

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6325

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 6 DAY OF FEBRUARY , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190, WEST OF BREMERMAN ROAD, BEING 25020 HIGHWAY 190, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.15 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT & ENTERTAINMENT OVERLAY (WARD 4, DISTRICT 7). (2019-1709-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1709-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 HC-1 Highway Commercial District) to an HC-1 (Highway Commercial District & Entertainment Overlay 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) & Entertainment Overlay.

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 HC-1 (Highway Commercial District) to an HC-1 (Highway Commercial District & Entertainment Overlay.

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 MARCH , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 29 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2019-1709-ZC

ALL THAT CERTAIN PIECES OR PARCELS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, and described as follows, to—wit:

(1) A certain lot of ground beginning at a point 208.7 feet North 65 degrees 30 minutes West from the intersection of the southerly right of way of U.S. Route #190 and the westerly right of way line of the Bremerman Road; thence go South 24 degrees 30 minutes West 324.7 feet; thence go North 65 degrees 30 minutes West 208.7 feet to a point; thence go North 24 degrees 30 minutes East 324.6 feet to the southerly right of way line of U.S. Route #190; thence along the said southerly line of U.S. Route #190 right of way south 65 degrees 30 minutes East 208.7 feet to the place of beginning, and is a part of Section 48, Township 8 South, Range 12 East, Greensburg District, Louisiana; all as per blue print of survey made by Joseph Pugh, Parish Surveyor, dated July 3, 1942, and corrected May 30, 1944, bearing his No. 841, subject to a right of way on the extreme east side of said property 15 feet in width, extending from U.S. Highway No. 190 to the property of George S. Woodward, per COB 241, page 265.

(2) A certain lot of ground beginning at a point 208.7 feet North 65 degrees 30 minutes West from the intersection of the Southerly right of way of U.S. Route #190 and the westerly right of way line of the Bremerman Road; thence go South 24 degrees 30 minutes West 449.7 feet to the Northerly right of way line of the G.M. & O.R.R.; thence go North 65 degrees 30 minutes West 208.7 feet along said Northerly right of way of the G.M. & O.R.R. to a point; thence go North 24 degrees 30 minutes East 125 feet to a point; thence South 65 degrees 30 minutes East 208.7 feet to a point; thence South 24 degrees 30 minutes West 125 feet to the point of beginning with a right of way on the extreme east side of Kerageorgiou property 15 feet in width extending from U.S. Highway 190 to the property herein described.

Case No.: 2019-1709-ZC

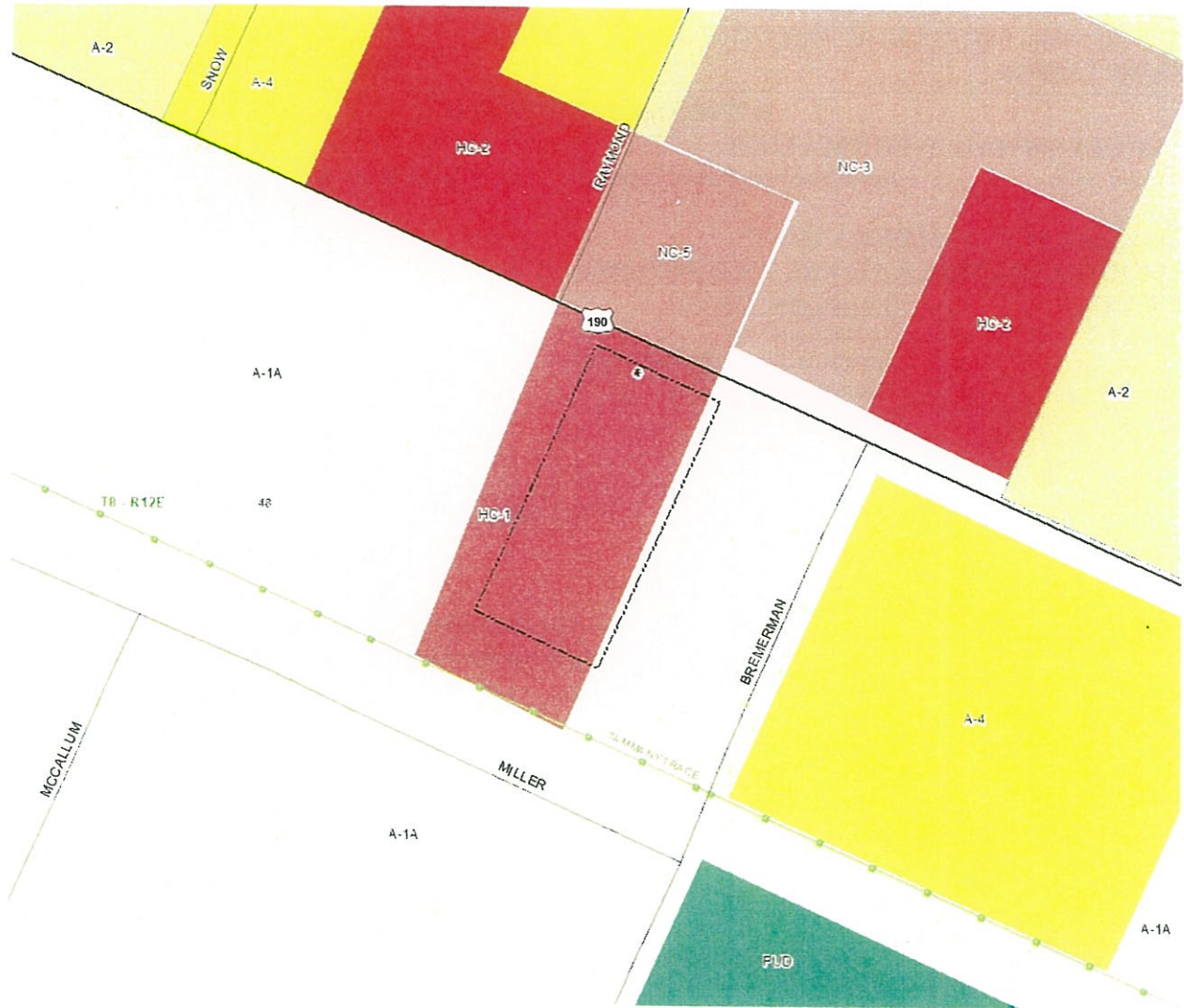
PETITIONER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair

