

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5951 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF MARCH , 2018

(2017-889-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF US HIGHWAY 190 & APPLE PIE RIDGE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.84 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) AND HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT), (WARD 8, DISTRICT 13), (2017-889-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-889-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) and HC-2 (Highway Commercial District) to an HC-3 (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-3 (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 A-1A (Suburban District) and HC-2 (Highway Commercial District) to an HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF APRIL, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 21, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

## EXHIBIT "A"

### 2017-889-ZC-ZC

*A certain parcel of land, lying and situated in Section 28, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From a the southwest corner of the Southeast Quarter of the Southeast Quarter of Section 28, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 00 Degrees 15 Minutes West a distance of 629.50 feet to a point and the Point of Beginning.*

*From the Point of Beginning run North 00 Degrees 03 Minutes 55 Seconds East a distance of 200.00 feet to a point; Thence run North 00 Degrees 04 Minutes 34 Seconds West a distance of 192.51 feet to a ½ " iron rod found on the southerly right of way line of U. S. Highway No. 190; Thence run along said southerly right of way line of U.S. Highway No.190 South 75 Degrees 57 Minutes 46 Seconds East a distance of 205.29 feet to ¾ " iron pipe found on the westerly right of way line of Apple Pie Ridge Road (a.k.a. Salt Bayou Road); Thence run along said westerly right of way line of Apple Pie Ridge Road (a.k.a. Salt Bayou Road) South 07 Degrees 41 Minutes 03 Seconds East a distance of 141.10 feet to a ½ " iron rod found; Thence run South 07 Degrees 23 Minutes 37 Seconds East a distance of 200.34 feet to a ½ " iron rod found; Thence leaving said westerly right of way line of Apple Pie Ridge Road (a.k.a. Salt Bayou Road) run South 89 Degrees 00 Minutes 41 Seconds West a distance of 243.82 feet and back to the Point of Beginning.*

*Said parcel contains 1.847 acres of land more or less, lying and situated in Section 28, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

