

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6160

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

COUNCIL SPONSOR: MORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 4 DAY OF APRIL , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 22, EAST OF MITCHAM STREET, WEST OF INDIAN TRACE BOULEVARD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.562 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 4). (2019-1353-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1353-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-2 (Suburban 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 A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 MAY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MARCH 27 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## Exhibit "A"

### 2019-1353-ZC

A parcel of land located in Section 18, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a wood corner found at the Quarter Section Corner common to Sections 18 & 19, in said township and range,  
Thence North 00 degrees 32 minutes 21 seconds West 843.60 feet to a ½ inch iron rod found,  
Thence North 53 degrees 53 minutes 29 seconds West 609.77 feet to a ½ inch iron rod found,  
Thence North 36 degrees 06 minutes 30 seconds East 152.58 feet to a ½ inch iron rod found,  
Thence West 204.23 feet to a ½ inch iron rod found,  
Thence North 76 degrees 58 minutes 53 seconds West 220.76 feet to a ½ inch iron rod set,  
Thence North 00 degrees 10 minutes 02 seconds West 155.59 feet to the **POINT OF BEGINNING**,

Thence North 88 degrees 05 minutes 48 seconds West 171.41 feet to a point,  
Thence North 00 degrees 10 minutes 02 seconds West 390.0 feet to a ½ inch iron rod found on the South Side of Louisiana Highway Number 22,  
Thence South 88 degrees 05 minutes 40 seconds East 46.88 feet along the south side of said highway to a point,  
Thence North 01 degree 54 minutes 20 seconds East 10.0 feet to a point on the south side of said highway,  
Thence South 88 degrees 05 minutes 48 seconds East 124.37 feet along the south side of said highway to a ½ inch iron rod set,  
Thence South 00 degrees 10 minutes 02 seconds East 400.0 feet to the **POINT OF BEGINNING**, containing 1.562 Acres.

NOTE: This description is based on a property boundary survey and plat by John G. Cummings, Professional Land Surveyor, dated June 19, 2018, Job No. 04252-D-AB.

**Case No.:** 2019-1353-ZC

**PETITIONER:** Scott Chiasson

**OWNER:** Scott Chiasson

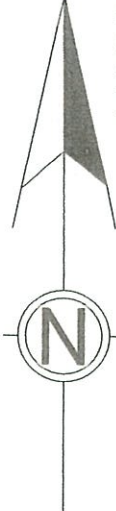
**REQUESTED CHANGE:** From A-2 Suburban District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd. ; S18, T7S, R10E; Ward 1, District 4

**SIZE:** 1.562 acres



2019-1353-ZC



REFERENCE BEARING:  
A bearing of N00°15'W  
was assumed from the  
SW Corner of Section 18,  
to the West 1/4 Corner  
of Section 18, T7S, R10E.

### LOUISIANA HIGHWAY NO. 22

CALLS ALONG PROPERTY LINES  
L1 S00°39'13"E 15.0'  
L2 S88°05'48"E 30.0'

- LEGEND**
- ⊠ = LDH CONC. MONUMENT FOUND
  - = WOOD CORNER FOUND
  - ⊙ = 3/4" IRON PIPE FOUND
  - ⊕ = 1/2" IRON ROD FOUND
  - ⊗ = 1" IRON ROD FOUND
  - ⊖ = 1/2" IRON ROD SET

NOTE:  
This property is located in Flood Zone C,  
per F.E.M.A. Map No. 225205 0215 C,  
dated April 2, 1991.

APPROVAL:

