ST. TAMMANY PARISH COUNCIL

	ORDIN	NANCE			
ORDINANCE	CALENDAR NO: <u>6748</u>	ORDINANCE COUNCIL SERIES NO:			
COUNCIL SPONSOR: LORINO /COOPER		PROVIDED BY: PLANNING DEVELOPMENT			
INTRODUCED BY: MR. DAVIS		SECONDED BY: MR. FITZGERALD			
ON THE 5 DA	AY OF <u>AUGUST</u> , <u>2021</u>				
	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)				
with law, <u>Case</u> Louisiana, that	No. 2021-2406-ZC, has recomment the zoning classification of the above Institutional District) to an HC-2 (Parish of St. Tammany after hearing in accordance nded to the Council of the Parish of St. Tammany e referenced area be changed from its present NC-4 Highway Commercial District) see Exhibit "A" for			
WHEREAS and	S, the St. Tammany Parish Council	has held its public hearing in accordance with law;			
	safety and general welfare, to design	as found it necessary for the purpose of protecting the ate the above described property as HC-2 (Highway			
THE PARIS	SH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:			
		bove described property is hereby changed from its 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REPEAL:	All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.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.					
EFFECTIV	E DATE: This Ordinance shall become	me 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 SPECIAL MEETING OF THE PARISH COUNCIL ON THE 29 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:, <u>2021</u>
Delivered to Parish President:, 2021 at
Returned to Council Clerk:, <u>2021</u> 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

