

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6188 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO
ON THE 6 DAY OF JUNE , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF 11TH STREET, NORTH OF LASALLE STREET, BEING LOT 2, SQUARE 30, CHINCHUBA SUBDIVISION, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 5130 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO AN NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) (WARD 4, DISTRICT 4). (2019-1420-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1420-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-5 (Two Family Residential District) to an NC-2 (Indoor Retail and Service 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 NC-2 (Indoor Retail and Service 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-5 (Two Family Residential District) to an NC-2 (Indoor Retail and Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 11 DAY OF JULY , 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: MAY 29 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1420-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, means, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in what is known as Chinchuba, being the west Fractional half of Section 34, Township 7 South, Range 11 East, Greensburg Land District, as more fully described as follows, to-wit:

LOT 2, SQUARE 30, CHINCHUBA SUBDIVISION, St. Tammany Parish, LOUISIANA.

Case No.: 2019-1420-ZC

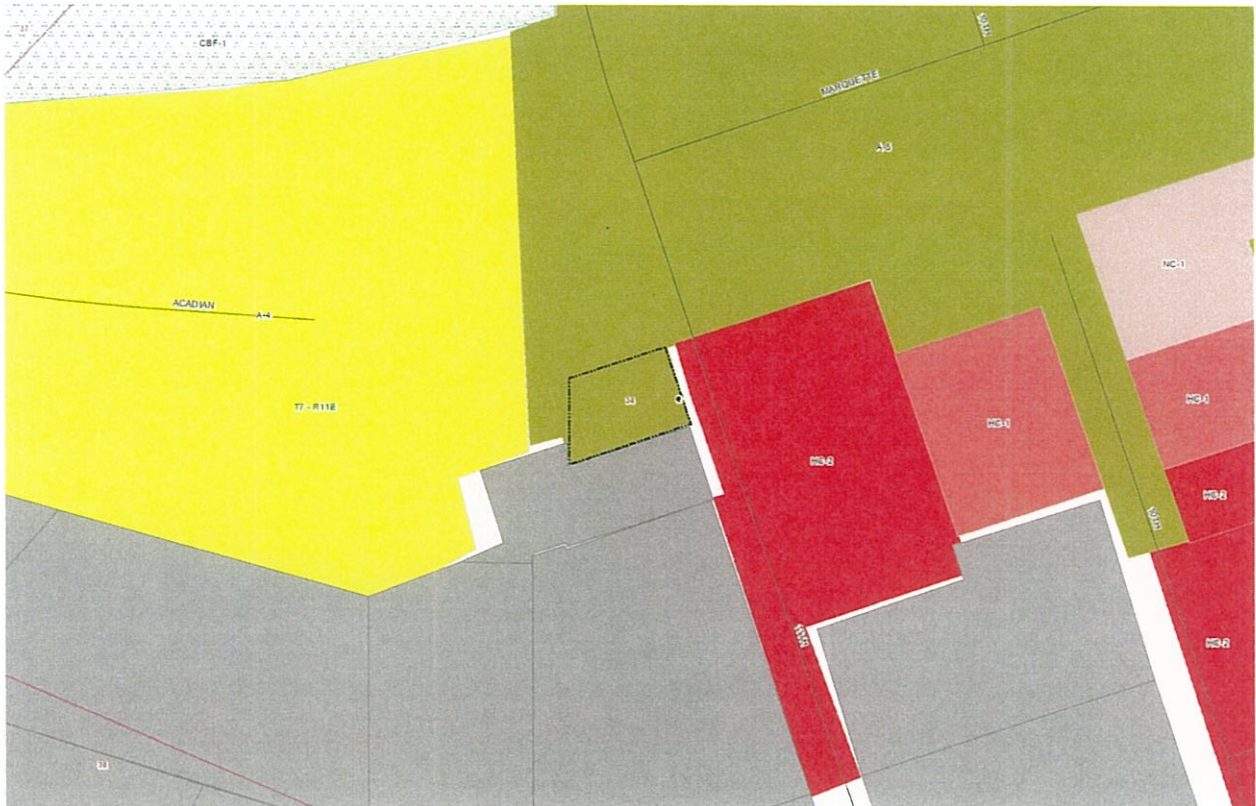
PETITIONER: Grand Homes, LLC - Jay Ploue