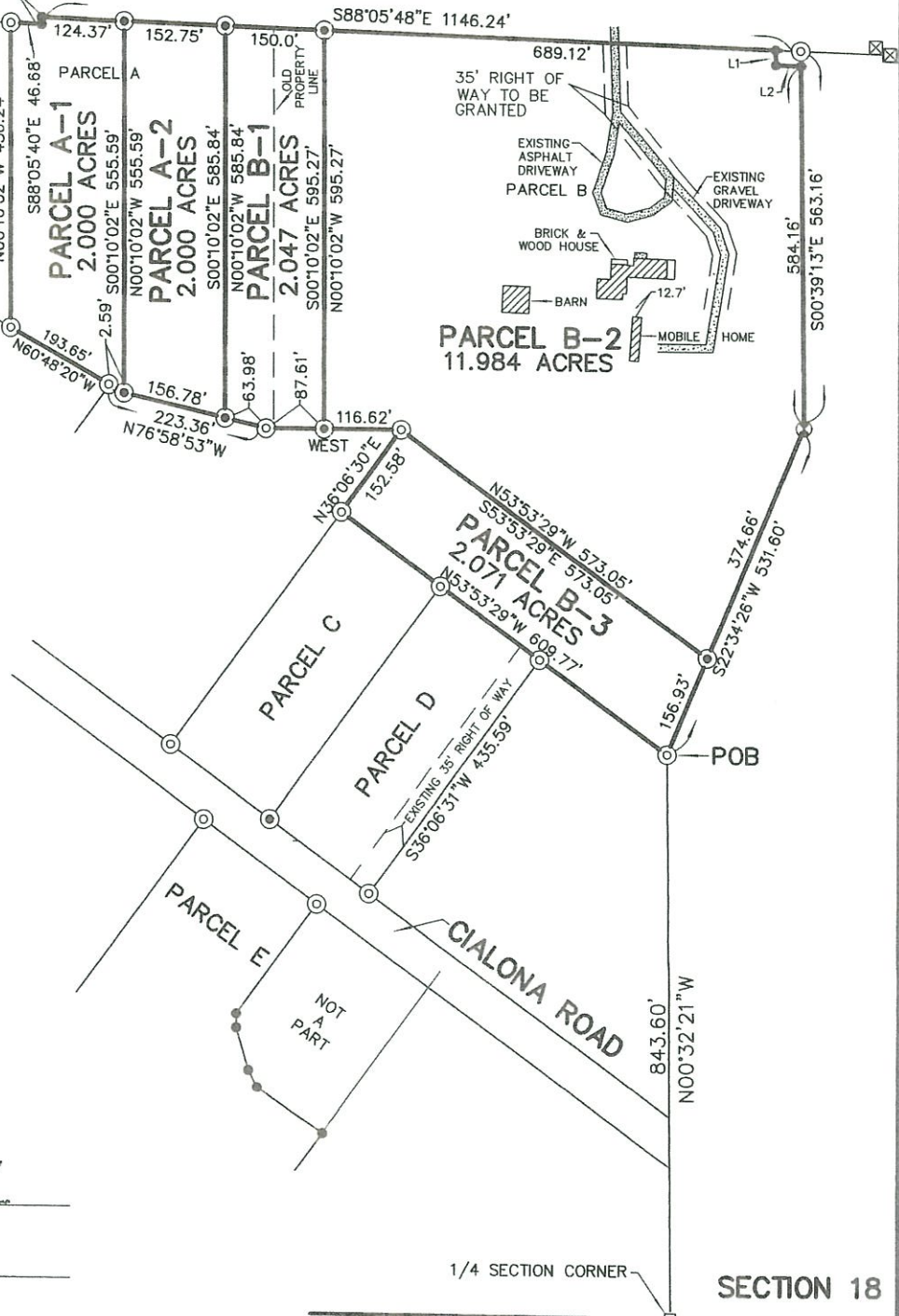
*[Signature]*  
CHAIRMAN PARISH PLANNING COMMISSION

*[Signature]*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*[Signature]*  
SECRETARY PARISH PLANNING DEPARTMENT

*Dy. Shana Hess*  
CLERK OF COURT Shana Hess, Deputy Clerk

08-30-2018      5777B  
DATE FILED      FILE NO.



THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:  
Survey for Evelyn B. Peter by John G. Cummings, Surveyor,  
dated November 1, 2013, Job No. 04252-D, filed St. Tammany  
Parish Clerk of Court Map File No. 5232A.

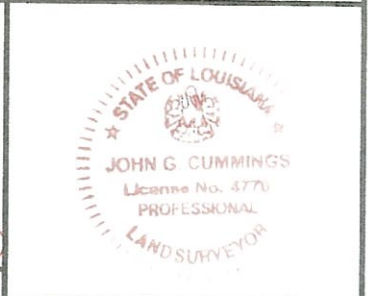
503 N. JEFFERSON AVENUE      **JOHN G. CUMMINGS & ASSOCIATES**      PHONE (985) 892-1549  
COVINGTON, LA 70433      PROFESSIONAL LAND SURVEYORS      FAX (985) 892-9250

PLAT PREPARED FOR: *Donald M. Peter*

SHOWING A SURVEY OF: AN AMENDED MINOR SUBDIVISION OF 20.102 ACRES,  
BEING PARCELS A & B PER MAP FILE NO. 5232A,  
INTO PARCELS A-1, A-2, B-1, B-2, & B-3,  
LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE  
10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON  
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,  
AND CONFORMS TO THE MINIMUM STANDARD FOR  
PROPERTY BOUNDARY SURVEYS SET FOR THE STATE  
OF LOUISIANA, AND BEARS A CLASS C SURVEY.

*[Signature]*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'      JOB NO. 04252-D-AB      DATE: 6/19/2018      REVISED: 7/13/2018

2019-1353-ZC

MARY

A-3

HC-1

KATHMAN

22

PONCHATOULA HWY

T7 - R10E

18

A-2

CIALONA

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/25/2019
Case No.: 2019-1353-ZC
Posted: 02/13/19

Meeting Date: 3/6/2019
Determination: Approved as Amended to rezone 400 feet in depth

GENERAL INFORMATION

PETITIONER: Scott Chiasson

OWNER: Scott Chiasson

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

LOCATION: Parcel located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd. ; S18, T7S, R10E; Ward 1, District 4

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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, and West directions with their respective surrounding uses and zones.

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-2 Suburban District to HC-2 Highway Commercial District. This site is located on the south side of LA Highway 22, east of Mitcham Street, west of Indian Trace Blvd. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by residential uses and undeveloped land on the south, east and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.