD; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .55 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) (WARD 8, DISTRICT 13). (2020-2137-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2137-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 A-4 (Single-Family Residential District) and NC-1 (Professional Office District) to an NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional 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 A-4 (Single-Family Residential District) and NC-1 (Professional Office District) to an NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF MARCH , 2021 ; 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: JANUARY 27 , 2021

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-2137-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 37, Township 9 South, Range 15 East, 8th Ward, in that part thereof known as Abney Country Air Subdivision, in Block F and designated as Lots 1 and 2, according to plat of survey by H.G. Fritchie, Parish Surveyor, dated April 21, 1954, No. 1379, said lots are more fully described as follows, to wit: Lot 1 of Square F forms the corner of Ranch Road and State Road 466 and fronts 76.5 feet on State Route 466, and 54.5 feet on Ranch Road, with a depth on the sideline adjacent to Lot 2 of 94.7 feet, and a depth on the rear boundary line adjacent to Lot 3 of 65.0 feet. Lot 2 of Square F fronts 70.6 feet on State Route 466, with a width in the rear of 60.0 feet, and has a depth of 94.7 feet on the side adjacent to Lot 1, and a depth of 131.8 feet on its remaining boundary line.

AND

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as Abney Country Air Subdivision, in Square F, and designated as Lot Nos. 3 and 4 as per survey by HG. Fritchie, CE, Parish Surveyor, dated April 21, 1954. Lots 3 and 4 each front 50 feet on Ranch Road and extend in a Northwesterly direction 125 feet between equal and parallel lines. Said Square F is bounded by Ranch Road on the South, Gum Street on the West, and Military Road on the East, and by the Northern boundary of the subdivision on the North.

