

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6123

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

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. SMITH

ON THE 3 DAY OF JANUARY , 2019

(2018-1215-ZC) 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, WEST OF HICKORY DRIVE, BEING TRACT B-2, WOODRIDGE ON THE LAKE, PHASE 3 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.18 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT) (WARD 4, DISTRICT 4). (2018-1215-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1215-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 CB-1 (Community Based Facilities District) to an HC-1 (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-1 (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 CB-1 (Community Based Facilities District) to an HC-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY , 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: DECEMBER 26 , 2018

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

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

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

## Exhibit "A"

2018-1215-ZC

ONE CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11 East, parish of St. Tammany, State of Louisiana, designated as Tract B-2, Woodridge on the Lake, Phase 3, and more fully described as follows:

Commence at the Section Corner common to Sections 33, 37 and 54 of Township 7 South, Range 11 East; thence measure South 25 degrees 15 minutes West a distance of 1077.1 feet to a point; thence measure North 69 degrees 00 minutes West a distance of 7865.0 feet to a point situated on the Southerly right of way line of Louisiana Hwy 22 and the Point of Beginning.

From the Point of Beginning continue along the Southerly right of way line of Louisiana Hwy 22, North 69 degrees 00 West a distance of 171.214 feet to a point; thence leaving said right of way line measure South, a distance of 321.34 feet to a point; thence measure South 69 degrees 00 East a distance of 170.86 feet to a point situated on the Westerly right of way line of Hickory Drive; thence measure along the Westerly right of way line of Hickory Drive, North 21 degrees 00 seconds East a distance of 0.926 feet to a point; thence continue along the Westerly right of way line of Hickory Drive, North a distance of 320.351 feet to a point situated on the Southerly right of way line of Louisiana Hwy. 22 and the Point of Beginning.

All in accordance with a survey of resubdivision of a Portion of Tract 8 into Tracts 8-1 and 8-2, Woodridge on the Lake, Phase 3 by Surveys, Inc., Thomas J. Fontcuberta, registered land surveyor, dated December 5, 2001.

**Case No.:** 2018-1215-ZC

**PETITIONER:** Larry Tape

**OWNER:** E321 - Sharman Stockstill

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to HC-1 Highway Commercial District

**LOCATION:** Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3; S54, T7S, R11E; Ward 4, District 4

**SIZE:** 1.18 acres



2018-1215-20

APPROVED:

*R. Kell*  
 SECRETARY, PARISH PLANNING COMMISSION

*John Muldoon*  
 PARISH ENGINEER

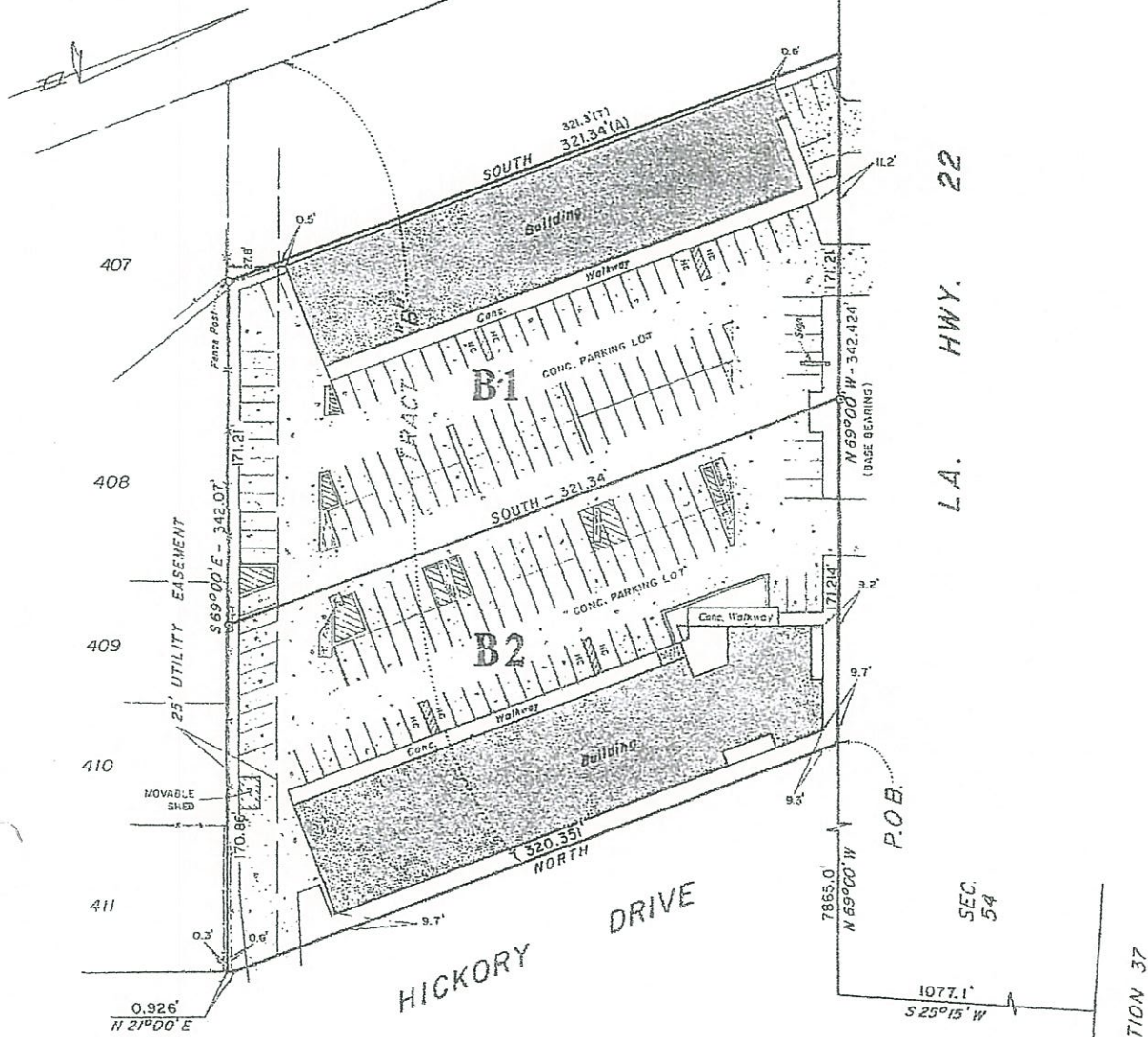
12-19-2001 2154  
 DATE FILED FILE NUMBER

