

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6761

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. TOLEDANO

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 LOUISIANA HIGHWAY 22 AND LOUISIANA HIGHWAY 1085, BEING LOT 19, AND THE REMAINDER OF LOT 20, SQUARE 5, LIVE OAK HILLS SUBDIVISION; MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.39 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 1, DISTRICT 1) (2021-2414-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2414-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-3 (Suburban District); 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) 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 A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: AUGUST 18, 2021 , 2021

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

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

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

**EXHIBIT "A"**

**2021-2414-ZC**

COMMENCING FROM THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF MARY STREET AND THE WESTERN RIGHT OF WAY LINE OF LA HWY 1085, AND GO SOUTH 00 DEGREES 30 MINUTES 22 SECONDS EAST A DISTANCE OF 123.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 00 DEGREES 30 MINUTES 22 SECONDS EAST A DISTANCE OF 299.75 FEET; THENCE SOUTH 42 DEGREES 59 MINUTES 53 SECONDS WEST A DISTANCE OF 73.96 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 45 SECONDS WEST A DISTANCE OF 124.30 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 12 SECONDS WEST A DISTANCE OF 301.00 FEET; THENCE NORTH 01 DEGREES 19 MINUTES 47 SECONDS WEST A DISTANCE OF 52.91 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 19 SECONDS EAST A DISTANCE OF 176.21 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.39 ACRES OF GROUND, MORE OR LESS.

**Case No.:** 2021-2414-ZC

**PETITIONER:** Jeffery Schoen

**OWNER:** Nicholas Cadaro, Raymond Cadaro, and Scarlett Cornell

**REQUESTED CHANGE:** From A-3 Suburban District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the northwest corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1

**SIZE:** 1.39 Acres As Amended



2021-2414-ZC

BOOTLEGGER RD

1085

MARY

A-3

A-2

T7-R10E

18

22W

PONCHATOULA HWY

A-4

A-4

A-2



## ZONING STAFF REPORT

Date: June 28, 2021  
Case No.: 2021-2414-ZC  
Posted: June 23, 2021

Meeting Date: July 6, 2021  
Determination: Denied

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### GENERAL INFORMATION

**PETITIONER:** Jeffery Schoen  
**OWNER:** Nicholas Cadaro, Raymond Cadaro, and Scarlett Cornell  
**REQUESTED CHANGE:** From A-3 Suburban District to HC-2 Highway Commercial District  
**LOCATION:** Parcel located on the north west corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville; S18, T7S, R10E; Ward 1, District 1  
**SIZE:** 1.9 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Type: State Highway                      Road Surface: 2 Lane Asphalt                      Condition: Fair

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-3 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-3 Suburban District to HC-2 Highway Commercial District. The site is located on the northwest corner of Louisiana Highway 22 and Louisiana Highway 1085, being Lot 19, and the remainder of Lot 20, Square 5, Live Oak Hills Subdivision; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with residential uses which vary in site design and density.

The subject site is currently developed with an existing single-family residence and is flanked by property that conforms to the A-3 Suburban District. There are existing properties to the west of the subject site which have been rezoned to accommodate various levels of commercial zoning classifications along the north and south sides of Highway 22. The applicant has submitted a concurrent request to rezone .69 acres to the west of the subject property (2021-2408-ZC) that, if rezoned will make up the total 2.59-acre development site. This proposed development site will abut the intersection of Louisiana Highway 1085 and Louisiana Highway 22, which has been slated for the development of a future round-about to help traffic concerns through the Louisiana Department of Transportation and Development. A change in zoning will allow the site to be developed with moderately scaled retail, office, and service uses, generally located along major collectors and arterials. The reason for the request is to accommodate a proposed gas station.

Allowable uses within the HC-2 Highway Commercial District are as follows: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions (greater than 3,000 square feet), Convenience stores (with gas), when the criteria of section 130-2213(51) are met, Drive-in restaurants, Liquor stores, Any private office use that is a permitted use in the NC district over 20,000 square feet, Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet), Veterinary clinics (with outdoor kennels), Parcel post delivery stations, Mini-warehouses, Commercial kennels, Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcels, and are accessory to an existing mini-warehouse, not to be located on the street side, Lodging, 100 rooms or less (including apartments, hotels, motels), Automotive repair and service facilities not to exceed 10,000 square feet, Automotive sales not to exceed two acres of display and storage, Outdoor retail sales and storage yards, Portable storage containers used for storage, and Outdoor display area of pre-assembled building, pool and playground equipment.