**Case No.:** 2020-2137-ZC

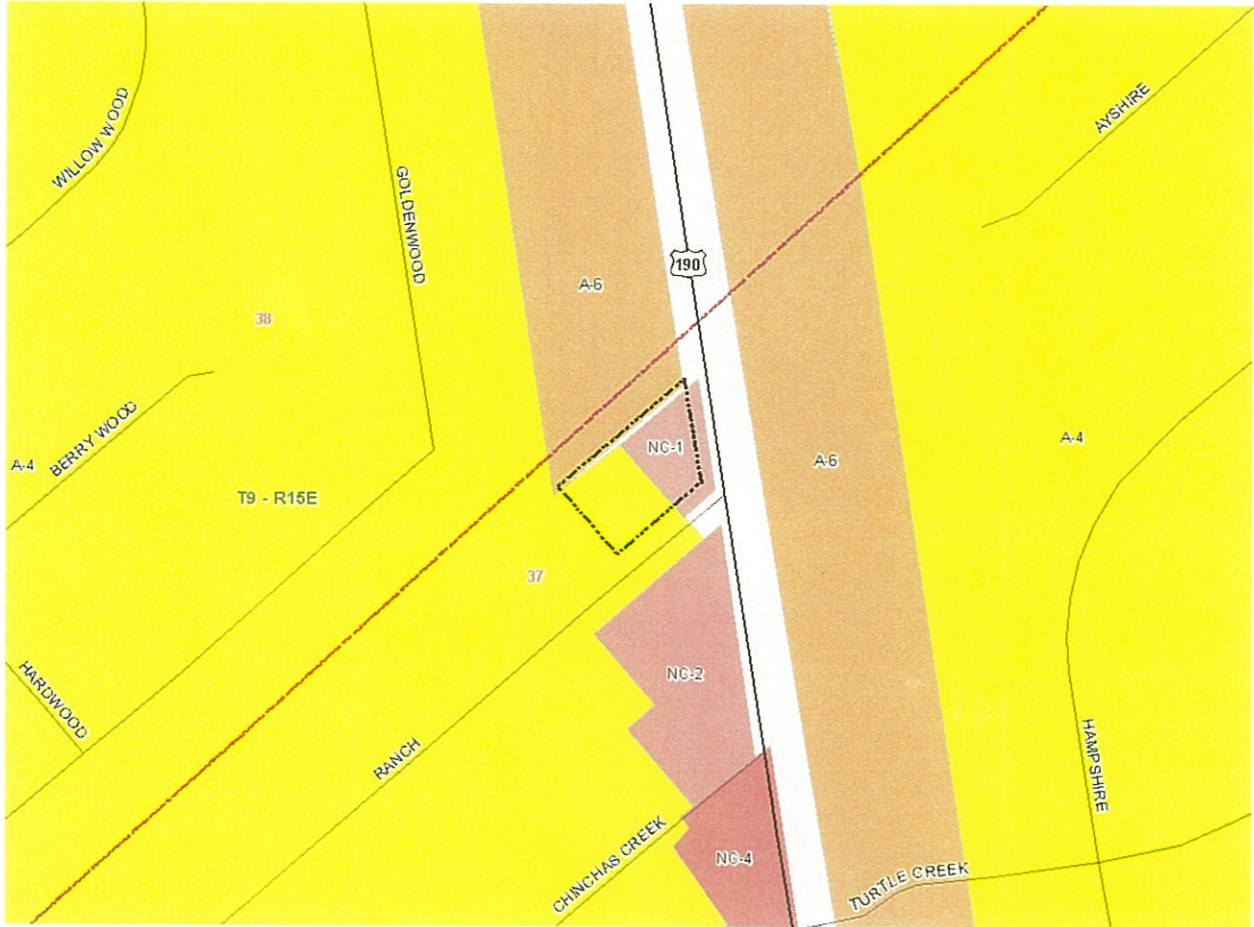
**PETITIONER:** Ricco Impastato

**OWNER:** Ricco Impastato

**REQUESTED CHANGE:** From A-4 Single-Family Residential District and NC-1 Professional Office District to NC-4 Neighborhood Institutional District

**LOCATION:** Parcel located on northwest corner of South Military Road and Ranch Road; Slidell

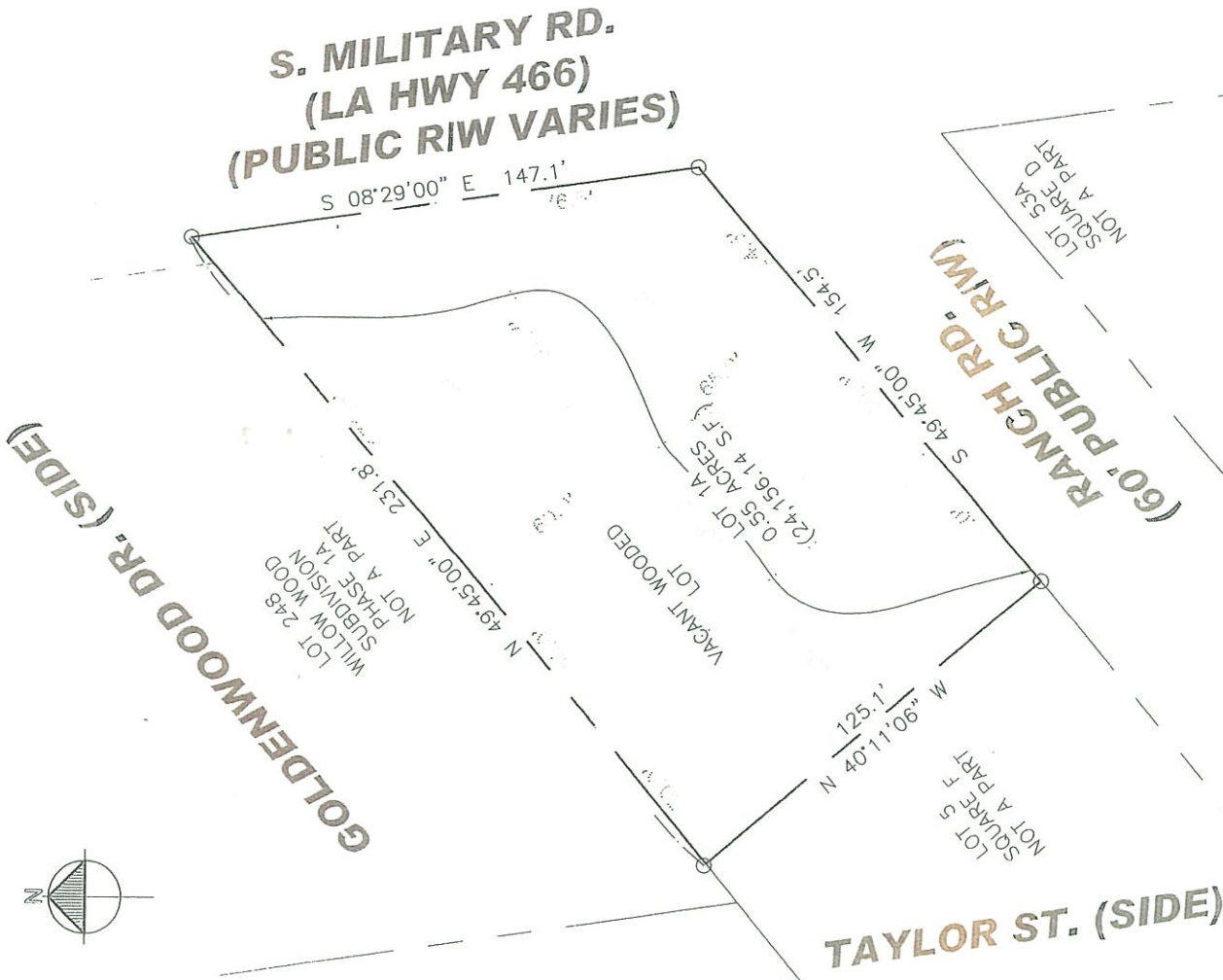
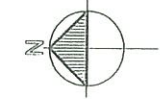
**SIZE:** .55 acres



