

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6187 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 SOUTHEAST CORNER OF LA HIGHWAY 22 & TREPAGNIER ROAD, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.68 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 1, DISTRICT 4). (2019-1419-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1419-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-3 (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-3 (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 HC-1 (Highway Commercial District) to an HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 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"

2019-1419-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Township 7 South, Range 10 East, Parish of ST Tammany, State of Louisiana, and being described as follows, to-wit:

From the southwest corner of Section 42, Township 7 South, Range 10 East, go North 15 degrees 00 minutes 00 seconds East, a distance of 1,078.09 feet to a point in the center of Trepagnier Road and the Point of Beginning.

From the Point of Beginning continue along said centerline of Trepagnier Road, North 15 degrees 00 minutes 00 seconds East, a distance of 300.00 feet to a point on the right of way line of LA Highway No. 22; thence leaving said Trepagnier Road, continue along said LA Highway No. 22 and go South 61 degrees 48 minutes 47 seconds East, a distance of 277.98 feet (South 61 degrees 41 minutes 55 seconds East, 278.66 feet- Title); thence leaving said LA Highway 22 go South 13 degrees 38 minutes 02 seconds West, a distance of 236.65 feet; thence go North 75 degrees 00 minutes 00 seconds West, a distance of 276.29 feet back to the Point of Beginning and containing 1.682 acres of land, more or less

Case No.: 2019-1419-ZC

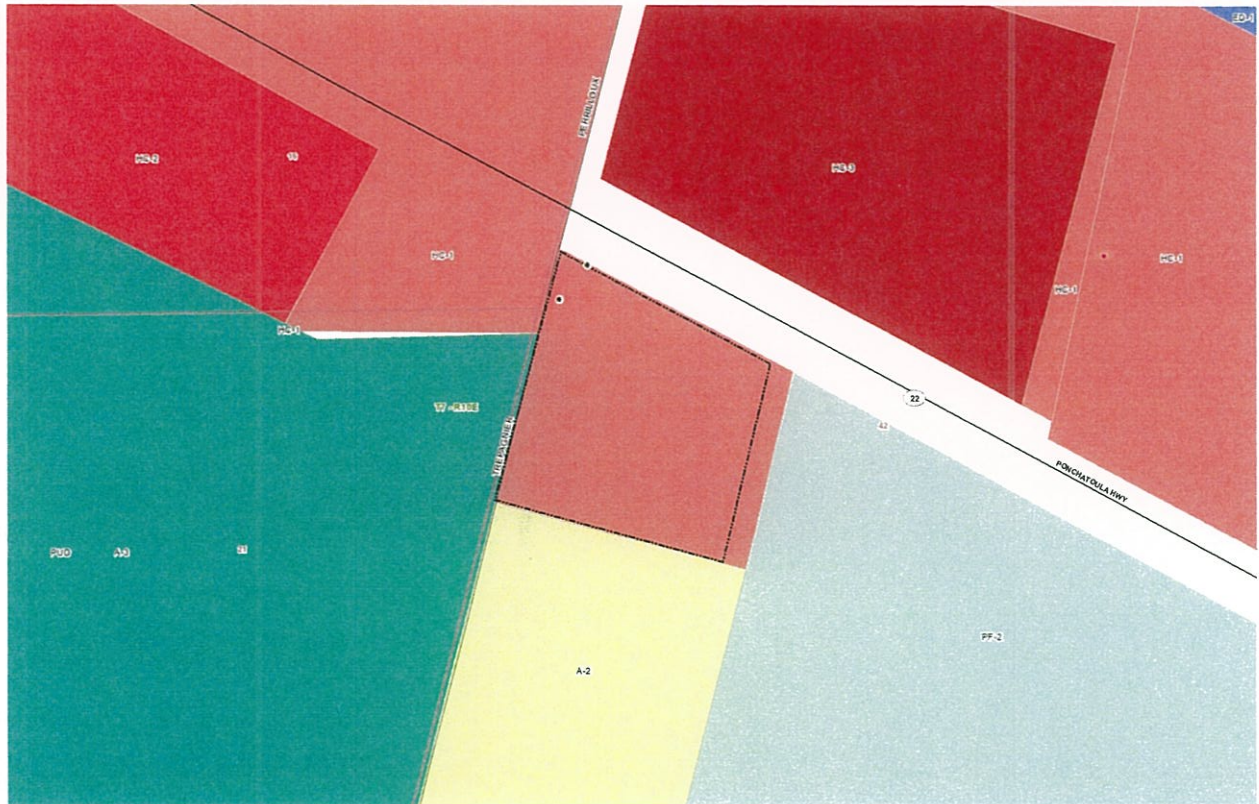
PETITIONER: Adams & Reese LLP - Marshall A. Hevron