*Angela C. Stebbins*  
 DTY. CLERK OF COURT

PROPERTY ADDRESS:  
 5250 LA. HWY 22  
 MANDEVILLE, LA 70471

TRACT	AREA
B1	51,363.5 SQ. FT.
B2	51,363.5 SQ. FT.
TOTAL	102,727 SQ. FT.

PARKING SPACES:  
 TRACT B1 = 92  
 TRACT B2 = 71



NOTE:  
 EXISTING BUILDING SETBACK LINES, UTILITIES, RETAINING WALLS, LIGHT STANDARDS, AND/OR ANY ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

REFERENCE SURVEY & BASIS FOR BEARINGS:  
 PLAT OF SURVEY BY THIS FIRM DATED 3-05-90, PLAT FILE NO. 210-011.

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in FLOOD ZONE "C".  
 per parcel number 229209 0240 E, rev. 8-16-95.

RESUBDIVISION OF A PORTION OF TRACT "B" INTO TRACTS "B1" & "B2"  
 WOODRIDGE ON THE LAKE  
 PHASE 3  
 SITUATED IN SECTION 54  
 T7S-R11E  
 ST. TAMMANY PARISH, LA.



Fontcuberta Surveys

LAND SURVEYORS  
 P.O. BOX 1792  
 COVINGTON, LA.  
 70434

(985) 893-7461

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY.

*Thomas J. Fontcuberta*  
 SURVEYOR



CERTIFIED CORRECT TO:  
 FAITH FELLOWSHIP CHURCH  
 AND JOSEPH A. YAZBECK

DATE	SCALE	SYMBOLS
12-05-2001	1" = 60'	○ = IRON ROD SET ◯ = FENCE POST ◑ = IRON ROD FD.

DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
RLF	TJF	219220	210-309

SHEET 1 OF 1

2018-1215-ZC

CBF-1

BEAUPRE

BEAU CHENE

PECANIERE

CHULA

A-4

22

PONCHATOULA HWY

HC-1

CBF-1

HC-2

A-3

HICKORY

FOREST

A-4

A-4

PINELAND

A-4

EVERGREEN

AUDUBON

0 280 Feet

N



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 10/26/2018  
**Case No.:** 2018-1215-ZC  
**Posted:** 10/19/18

**Meeting Date:** 11/7/2018  
**Determination:** Amended to HC-1

**GENERAL INFORMATION**

**PETITIONER:** Larry Tape

**OWNER:** E321 - Sharman Stockstill

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3; S54, T7S, R11E; Ward 4, District 4

**SIZE:** 1.18 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                                      **Road Surface:** 3 lane asphalt                                      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single Family Residential District
South	Residential	A-4 Single Family Residential District
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-1 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** Yes    **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to HC-2 Highway Commercial District. This site is located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3. The 2025 future land use plan calls for the site to be developed with commercial uses. The site was rezoned to CB-1 during the comprehensive rezoning considering that the building was occupied by a religious institution. Staff does not have any objection to the request since a portion the building is currently occupied with commercial uses and the site is abutting commercial zoning on the east and west sides.

**STAFF RECOMMENDATION:**

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