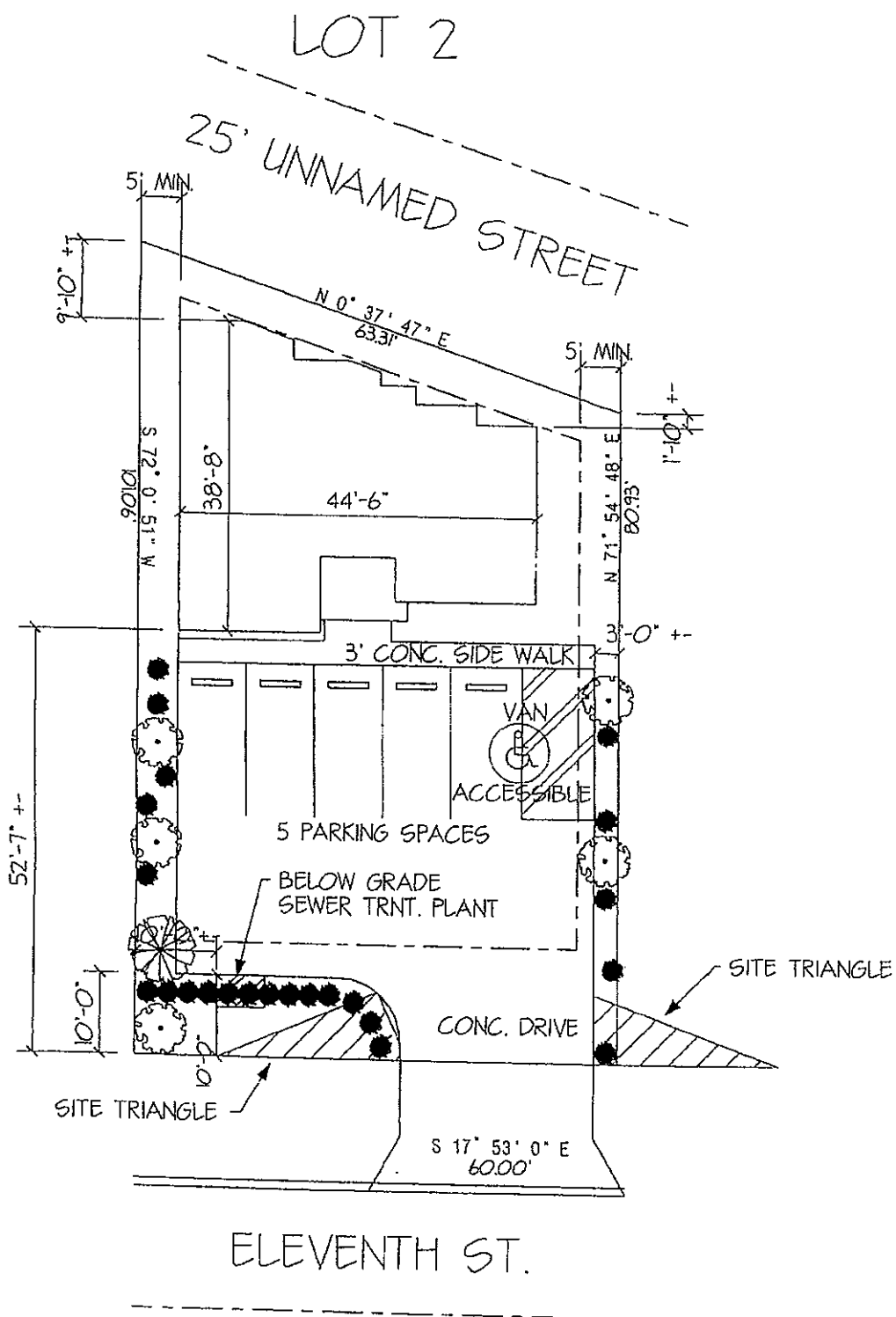
OWNER: Grand Homes, LLC - Jay Ploue




REQUESTED CHANGE: From A-5 Two Family Residential District to NC-2 Indoor Retail and Service District

LOCATION: Parcel located on the west side of 11th Street, north of LaSalle Street, being Lot 2, square 30, Chinchuba Subdivision, Mandeville ; S34, T7S, R11E; Ward 4, District 4

SIZE: 5130 sq.ft.





| LANDSCAPING KEY | |
|--|--------------------|
|  | CLASS "A" TREES |
|  | CLASS "B" TREES |
|  | CLASS "C" (SHRUBS) |

THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTech RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FLOOD ZONE -
WIND ZONE - 130 MPH

BUILDING SETBACKS

| | |
|-------------|-----|
| FRONT | 14' |
| SIDES | 5' |
| REAR | 5' |
| SIDE STREET | N/A |

| | | | | | |
|-------------------------------|--|---|--------|-----------|-------|
| MEMBER A I B D® | PLANS FOR: GRAND HOMES LLC LOT 2, CHINCHUBA S/D ST TAMMANY PARISH, LA | DesignTech Engineering, LLC St. Tammany Parish, LA. | | | |
| | | CODE | LIVING | AREA U.B. | INDEX |
| DATE 10-23-06 | PLOT PLAN SCALE 1" = 20'-0" | 0 | 1310 | 1375 | 8230 |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 110 Feet

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1420-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Grand Homes, LLC - Jay Ploue
OWNER: Grand Homes, LLC - Jay Ploue
REQUESTED CHANGE: From A-5 Two Family Residential District to NC-2 Indoor Retail and Service District
LOCATION: Parcel located on the west side of 11th Street, north of LaSalle Street, being Lot 2, square 30, Chinchuba Subdivision, Mandeville ; S34, T7S, R11E; Ward 4, District 4
SIZE: 5130 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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 | Undeveloped | A-5 Two Family Residential District |
| South | | City of Mandeville |
| East | Commercial | HC-2 Highway Commercial District |
| West | Residential | A-4 Single Family Residential 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 from A-5 Two Family Residential District to NC-2 Indoor Retail and Service District. This site is located on the west side of 11th Street, north of LaSalle Street, being Lot 2, square 30, Chinchuba Subdivision, Mandeville. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request.

Note that the site is currently occupied with a retail/office building. The objective of the requested zoning change is to bring the existing use in compliance with the appropriate zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for a NC-2 Indoor Retail and Service District designation be approved.