RESUBDIVISION OF  
LOTS 1-4 INTO LOT 1A  
SQUARE F  
ABNEY COUNTRY AIR SUBDIVISION  
SECTION 37 T9S-R15E  
8TH WARD  
ST. TAMMANY PARISH  
LOUISIANA

LEGEND	
EXIST. SECTION LINE	---
EXIST. BOUNDARY LINE	---
DEMONSTRATED IRON ROD FOUND	o
DEMONSTRATED 1/2" IRON ROD SET	o

- NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM THE RECORDS OF THE AGENCIES CONTROLLING SUCH DATA AND/OR WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS OF UTILITIES SHOWN HEREON SHOULD BE CONTACTED RELATIVE TO THE PRECISION OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL A ONE CALL (1-800-272-3020).
  2. THIS IS A CLASS B BOUNDARY SURVEY.
  3. NO TITLE RESEARCH OR UTILITY SERVICE RESEARCH WAS PERFORMED BY THE SURVEYOR.
  4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 225205 0440 D, REISED DATE APRIL 21, 1999, THE SITE IS IN ZONE C.
  5. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.
- REFERENCE PLATS:
1. SURVEY BY H.G. FRITCHE ENTITLED, "ABNEY COUNTRY AIR, A SUBDIVISION OF PART OF SECTION 37, T9S-R15E, 8TH WARD, ST. TAMMANY PARISH, LA" DATED APRIL 21, 1954.



2020-2137-ZC

APPROVAL:

RESUBDIVISION OF LOTS 1-4 INTO LOT 1A, SQUARE F, ABNEY COUNTRY AIR SUBDIVISION, SECTION 37, T9S-R15E, 8TH WARD, ST. TAMMANY PARISH, LOUISIANA

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILLED

FILE NO.



WESLEY R. EUSTIS, P.E., P.L.S.  
DATE OF PLAT: NOVEMBER 5, 2020  
LHWJ JOB No. 20-158  
(504) 833-5300



LINFIELD, HUNTER & TUNIUS, INC.  
PROFESSIONAL ENGINEERS, ARCHITECTS,  
AND SURVEYORS  
3608 18th Street, Suite 200  
Metairie, Louisiana 70002





GOLDENWOOD

38

A-6

T9-R15E

190

A-4

A-6

1090

NC-1

A-4

RANCH

37

NC-2

CHINCAS CREEK

NC-4

TURTLE CREEK



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** December 28, 2020  
**Case No.:** 2020-2137-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Ricco Impastato

**OWNER:** Ricco Impastato

**REQUESTED CHANGE:** From A-4 Single-Family Residential District and NC-1 Professional Office District to NC-4 Neighborhood Institutional District

**LOCATION:** Parcel located on northwest corner of South Military Road and Ranch Road; Slidell

**SIZE:** .55

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway

**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	Residential	A-6 Multiple-Family Residential District
South	Commercial	NC-2 Indoor Retail and Service District
East	Undeveloped	A-6 Multiple-Family Residential District
West	Residential	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District and NC-1 Professional Office District to NC-4 Neighborhood Institutional District. The site is located on northwest corner of South Military Road and Ranch Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned property is currently undeveloped and abuts single-family residences to the west, townhomes to the north, undeveloped property to the east, and an existing commercial development to the south. The purpose of the requested NC-4 Neighborhood Institutional District is to allow for the location of uses which provide services to nearby residential uses. Staff is not opposed to the request as the site fronts a state highway to the east and is adjacent to existing commercial development to the south and multi-family residential development to the north.