

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6722

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 WEST SIDE OF NORTH CAUSEWAY BOULEVARD, SOUTH OF LOUISIANA HIGHWAY 22; MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 9.059 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2A (HIGHWAY COMMERCIAL DISTRICT) (WARD 4, DISTRICT 10). (2021-2286-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2286-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-2 (Highway Commercial 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-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2021-2286-ZC

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 measure 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 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.

Case No.: 2021-2286-ZC

PETITIONER: BB Mini Storage, LLC – Matthew Bennett

OWNER: BB Mini Storage, LLC – Matthew Bennett

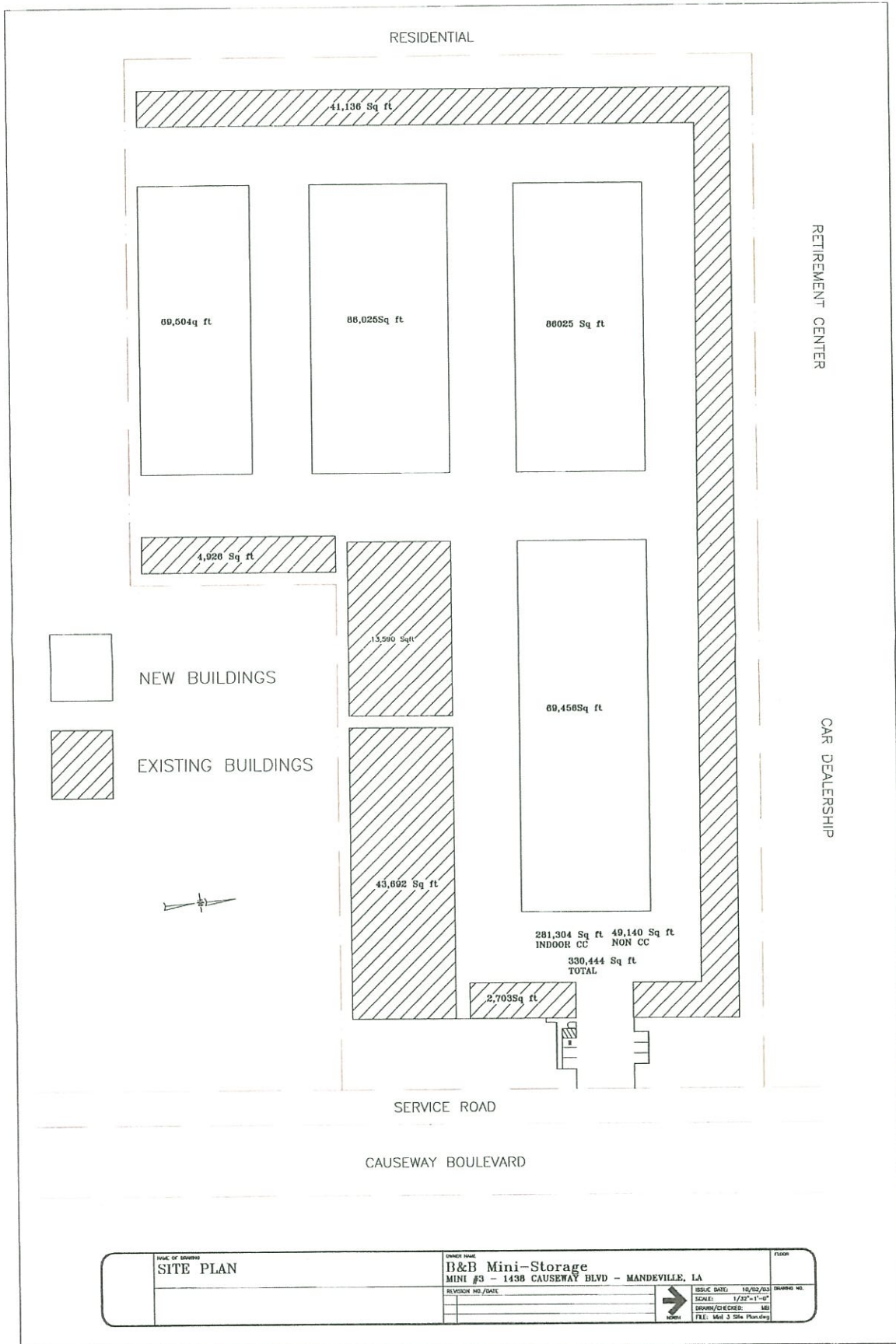
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District/
Amended to HC-2A

