

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6680

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. FITZGERALD

ON THE 6 DAY OF MAY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF US HIGHWAY 190, SOUTH OF CHINCHUBA CEMETERY ROAD; MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.55 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). (2021-2275-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2275-ZC, has recommended to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area be changed as amended (.8904 acres) from its present HC-2 (Highway Commercial District) to an HC-3 (Highway Commercial District); and

WHEREAS, the decision of the Zoning Commission was appealed to the St. Tammany Parish Council and said appeal was heard by the Parish Council on May 1, 2021, at which time the applicant amended their request to rezone the 2.55 acre property from its present HC-2(Highway Commercial District) to an HC-2A (Highway Commercial District) and the appellant thereby dismissed the appeal; 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) see Exhibit "A" for complete boundaries.

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JUNE , 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: MAY 19, 2021 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2275-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 41, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and being all of parcels A, B & C and a portion of Lot 15 of Wisteria Manor Subdivision, Phases 1 & 2, as per survey by Varisco, Inc., filed March 25, 1985 in Clerk of Court's Map File No. 865-A and 877—B of the records of St. Tammany Parish, and more particularly described in accordance with a survey by Kelly McHugh & Associates dated September 27, 1990, a copy of which is attached hereto and made a part hereof, as follows, to—wit:

From the section corner common to Section S40, S41 and S46, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, go North 23 degrees 00 minutes 00 seconds East, 904.79 feet to a point on the westerly side of U.S. Highway 190; thence go along the westerly side of US Highway 190, North 16 degrees 44 minutes 49 seconds west, 75.00 feet to an iron set and the point of beginning.

From the point of beginning, go along the northly side of Wisteria Lane the following calls, South 73 degrees 15 minutes 11 seconds West, 74.00 to an iron; thence go along the arc of a curve to the left having a radius of 60 feet and an arc distance of 11.76 feet to an iron; then South 62 degrees 01 minute 35 seconds West, 77.04 feet to an iron; thence along the arc of the curve to the left having a radius of 60 feet and an arc distance of 40.87 feet to an iron; thence go south 88 degrees 19 minutes 02 west, 80.23 feet to an iron, thence go South 22 degrees 35 minutes 54 seconds West, 9.38 feet to an iron; thence go North 67 degrees 24 minutes 06 seconds West, 102.83 feet to an iron situated on the southerly side of

Chinchuba cemetery Road; thence go along the southerly side of Chinchuba Cemetery Road, North 59 degrees 10 minutes 38 seconds East, 470.68 feet. to an iron on the westerly side of U.S. Highway 190; thence go along the westerly side of US. Highway 190, south 16 degrees, 44 minutes 49 seconds East, 294.85 feet to the point of beginning.

Said parcel contains 2.55 acres according to survey.

Case No.: 2021-2275-ZC

PETITIONER: BB Mini Storage, LLC – Matthew Bennett

OWNER: BB Mini Storage, LLC – Matthew Bennett

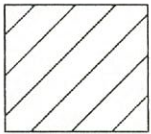
REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-2A Highway Commercial District

LOCATION: Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville

SIZE: 2.55 acres



2021-2275-ZC



NEW BUILDING



EXISTING BUILDING

PROPERTY LINE

82,500 FT
BUILDING

PROPERTY LINE

CEMETARY ROAD

WISTERIA LANE

PROPERTY LINE

U.S. HWY. 190

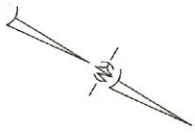
SITE PLAN

PARCEL 1-A, WISTERIA MANOR,
SECTION 41, T-8-S, R-11-E,
G.L.D., ST. TAMMANY PARISH, LA

REVISIONS	
DATE	DATE

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

SCALE: 1" = 20'	DATE: 01-19-21
DRAWN: DRJ	JOB NO.: 91-118
CHECKED: KJM	DWG. NO.:



CBF-1

41

A-2

T8 - R11E

190

LOBEL

A-4

CHERRY CREEK

CHINCHUBA CEMETERY

HC-2

AARON

WISTERIA

A-4

40

SAVOIE DR

NICOLE



ZONING STAFF REPORT

Date: March 29, 2021
Case No.: 2021-2275-ZC
Posted: March 26, 2021

Meeting Date: April 6, 2021
Determination: Approved As Amended

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

LOCATION: Parcel located on the west side of US Highway 190, south of Chinchuba Cemetery Road; Mandeville

SIZE: 2.55 acres/Amended to .8904 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US Highway

Road Surface: 4 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Civic	CBF-1 Community Based Facility District
South	Residential	A-4 Single Family District
East	Residential	A-4 Single Family District
West	Residential	A-4 Single Family District

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 District. The site is located on the west side of US Highway 190, south of Chinchuba Cemetery Road; 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 on the east, south, and west, and adjoins a church to the north. The requested HC-3 Highway Commercial District will create an increase in the intensity of the allowable uses in the area.