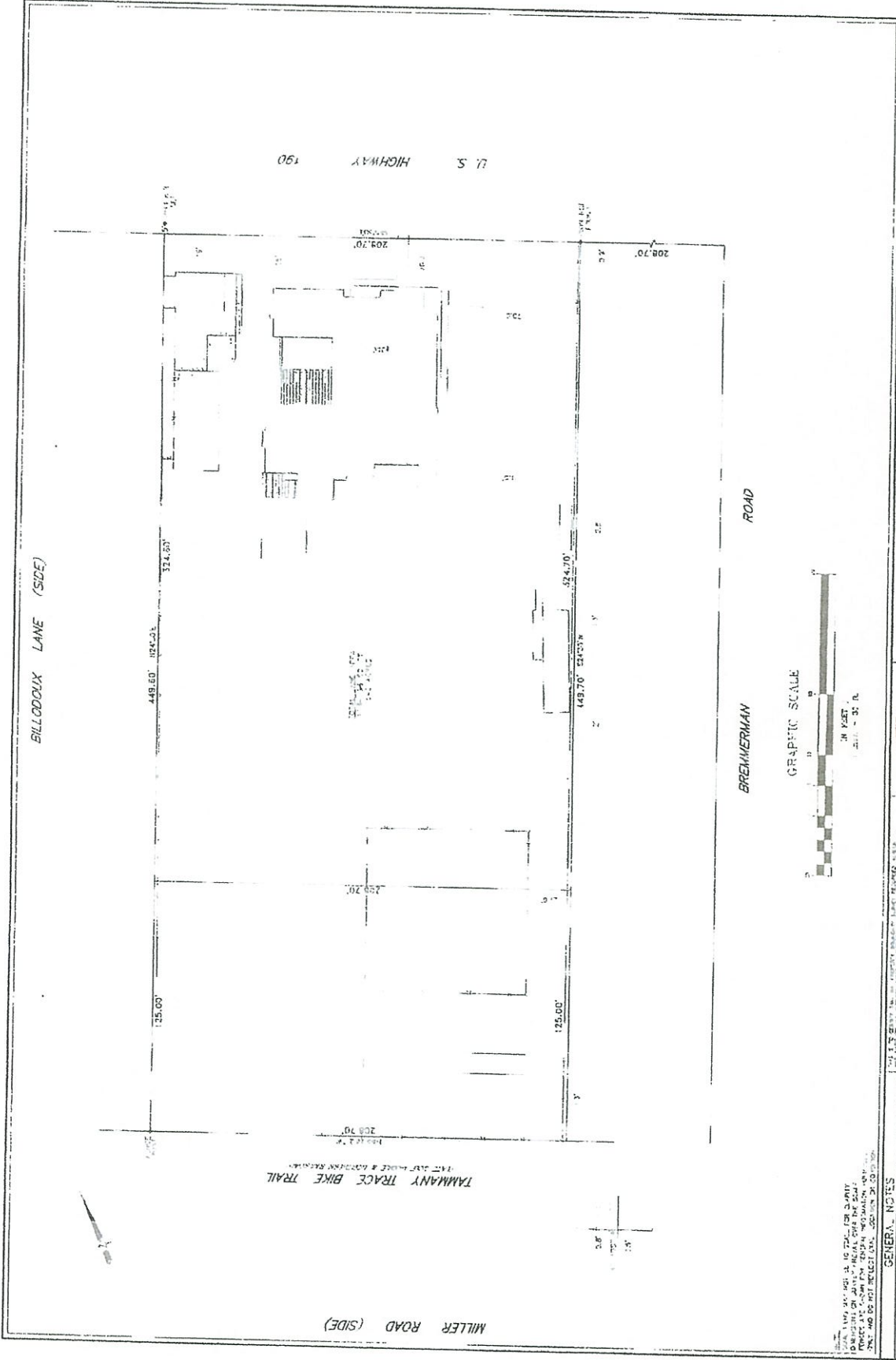
OWNER: The Inn at La Provence, LLC – Cayman & Daniel Sinclair