LOCATION: Parcel located on the west side of North Causeway Boulevard, South of Louisiana Highway 22;
Mandeville

SIZE: 9.059 acres



2021-2286-ZC



NAME OF DRAWING SITE PLAN	OWNER NAME D&B Mini-Storage	ISSUE DATE: 10/02/20 SCALE: 1/32"=1'-0" DRAWN/CHECKED: MS FILE: 2021-2286-ZC Site Plan.dwg	FLOOR 1
	PROJECT NO./DATE 1438 CAUSEWAY BLVD - MANDEVILLE, LA		

2021-2286-ZC

RUE BEAUVAIS

RUE BAYONNE

T7-R11E

38

HC-2

CAUSEWAY

ST ANN

CAUSEWAY

FOREST

HC-2

A-6

RUE MARSEILLE

T8-R11E

42

RUE ORLEANS

RUE CALAIS

NC-2

HC-2

NC-2

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2286-ZC
Posted: March 26, 2021

Meeting Date: June 1, 2021
Prior Determination: Postponed – April 6, 2021
Prior Determination: Postponed – May 4, 2021
Determination: Approved As Amended to HC-2A

GENERAL INFORMATION

PETITIONER: BB Mini Storage, LLC – Matthew Bennett

OWNER: BB Mini Storage, LLC – Matthew Bennett

REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District/
Amended to HC-2A

LOCATION: Parcel located on the west side of North Causeway Boulevard, South of Louisiana Highway 22;
Mandeville

SIZE: 9.059 acres

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	Commercial	B-2 Highway Business District (City of Mandeville)
South	Medical	B-2 Highway Business District (City of Mandeville)
	Residential	O/R Open Space Recreational District (City of Mandeville)
East	Commercial	B-2 Highway Business District (City of Mandeville)
West	Residential	R-1 Single-Family Residential District (City of Mandeville)

EXISTING LAND USE:

Existing development: Yes

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 HC-2 Highway Commercial to HC-3 Highway Commercial. The site is located on the west side of North Causeway Boulevard, South of Louisiana Highway 22; Mandeville. The 2025 Future Land Use Plan designates the site to be developed with several forms of commercial structures.

The subject property is currently developed with a self-storage facility. While this use is permitted within the existing HC-2 Highway Commercial District, the applicant would like to increase the size of the buildings.

The purpose of the current HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses. As such, the maximum building size allowable within this district is 40,000 sq. ft. The purpose of the requested HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial, retail, office, and service uses. The maximum building size allowable within the HC-3 District is 250,000 sq. ft.

The site is adjacent to residential uses to the west, commercial and residential uses to the north and south, and commercial uses to the east. The subject site is entirely surrounded by property that is located within the city limits of Mandeville.

The requested HC-3 Highway Commercial District will create an increase in the intensity of the allowable uses on the subject site.

	Max Building Size	Max Height	Purpose Statement
Existing HC-2 Highway Commercial	40,000 sq. ft.	35 ft.	To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
Proposed HC-3 Highway Commercial	250,000 sq. ft.	35 ft.	To provide for the location of large-scale, heavy commercial retail, office, and service uses with primary access being collectors constructed for the development of arterials roadways.
Surrounding B-2 Highway Business District (Mandeville City Limits)	100,000 sq. ft.	35 ft.	To provide sites for office, retail, and service establishments to serve the needs of the community as a whole. This district includes both multi-tenant shopping centers and individual development sites located typically on major arterial and collector streets.