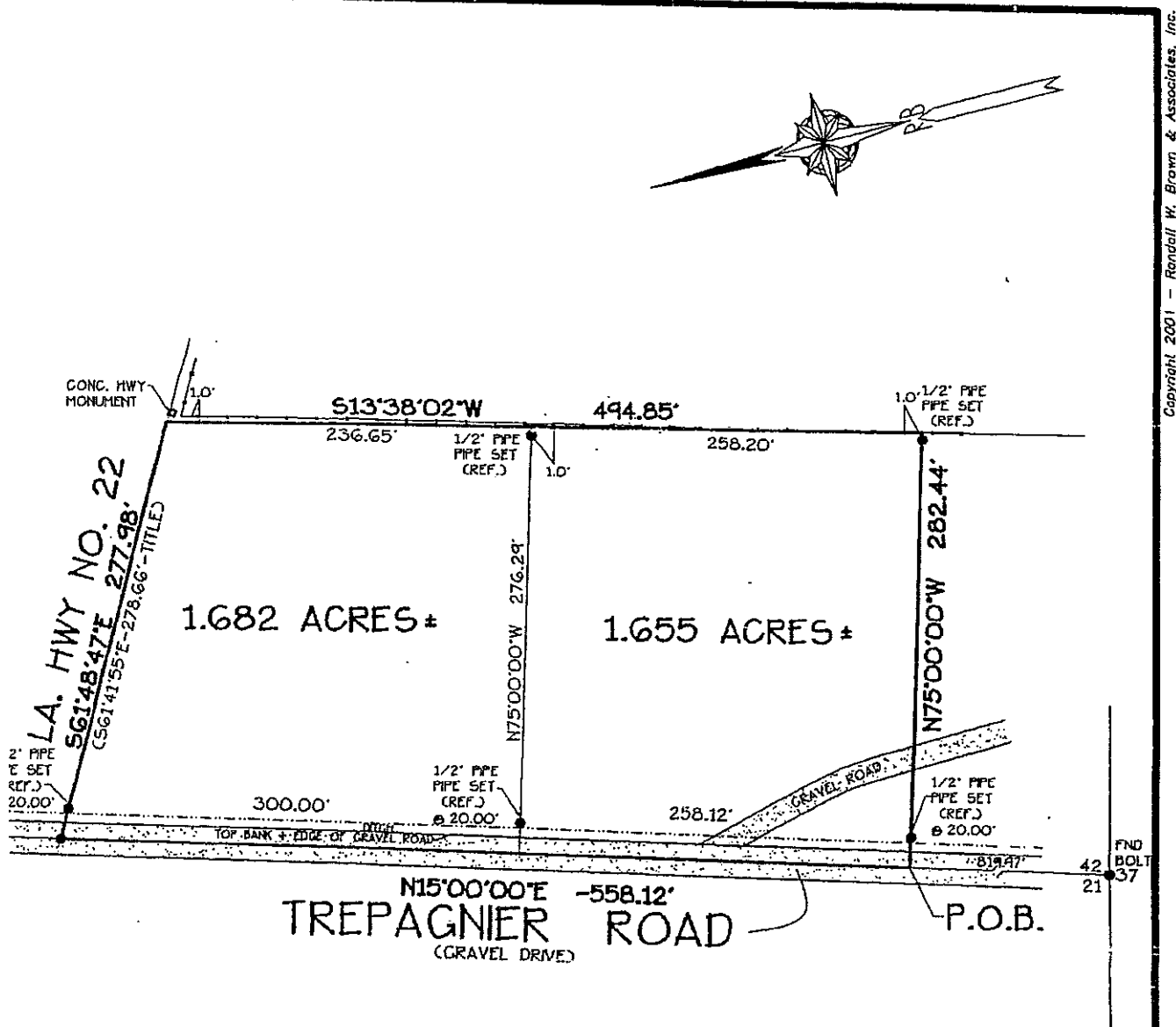
OWNER: R. M. L. C. Enterprises, LLC - Christine Revere, Richard Revere, Lisa Revere

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

LOCATION: Parcel located on the southeast corner of LA Highway 22 & Trepagnier Road, Madisonville R; S42, T7S, R10E; Ward 1, District 4

SIZE: 1.68 acres





F: SURVEY BY: FRED L. TILLY
 DATED: JULY 14, 1994
 SURVEY BY: FRED L. TILLY
 DATED: SEPT. 23, 1994

Re: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C.

FRM Panel# 225205 0215C Rev. 4-2-91

• DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
 TWO PARCELS OF GROUND LOCATED IN
 SECTION 42, TOWNSHIP 7 SOUTH, RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 RICHARD & CHRISTINE REVERE

E SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL PLEASANT SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE A TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown, P.E.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Date: NOVEMBER 5, 2001
 Survey No. 01812
 Scale: 1"=100'±
 Drawn By: AMH
 Revised:

Copyright 2001 - Randall W. Brown & Associates, Inc. S:\Survey\Shared\01survey\01812.dwg



2019-1419-ZC A-4

A-2

ED-1

ED-1

LANCASTER ELEMENTARY

BELLE POINTE

16

HC-1

HC-1

PERRILLOUX

HC-3

HC-2

HC-1

HC-1

T7-R10E

22

PONCHATOULA HWY

42

PUD A-3

21

A-2

PF-2

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

0 170 Feet

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1419-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Adams & Reese LLP - Marshall A. Hevron

OWNER: R. M. L. C. Enterprises, LLC - Christine Revere, Richard Revere, Lisa Revere

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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	Undeveloped	HC-3 Highway Commercial District
South	Single Family Residence	A-2 Suburban District
East	Barn	PF-2 Public Facilities District
West	Single Family Residence	HC-1 Highway Commercial District

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 HC-1 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southeast corner of LA Highway 22 & Trepagnier Road, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses. Considering that the property is already zoned HC-1 and abutting single family residences to the south, along Trepagnier Rd., staff feels that there is no compelling reason to increase the intensity of the commercial zoning in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 Highway Commercial District designation be denied.