

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6551

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MS. TANNER

ON THE 3 DAY OF DECEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190, WEST OF NORTH PONTCHARTRAIN DRIVE; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .77 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT). (WARD 4, DISTRICT 7) (2020-2030-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2030-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-1A (Suburban District) to an NC-1 (Professional Office 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-1 (Professional Office 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-1A (Suburban District) to an NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 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: NOVEMBER 25 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-2030-ZC

A CERTAIN PARCEL OF LAND, being a portion of Lot 541 and designated as Lot 1, Forest Glen Addition to Lacombe Park, St. Tammany Parish, Louisiana and is more fully described as follows to-wit:

Commencing from the Northerly Right-of-Way of St. Tammany Trace and the Westerly Right of- way of Pontchartrain Boulevard, run along said Right-of-Way of St. Tammany Trace in a Westerly direction a distance of 451.5 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING, continue in a Westerly direction of said Right-of-Way a distance of 100.00 feet to a point; Thence leaving said Right-of-Way, turn an angle to the Left (counter-clockwise) 90 degrees and run Northwesterly a distance of 333.65 feet to a point on the Right-of-Way of U.S. Highway 190; thence turn an angle to the Left (counter-clockwise) 90 degrees and run Easterly along said right of way of U.S. Highway 190 a distance of 100.00 feet; thence leaving said right of way, turn an angle to the left (counter-clockwise) 90 degrees and run Southerly a distance of 333.65 feet back to the POINT OF BEGINNING.

All as per survey dated December 4, 2006, by John E. Bonneau and Associates, Inc., copy attached hereto. Said parcel of land contains 0.77 acres more or less.

