

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6727

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. TOLEDANO

ON THE 8 DAY OF JULY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF US HIGHWAY 190 & SOUTH OAKLAWN DRIVE, BEING PART OF TRACTS 342 & 343, NORTH OAKLAWN SUBDIVISION; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) & RO (RURAL OVERLAY) (WARD 7, DISTRICT 7) (2021-2353-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2353-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-1 (Professional Office District) to an NC-2 (Indoor Retail and Service District) & RO (Rural Overlay) 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-2 (Indoor Retail and Service District) & RO (Rural Overlay).

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-1 (Professional Office District) to an NC-2 (Indoor Retail and Service District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF AUGUST , 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: JUNE 30 , 2021

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

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

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

## EXHIBIT "A"

2021-2353-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE PARISH OF ST. TAMMANY STATE OF LOUISIANA, IN THE SUBDIVISION KNOWN AND DESIGNATED AS NORTH OAKLAWN, AND WHICH IS COMPOSED OF PART OF TRACTS NUMBERED THREE HUNDRED FORTY-TWO (3:12) AND THREE HUNDRED FORTY-THREE (343), SAID TRACTS BEING SHOWN ON PLAN OF SAID SUBDIVISION BY A. C. MUNDINGER, SURVEYOR; DATED JUNE 20, 1911 AND FILED WITH THE CLERK OF COURT AND RECORDER OF THE PARISH OF ST. TAMMANY, LOUISIANA, AND THE SAID LOT HEREIN TRANSFERRED IS MORE PARTICULARLY SHOWN AND LOCATED ON A BLUE PRINT OF PLAN OF SURVEY MADE BY JOS. PUGH, PARISH SURVEYOR, DATED JULY 4, 1941, COPY OF WHICH IS ATTACHED TO ACT BEFORE F. C. QUERENS, NOTARY PUBLIC, ORLEANS PARISH, LOUISIANA DATED JULY 22, 1941, AND ACCORDING TO WHICH THE SAME IS LOCATED AND MEASURED AS FOLLOWS: BEGINNING AT AN IRON STAKE AT THE INTERSECTION OF THE U.S. CONCRETE HIGHWAY NUMBER ONE HUNDRED NINETY (190) AND THE PUBLIC ROAD TRAVERSING THE SAME ON THE WEST SIDE OF TRACT NO. 342 AND MEASURING THENCE IN A DIRECTION SOUTH 72 DEGREES; 30 MINUTES EAST ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF NINE HUNDRED FIFTY FEET (950) TO THE POINT OF BEGINNING. THENCE HAVING A DEPTH OF 271.3 FEET ON THE WEST SIDE AND EXTENDING TO THE REAR LINE OF TRACT NO. 343 TO THE LOCATION OF AN IRON STAKE AT THE INTERSECTION THEREOF. THENCE RUNNING IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 137.2 FEET ALONG THE SOUTH LINE OF TRACT NO. 343 THENCE RUNNING ON A LINE IN THE DIRECTION OF SAID HIGHWAY TO A DISTANCE OF 219.75 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID HIGHWAY WHERE IT INTERSECTS SAID SOUTH LINE OF THE HIGHWAY AT A POINT 175 FEET FROM THE POINT OF BEGINNING, AS HEREIN SET FORTH THENCE ALONG THE HIGHWAY TO THE POINT OF BEGINNING. SAID PORTION OF GROUND HEREIN CONVEYED HAVING A MEASUREMENT OF 175 FEET FRONT ALONG THE SOUTH LINE OF SAID HIGHWAY, A DEPTH OF 137.2 FEET ALONG THE REAR LINE OF SAID TRACT NO. 343, A DISTANCE OF 219.75 FEET, MORE OR LESS, ALONG THE EAST LINE OF THE PROPERTY, AND 271.3 FEET ALONG THE WEST SIDE LINE OF SAID LOT OF GROUND.

