

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5914 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. FITZGERALD

ON THE 7 DAY OF DECEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 22, EAST OF KATHMANN DRIVE, BEING LOT 11-B, SQUARE 5, LIVE OAK HILLS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 0.632 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT), (WARD 1, DISTRICT 1) (2017-789-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-789-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-3 (Suburban 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 A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JANUARY , 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: NOVEMBER 23 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

EXHIBIT "A"

2017-789-ZC

Located as Lot 11-B Square 5 Live Oak Hills in Section 18, T7S, R10E. St. Tammany Parish, Louisiana.

From the Southwest Corner of Lot 11-B Square 5 Live Oak Hills said point being on the North Right-of way of La. Hwy 22, said point also being the Southeast Corner of Lot 10 Block 5 Live Oak Hills this being the Point of Beginning.

From the Point of Beginning run North 00 degrees 23 minutes 44 seconds West, 281.51 feet to a point; thence South 88 degrees 10 minutes 31 seconds East, 100.19 feet to a point; thence South 00 degrees 16 minutes 59 seconds East, 271.91 feet to a point on the North Right-of-Way of La. Highway 22; thence run along said Right of way in the following 3 courses: North 87 degrees 57 minutes 27 seconds West, 58.69 feet to a point; thence south 01 degrees 09 minutes 56 seconds East, 10.13 feet to a point; thence North 87 degrees 43 minutes 16 seconds West, 41.12 feet back to the Point of Beginning.

Case No.: 2017-789-ZC

PETITIONER: SMB Construction LLC - Stephen Blanc

OWNER: SMB Construction LLC - Stephen Blanc

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

LOCATION: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.632 acres



Mary Street 2017-789-ZC

A Resubdivision of Lot 11, Square 5, into Lots 11-A & 11-B, Live Oak Hills (Formerly Kathman Acres), Section 18, T-7-S, R-10-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

08-08-2017 5662F

DATE FILE NO.

Reference: The Recorded Plat of Live Oak Hills, by Robert Berlin, Map File No. 109A, Clerk of Court

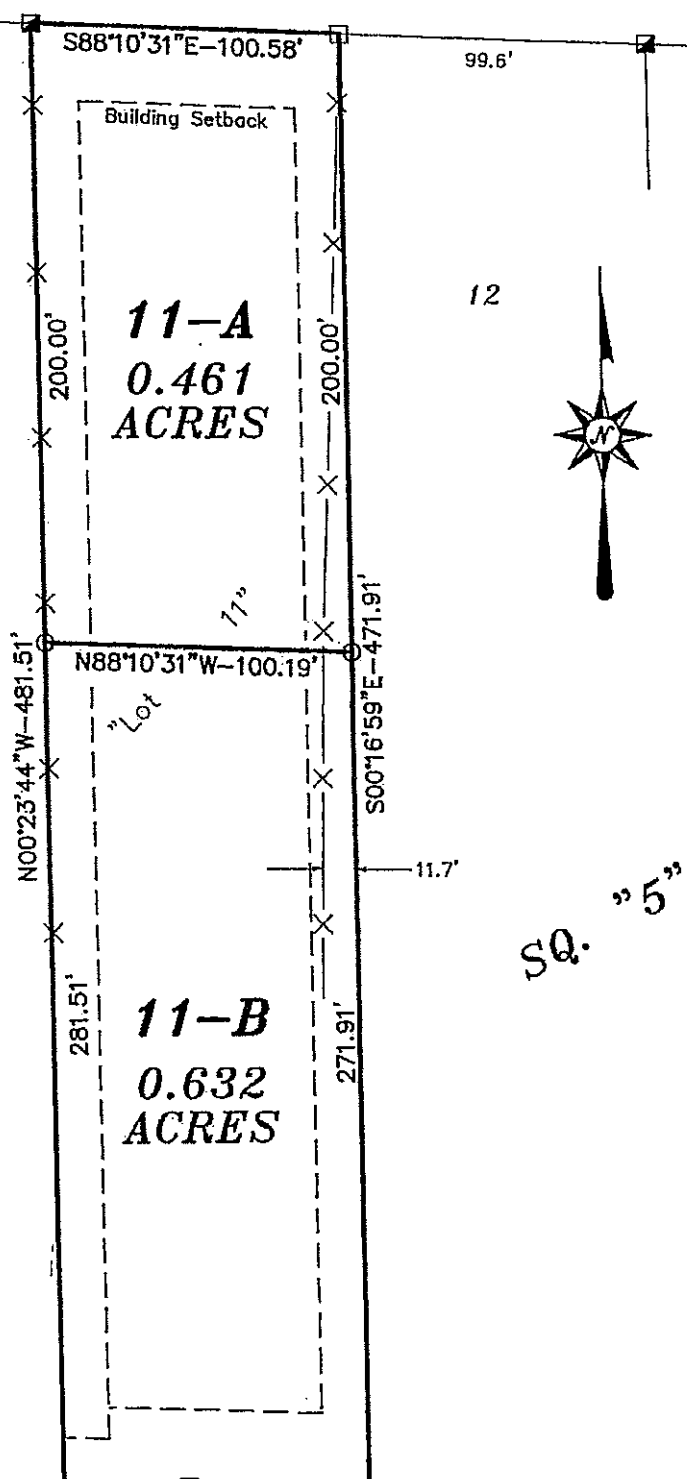
Reference calls not shown

Bearings were derived by Magnetic Compass

Note: An overhead powerline runs along the Southerly Boundary Line of Parcel 11-B (La. Hwy. 22)

LEGEND:

- = Fnd. 1 1/4" Iron Pipe
- ▣ = Fnd. 3/4" Iron Pipe
- = Fnd. Conc. Hwy. Mon.
- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X- = Fence



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:101.

(Must verify prior to Construction)  
 Building Setbacks  
 Front: 25'  
 Side: 15'  
 Rear: \*\*  
 Side Street: \*\*

MAP PREPARED FOR **SMB CONSTRUCTION LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 11, SQUARE 5, LIVE OAK HILLS, SECTION 18, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
 (985) 892-6277 office (985) 898-0355 fax  
 landsurl@bellsouth.net email

*Brice M. Butler III*  
 BRUCE M. BUTLER, III  
 LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 60'

DATE: 7-20-2017

NUMBER: 18228

2017-789-ZC

LANDRY

MARY

A-3

NC-4

HC-1

T7-  
R10E

PONCHATOULA HWY

22

A-2

A-4

A-2

NC-2

18

0 180 Feet



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 10/30/2017  
Case No.: 2017-789-ZC  
Posted: 10/23/17

Meeting Date: 11/7/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** SMB Construction LLC - Stephen Blanc

**OWNER:** SMB Construction LLC - Stephen Blanc

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

**LOCATION:** Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

**SIZE:** 0.632 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	Residential	A-3 Suburban District
South	Residential	NC-2 Indoor Retail and Service District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** Yes

**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-3 Suburban District to HC-1 Highway Commercial District. This site is located on the north side of LA Highway 22, east of Kathmann Drive, being lot 11-B, Square 5, Live Oak Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering the location of the site, along LA Highway 22, which is developed with a mix of commercial and residential uses.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a HC-1 Highway Commercial District designation be approved.