REQUESTED CHANGE: From HC-1 Highway Commercial to HC-1 Highway Commercial and Entertainment Overlay

LOCATION: Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7

SIZE: 2.15 acres





**A BOUNDARY SURVEY OF  
PORTION OF SECTION 48  
T-8-S., R-12-E.  
GREENSBURG DISTRICT  
LACOMBE  
ST. TAMMANY PARISH, LA.**

**R. W. KREBS**  
PROFESSIONAL LAND SURVEYING, LLC  
RICHMOND W. KREBS, SR., PLS  
3446 N. CAUSEWAY BLVD, SUITE 201  
METAIRIE, LA. 70002  
PHONE: (504) 889-0816  
FAX: (504) 889-0848  
E-MAIL: info@r.w.krebs.com  
WEB: www.r.w.krebs.com



**ELEVATION NOTES**  
ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
ELEVATIONS WERE OBTAINED BY THE SURVEYOR OR HIS ASSISTANT USING A LEICA DISTO D2 DISTANCE MEASURING DEVICE AND A LEICA LEVELING STAFF.  
ELEVATIONS WERE OBTAINED AT THE TIME OF THE SURVEY.  
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**GENERAL NOTES**  
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT, LA. STATUTE TITLE 48, CHAPTER 1, PART 1.  
THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC LANDS OFFICE AND HAS FOUND NO RECORDS OF INTEREST IN THIS AREA.  
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2019-1709-ZC

2019-1709-ZC

A-2

SNOW

A-4

T8S - R12E

A-2

RAYMOND

HC-2

NC-3

NC-5

48

HC-2

A-1A

190

HC-1

BREMERMAN

A-4

MILLER

TAMMANY TRACE

TAMMANY TRACE

A-1A

PUD



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** December 27, 2019  
**Case No.:** 2019-1709-ZC  
**Posted:** December 18, 2019

**Meeting Date:** January 7, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** The Inn at La Provence, LLC – Cayman & Daniel Sinclair  
**OWNER:** The Inn at La Provence, LLC – Cayman & Daniel Sinclair  
**REQUESTED CHANGE:** From HC-1 Highway Commercial to HC-1 Highway Commercial and Entertainment Overlay  
**LOCATION:** Parcel located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe, S48, T8S, R12E, Ward 4, District 7  
**SIZE:** 2.15 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                      **Road Surface:** 2 Lane Asphalt                      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Vacant Land	NC-5 Retail and Service District
South	Tammany Trace and Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Vacant Land	A-1A Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes    **Multi occupancy development:** No

**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 classification from HC-1 Highway Commercial District to HC-1 Highway Commercial District and Entertainment Overlay. The site is located on the south side of US Highway 190, west of Bremerman Road, being 25020 Highway 190, Lacombe. The 2025 Future Land Use Plan designates the site to be develop with commercial and residential uses.

The existing building was previously use as a restaurant and a portion of the remaining property was use as farm. The objective of the request is to allow for the existing buildings and the site to be use as an entertainment venue and restaurant with lounge. Note that the purpose of the Entertainment Overlay is to allow for entertainment venues, bars, restaurant with lounges and any other facility required to obtain a permit for the sale of beverages of high alcoholic content, other than beer or wine adjacent to residentially zoned neighborhoods.

Staff is not in favor of the request considering that the site is abutting residential zoning on south, east and west sides.