**Case No.:** 2017-889-ZC

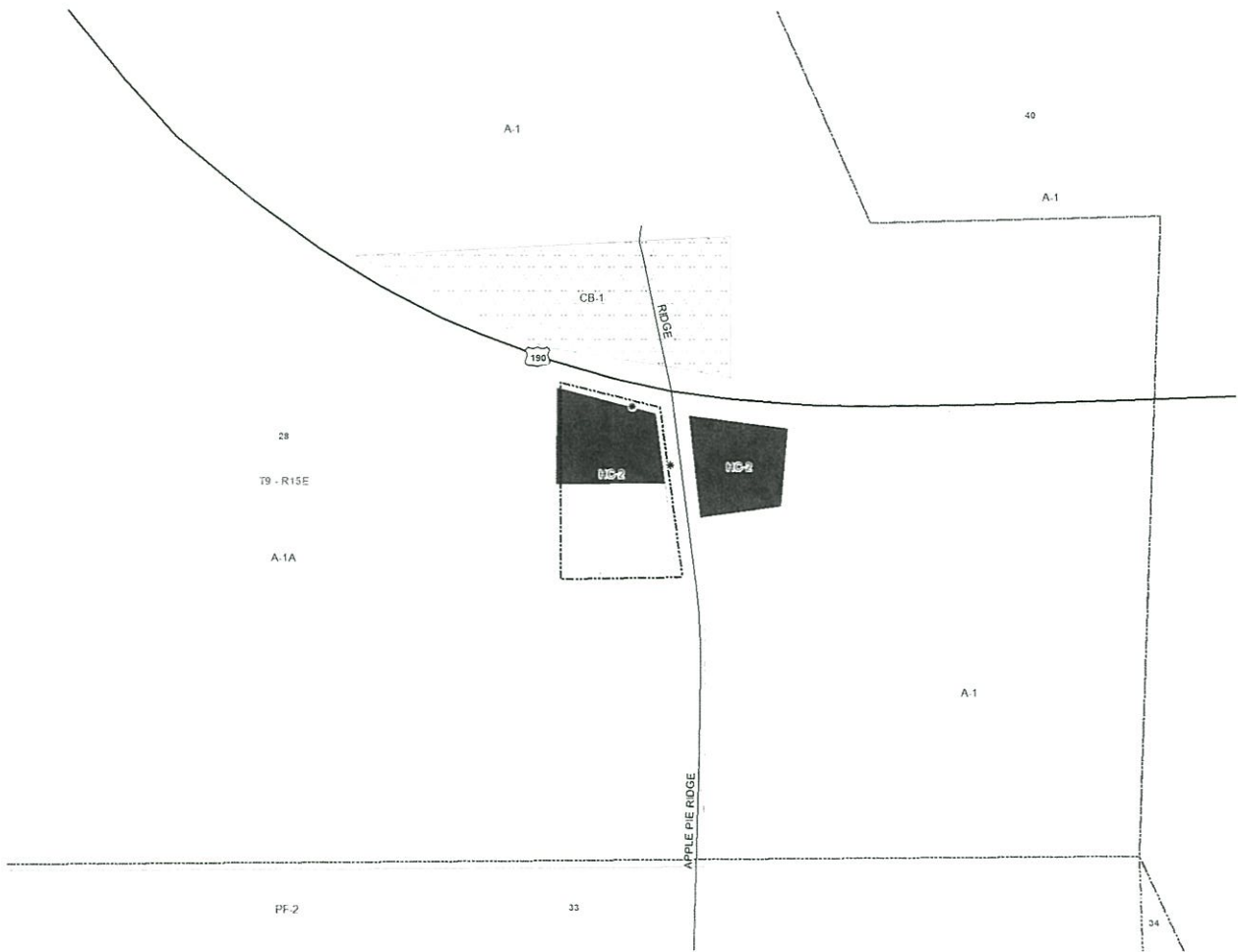
**PETITIONER:** Nate Culbreath

**OWNER:** Llyod Hedges

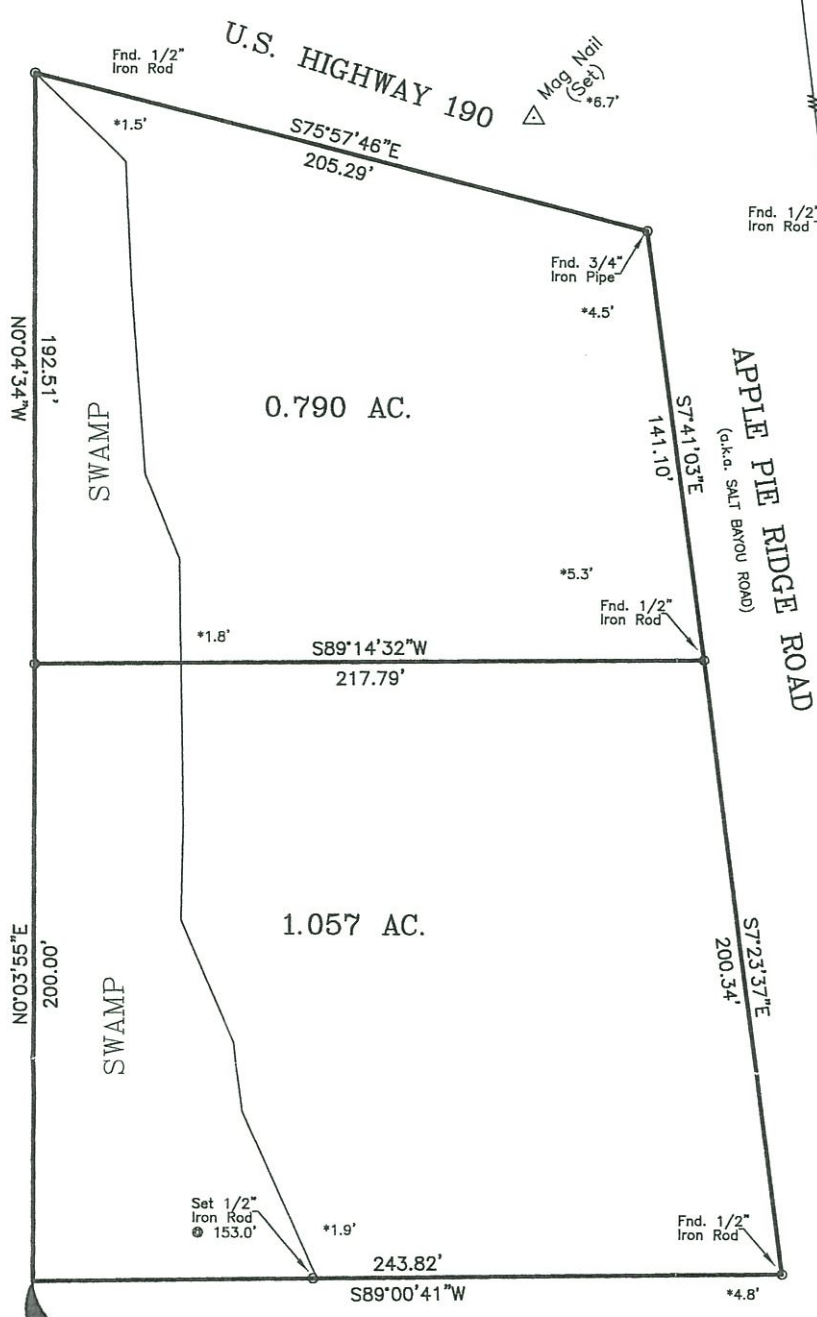
**REQUESTED CHANGE:** From A-1A Suburban District & HC-2 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the southwest corner of US Highway 190 & Apple Pie Ridge Road ; S28, T9S, R15E; Ward 8, District 13