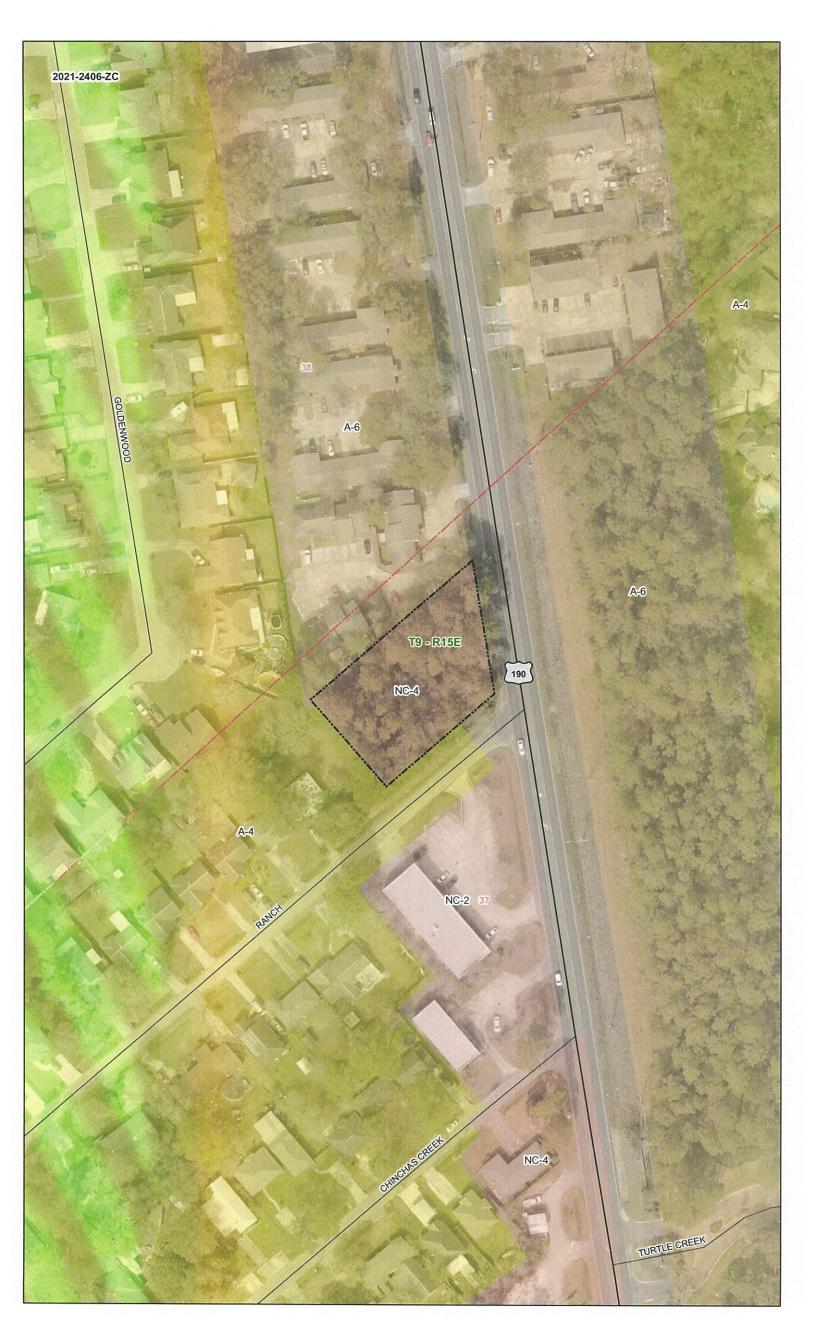


RESUBDMISION OF LOTS 1-4 INTO LOT 14, SQUARE F, ABMEY COUNTRY AIR SUBDMISION, SECTION 37 T9S-R15E, BTH WARD, ST. TAMMANY PARISH, LDUISIANA WESLEY R. EUSTIS, P.E., P.LS. DATE OF PLAT: NOVEMBER 5, 2020 LH&J JOB No. 20-158 License No. PLS.0005225 PROFESSIONAL AND SURVEYOR W.R. EUSTIS^L FILE NO. (504) 833-5300 DIRECTOR OF THE DEPARTMENT OF ENGINEERING SECRETARY/PARISH PLANNING CLERK OF COURT APPROVAL DATE FILLED S. MILITARY RD. HWY 466) RIW VARIES) (LA - 0,70,70 × 10,70 × 10,70 × (PUBL 08'29'00" (SO, PUBLIC AIM) (Halls) idd doonnillarios GOON ON THINK TAYLOR ST. (SIDE) 4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 225205 0440 D, REVISED DATE APRIL 21, 1999, THE SITE IS IN ZONE G. 1. SURVEY BY H.G. FRITCHIE ENTILED, "ABNEY COUNTRY AR, A SUBDWISION OF PART OF SECTION 37, T9S-R15E, 8TH WARD, ST. TAMMARY PARISH, LA" DATED APRIL 21, 1954. 5. THE SURPETS SHOWN HEREON IS ANDE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURPETS A ALONFTED BY THE LOUISMAN STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND UAND SURPEPORS. 3. NO TILE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR. LINFIELD, HUNTER & IUNIUS, INC
PROFESSIONAL ENGINEERS, ARCHITECTS.
3408 18th Street, Suite 200
Metairte, Louisina 70002

Observed. RESUBDIVISION OF
LOTS 1-4 INTO LOT 1A
SQUARE F
ABNEY COUNTRY AIR SUBDIVISION
SECTION 37 T9S-R15E
8TH WARD
ST. TAMMANY PARISH
LOUISIANA 1. THE LOCATIONS OF UNDERGROUND AND OTHER NOWASIBLE UTILIZED BASED UND NATA, EINER FONANCIBLE DE THE ACROPIES OBTAINED FROM ROOPES, WALLAGE TO US BY THE ACROIN MALER EDVIDIO, THE AURINES OF CHAINTES OF UTILIZE ARE SHOWN, WAY WARY FROM THOSE SHOWN HEREON, EACH ACROVES SHOUND BY ACCOUNTING TO STOWN HEREON, PRIOR TO ACCURACY OF SUCH LOCATIONS SHOWN HEREON, PRIOR TO ACCURACY OF SUCH LOCATIONS SHOWN HEREON, PRIOR TO PACKA, (1–806–272–3020). 6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1. DKIST, SECTION LINE
DKIST, BOUNDARY LINE
DENOTES IRON ROD FET
DENOTES 1/2" IRON ROD SET 2. THIS IS A CLASS B BOUNDARY SURVEY.

REFERENCE PLATS:

NOTES



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2021Meeting Date: July 6, 2021Case No.: 2021-2406-ZCDetermination: Approved

Posted: June 11, 2021

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 HighwayRoad Surface: 2 Lane AsphaltCondition: GoodRanch Road:Type: ParishRoad Surface: 2 Lane AsphaltCondition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Surrounding Use Surrounding Zone
Nath Family Parishment A CMalk Family Parishment

North Multi-Family Residential A-6 Multi-Family Residential
South Commercial NC-2 Neighborhood Commercial District

East Undeveloped A-6 Multi-Family Residential

West Residential A-4 Single-Family Residential

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.

Zoning Change Request						
Zoning Classifications	Max	Max	Max Lot	Purpose		
	Building Size	Height	Coverage			
NC-4 Neighborhood	12,500 sq. ft.	35 ft.	50%	To allow for the location of uses which		
Institutional District				provide a service at the neighborhood level		
				but could result in a large influx of		
				customers or clientele at a specific time.		
HC-2 Highway	40,000 sq. ft.	35 ft.	50%	To allow for the location of moderately		
Commercial District				scaled, intense retail, office, and service		
				uses located along major collectors and		
				arterials designed to provide services to a		
				portion of the parish.		