**Case No.:** 2020-2030-ZC

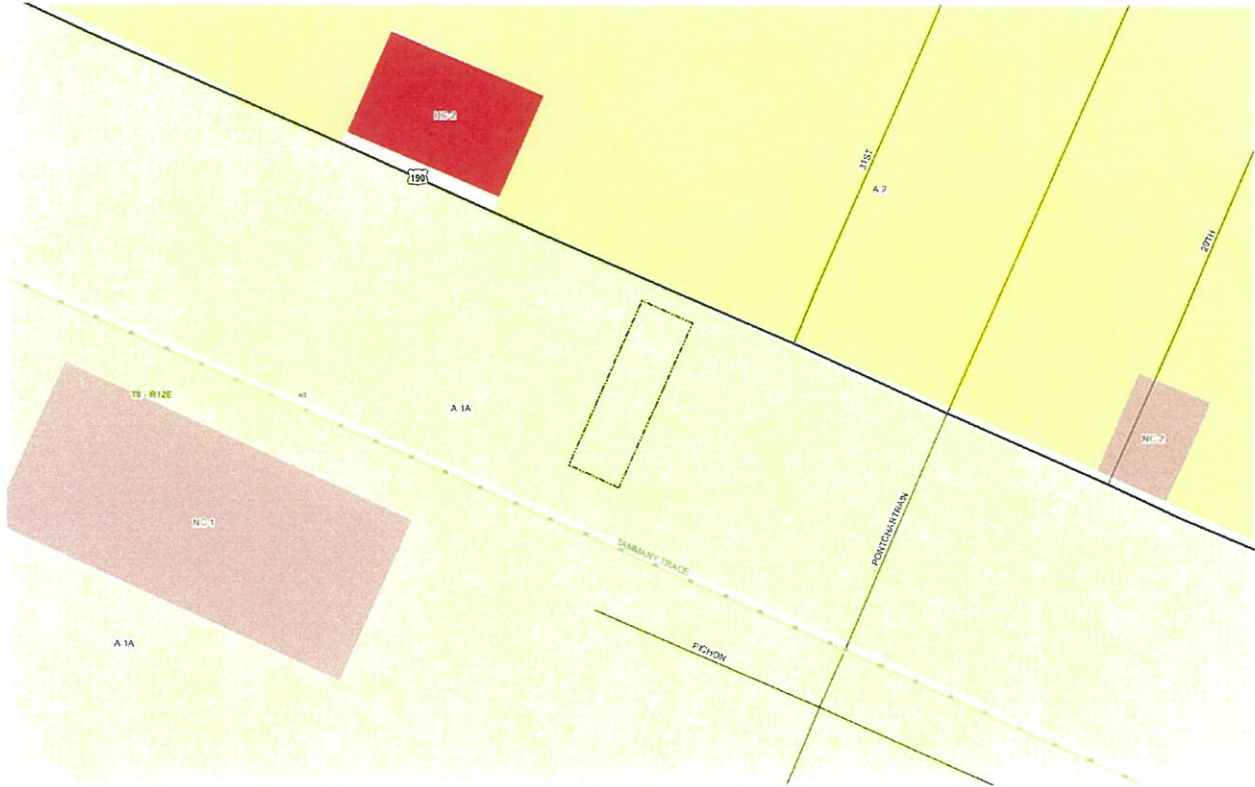
**PETITIONER:** Allen Vest

**OWNER:** Vesco Properties, LLC – Allen Vest

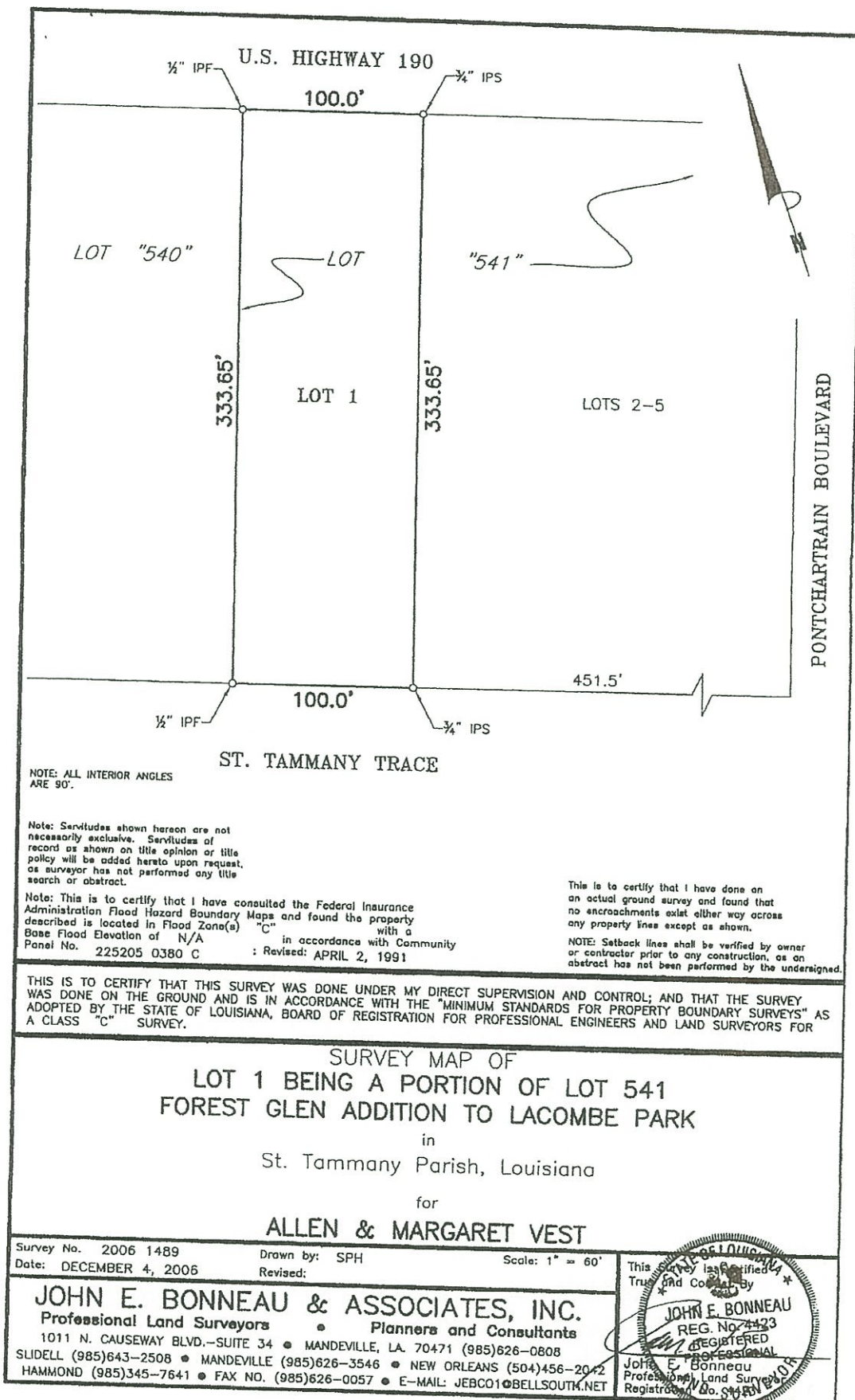
**REQUESTED CHANGE:** From A-1A Suburban District to NC-1 Professional Office District

**LOCATION:** Parcel located on the south side of US Highway 190, west of North Pontchartrain Drive; Lacombe

**SIZE:** .77 acres



2020-2030-ZC





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 10/27/2020  
**Case No.:** 2020-2030-ZC  
**Posted:** 10/23/2020

**Meeting Date:** November 4, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Allen Vest  
**OWNER:** Vesco Properties, LLC – Allen Vest  
**REQUESTED CHANGE:** From A-1A Suburban District to NC-1 Professional Office District  
**LOCATION:** Parcel located on the south side of US Highway 190, west of North Pontchartrain Drive; Lacombe, S48, T8S, R12E; Ward 4, District 7  
**SIZE:** .77 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** US Highway 190                      **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	Undeveloped and Residential	A-2 Suburban District
South	Tammany Trace	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes    **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-1A Suburban District to NC-1 Professional Office District. The site is located on the south side of US Highway 190, west of North Pontchartrain Drive, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary by site design and density.

The purpose of the NC-1 Professional Office District is to provide for the location of small-scale services adjacent to residential neighborhoods with minimal impact. The subject property is developed with an existing office and the requested change would bring the site into compliance with the correct zoning designation. As such, staff is not opposed to the request.