ALL THAT CERTAIN TRACT OR PORTION OF LAND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE SUBDIVISION KNOWN AS NORTH OAKLAWN, ST. TAMMANY PARISH LOUISIANA, AND WHICH IS COMPOSED OF A PART OF TRACT NO. 343 AND A SMALLER PART OF TRACT 342, SAID TRACTS BEING SHOWN ON A PLAN OF SAID SUBDIVISION MADE BY A.G. MUNDINGER, SURVEYOR, DATED JUNE 20, 1911, AND FILED WITH THE CLERK OF COURT AND RECORDER OF ST. TAMMANY PARISH, AND THE SAID LOT HEREIN CONVEYED IS MORE PARTICULARLY SHOWN AND LOCATED ON A BLUE PRINT OF PLAN OF SURVEY BY JOSEPH PUGH, PARISH SURVEYOR, DATED JULY 4, 1941 COPY OF WHICH IS ATTACHED TO ACT BEFORE F.C. QUERENS, NOTARY PUBLIC, ORLEANS PARISH, DATED JULY 22, 1941, AND ACCORDING TO WHICH THE SAME IS LOCATED AND MEASURES AS FOLLOWS: BEGINNING AT AN IRON STAKE AT THE INTERSECTION OF THE U.S. CONCRETE HIGHWAY NO. 190 AND THE PUBLIC ROAD TRAVERSING THE SAME ON THE WEST SIDE OF TRACT NO. 342 AND MEASURING THENCE IN A DIRECTION SOUTH 72 DEGREES, 30 MINUTES EAST ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF FOUR HUNDRED FORTY-SEVEN FEET (447'), THENCE HAVING A DEPTH OF 254.3 FEET ON THE WEST SIDE LINE AND EXTENDING TO THE REAR OF TRACT NO. 343 TO THE LOCATION OF AN IRON STAKE AT THE INTERSECTION THEREOF, THENCE RUNNING IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 190 FEET ALONG THE SOUTH LINE OF TRACT NO. 343 THENCE RUNNING ON LINE IN THE DIRECTION OF SAID HIGHWAY AT A DISTANCE OF 260 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID HIGHWAY WHERE IT INTERSECTS SAID SOUTH LINE OF THE HIGHWAY AT A POINT 190 FEET FROM THE POINT OF BEGINNING AS HEREIN SET FORTH; THE SAID PORTION OF GROUND HEREIN MORTGAGED HAVING A MEASUREMENT OF 190 FEET FRONT ON THE SOUTH LINE OF SAID HIGHWAY, A WIDTH OF 190 FEET ALONG THE REAR LINE OF SAID TRACT NO. 343, A DISTANCE OF 254.3 FEET ALONG THE WEST SIDE LINE OF SAID LOT OF GROUND AND A DISTANCE OF 260 FEET, MORE OR LESS, ALONG THE EAST SIDE LINE OF SAID PROPERTY, THE EAST AND WEST LINES PARALLEL.