**SIZE:** 1.84 acres



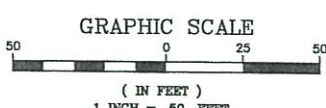
2017-889-20



- REFERENCE SURVEYS:
- 1.) SURVEY BY IVAN M. BORGEN DATED 11/18/74, SURVEY NO. 3026.
  - 2.) SURVEY BY IVAN M. BORGEN DATED 8/25/72, SURVEY NO. 595.
  - 3.) SURVEY BY ALBERT A. LOVELL DATED 4/16/84, SURVEY NO. 97412.
  - 4.) SURVEY BY THIS FIRM DATED 12/6/13, SURVEY NO. 20130688.
  - 5.) A SURVEY BY THOMAS FONTCUBERTA DATED 2/22/88, JOB NO. 881036.
  - 6.) A SURVEY BY THIS FIRM DATED 6/22/15, SURVEY NO. 20150293.
  - 7.) A SURVEY BY THIS FIRM DATED 3/7/17, SURVEY NO. 20170151.
  - 8.) A SURVEY BY ALBERT LOVELL DATED 4/16/84, SURVEY NO. 97412.

P.O.B. is Reported to be N00°15'W 629.50' from the SW Corner of the SE 1/4 of the SE 1/4 of SEC. 28-9-15, Greensburg Land District, St. Tammany Parish, Louisiana.

NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).



BUILDING SETBACKS  
 (\* Verify Prior to Construction)  
 Front Setback.....\*  
 Side Setback.....\*  
 Rear Setback.....\*

ADDRESS: Address

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0575 D  
 F.I.R.M. Date 04/02/1991  
 ZN: A10 B.F.E. 11  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO. 20170768  
 DATE: 10/19/2017

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL  
 CHECKED BY: JDL  
 SCALE: 1" = 50'

REVISED:

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A SURVEY MAP OF A 0.790 AC. & A 1.057 AC. PARCEL OF LAND LOCATED IN SEC. 28, T-9-S, R-15-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CULBREATH TRANSPORTATION



2017-889-ZC

40

A-1

CB-1

RIDGE

190

28

T9 - R15E

HC-2

A-1A

33

PF-2

APPLE PIE RIDGE

0 280 Feet



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 1/29/2018  
**Case No.:** 2017-889-ZC  
**Posted:** 01/23/18

**Meeting Date:** 2/6/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Nate Culbreath

**OWNER:** Llyod Hedges

**REQUESTED CHANGE:** From A-1A Suburban District & HC-2 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the southwest corner of US Highway 190 & Apple Pie Ridge Road ; S28, T9S, R15E; Ward 8, District 13

**SIZE:** 1.84 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Federal & Parish

**Road Surface:** 2 lane asphalt

**Condition:**

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Church	CB-1 Community Based Facilities District
South	Residential	A-1A Suburban District
East	Undeveloped	HC-2 Highway Commercial & A-1A Suburban Districts
West	Undeveloped	A-1A Suburban District

**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 from A-1A Suburban District & HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southwest corner of US Highway 190 & Apple Pie Ridge Road. The 2025 future land use plan calls for the area to be developed with residential uses. Although, the site is located along a Federal Highway and a portion of the property is already zoned HC-2 Highway Commercial District, Staff feel that there is no compelling reason to recommend approval of the request. The HC-3 zoning would create a significant increase in the intensity of the potential uses of the site, which is mainly surrounded by undeveloped land.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a HC-3 Highway Commercial District designation be denied.