

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6748

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. FITZGERALD

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE 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 NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 8, DISTRICT 13) (2021-2406-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2406-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-4 (Neighborhood Institutional District) to an HC-2 (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-2 (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 NC-4 (Neighborhood Institutional District) to an HC-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF SEPTEMBER , 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: JULY 28 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

Case No.: 2021-2406-ZC

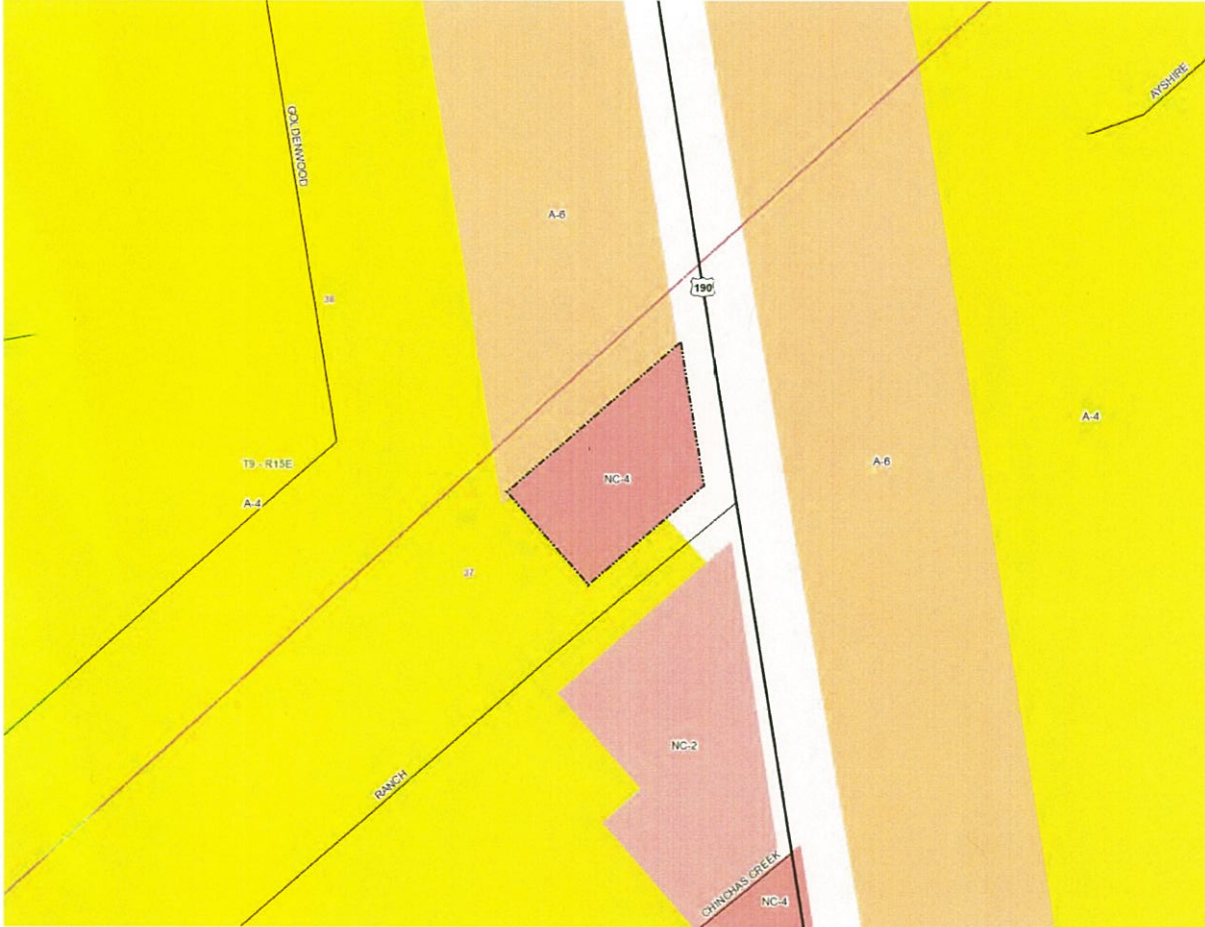
PETITIONER: Ricco Vito Impastato

OWNER: Ricco Vito Impastato

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

LOCATION: Parcel located on the northwest corner of South Military Road and Ranch Road; Slidell; S37, T9S, R15E; Ward 8, District 13