Case No.: 2021-2353-ZC

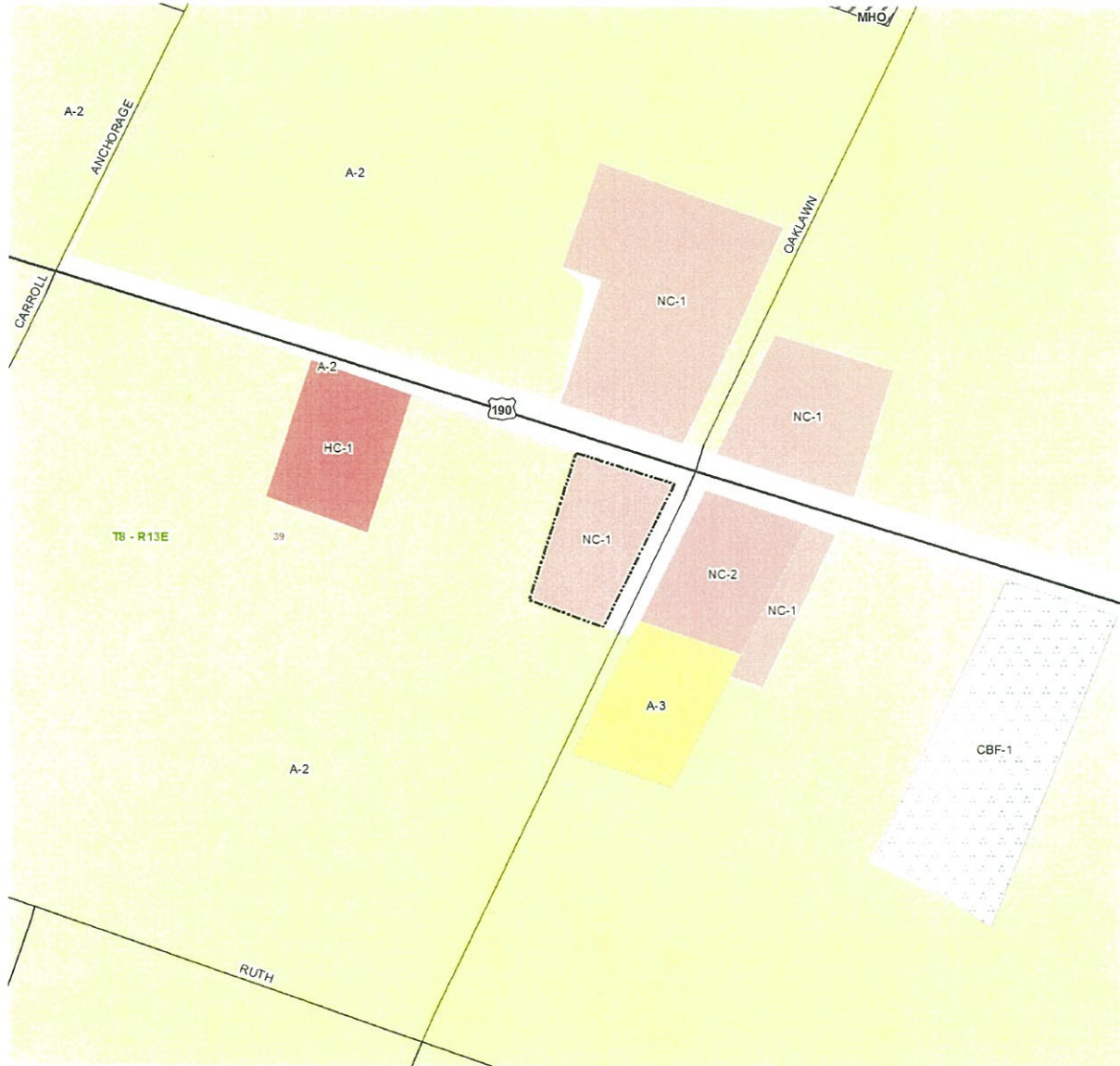
PETITIONER: Salvatore Impastato

OWNER: Joe Impastato

REQUESTED CHANGE: From NC-1 Professional Office District to NC-2 Indoor Retail and Service District and RO Rural Overlay

LOCATION: Parcel located on the southwest corner of US Highway 190 and South Oaklawn Drive, being part of Tracts 342 and 343, North Oaklawn Subdivision; Lacombe, S39, T8S, R13E; Ward 7, District 7

SIZE: 1.2 acres



A-2

2021-2353-ZC

MHO

A-2

NC-1

T8 - R13E

A-2

190

HC-1

NC-1

39

NC-1

OAKLAWN

NC-2

NC-1

A-3

A-2

CBF-1

RUTH



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

Date: May 25, 2021  
 Case No.: 2021-2353-ZC  
 Posted: May 21, 2021

Meeting Date: June 1, 2021  
 Determination: Approved

**GENERAL INFORMATION**

**PETITIONER:** Salvatore Impastato

**OWNER:** Joe Impastato

**REQUESTED CHANGE:** From NC-1 Professional Office District to NC-2 Indoor Retail and Service District and RO Rural Overlay

**LOCATION:** Parcel located on the southwest corner of US Highway 190 and South Oaklawn Drive, being part of Tracts 342 and 343, North Oaklawn Subdivision; Lacombe; S39, T8S, R13E; Ward 7, District 7

**SIZE:** 1.2 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

US Highway 190 -	Type: State	Road Surface: 2 Lane Asphalt	Condition: Good
S. Oaklawn Drive -	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	Residential	NC-1 Professional Office District
South	Residential	A-2 Suburban District
East	Undeveloped	NC-2 Indoor Retail and Service District and A-3 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

Existing development: No Multi occupancy development: No

**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 NC-1 Professional Office District to NC-2 Indoor Retail and Service District and RO Rural Overlay. The site is located on the southwest corner of US Highway 190 and South Oaklawn Drive, being part of Tracts 342 and 343, North Oaklawn Subdivision, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with several levels or forms of commercial structures.

The subject property is adjacent to residential development that is zoned NC-1 Professional Office District to the north, residential development that is zoned NC-2 to the east and residential development that is zoned A-2 Suburban District to the south and the west. A change in zoning will allow for small retail and service uses in close proximity to residential neighborhoods.

Zoning	Permitted Uses	Purpose
NC-1	Law Offices, Architectural Offices, Accountant Offices, Real Estate Offices, Insurance Offices, Business Offices, Daytime doctor, dentist, and chiropractor offices, Veterinary clinics (no outdoor kennels), Other professional offices	The purpose of the NC-1 Professional Office District is to provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.
NC-2	All permitted uses in NC-1, Antique shops, Art and school supply stores, Art galleries, Bakeries, Barbershops and beauty shops, Book or stationary stores, Utility collection offices, Custom dressmaking and sewing shops, Florists, Delicatessens, Drug stores, Dry cleaning pick-up/drop-off (no dry cleaning equipment), Garden supply centers and greenhouses, Gift shops, Hardware stores, Hobby shops, Ice cream shops, Interior decorating shops, Jewelry stores, Photography shops and studios, Restaurants without lounge, Shoe stores and repair shops, Sporting goods stores, Toy stores, Wearing apparel shops.	The purpose of the NC-2 Indoor Retail and Service District is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.