SIZE: .55 acres



2021-2406-ZC

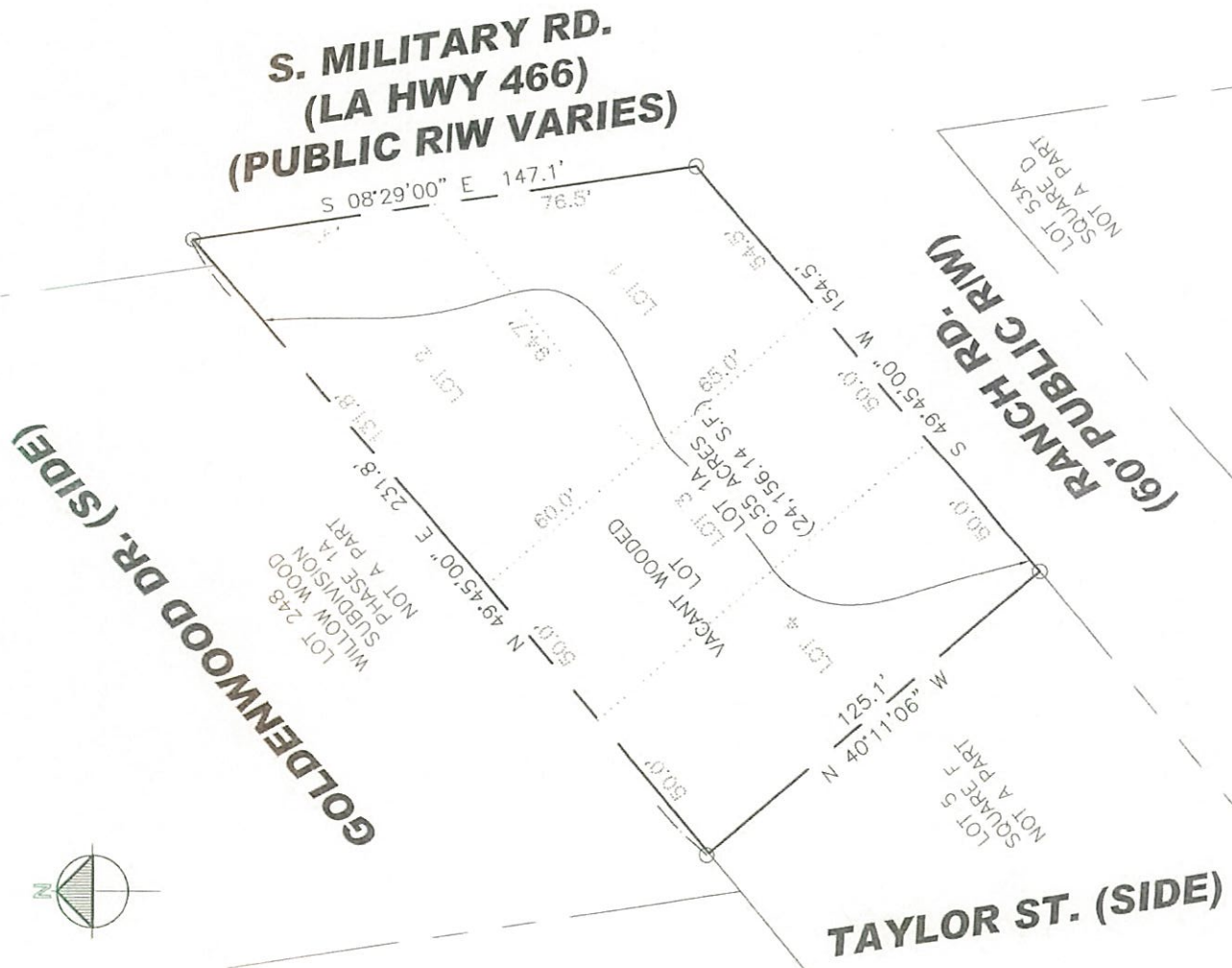
RESUBDIVISION OF
 LOTS 1-4 INTO LOT 1A
 SQUARE F
 ABNEY COUNTRY AIR SUBDIVISION
 SECTION 37 T9S-R15E
 8TH WARD
 ST. TAMMANY PARISH
 LOUISIANA

LEGEND	
	DIST. SECTION LINE
	DIST. BOUNDARY LINE
	DEMOTES IRON PIP FOUND
	DEMOTES 1/2" IRON ROD SET

- NOTES:**
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR BY THE SURVEYOR. THE AGENCIES CONTROLLING SUCH DATA ARE THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND THE MISSISSIPPI DEPARTMENT OF REVENUE. THE ACTUAL BOUNDARY LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE ACCURACY AND LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE DATA SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-372-3020).
 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, REVISED 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.



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

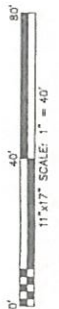
 CLERK OF COURT

 DATE FILED

 FILE NO.



WESLEY R. EUSTIS, P.E., P.L.S.
 DATE OF PLAT: NOVEMBER 5, 2020
 LHAJ JOB NO. 20-138
 (504) 833-5300



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

2021-2406-ZC

GOLDENWOOD

38

A-6

A-4

A-6

T9 - R15E

NC-4

190

A-4

RANCH

NC-2 37

CHINCHAS CREEK

NC-4

TURTLE CREEK

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2406-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Ricco Vito Impastato

OWNER: Ricco Vito Impastato

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District

LOCATION: Parcel located on the northwest corner of South Military Road and Ranch Road; Slidell; S37, T9S, R15E; Ward 8, District 13

SIZE: .55 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Louisiana Highway 1090: Type: State Highway Road Surface: 2 Lane Asphalt Condition: Good
Ranch Road: Type: Parish Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, West with corresponding use and zone descriptions.

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 NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The site is located on the northwest corner of South Military Road and Ranch Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The petitioned property was the subject of a 2020 request to rezone the .55-acre site from A-4 Single-Family Residential District and NC-1 Professional Office District to NC-4 Neighborhood Institutional District (2020-2137-ZC). Although the site was successfully rezoned, the applicant would like to use the site to accommodate a restaurant with a drive-thru facility. As such, the current request is to rezone the site to HC-2 Highway Commercial District.

Table titled 'Zoning Change Request' with columns: Zoning Classifications, Max Building Size, Max Height, Max Lot Coverage, Purpose. Rows compare NC-4 Neighborhood Institutional District and HC-2 Highway Commercial District.