

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5950 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 1 DAY OF MARCH , 2018

(2017-884-ZC) 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 36 & CAMELLIA DRIVE, BEING LOT 3, LIONS GATE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 0.52 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 2) (2017-884-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-884-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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF APRIL , 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: FEBRUARY 21 , 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

## EXHIBIT "A"

### 2017-884-ZC

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being Part of Lot 3, Lionsgate Subdivision, Section B, situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and in accordance with the survey of Land Surveying, Inc. dated October 14, 2008, Survey Number 13781 annexed hereto, said Part Lot 3 is more fully described thereon as follows, to-wit:

From the second Milepost from the Southeast Corner, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, run North 18 degrees 45 minutes West 1,754.0 feet; thence North 68 degrees 15 minutes West 1,218.0 feet; thence North 64 degrees 57 minutes East 249.4 feet; thence North 24 degrees 00 minutes West 10.0 feet; thence South 61 degrees 21 minutes East 83.5 feet; thence North 66 degrees 30 minutes East 136.5 feet; thence South 11 degrees 11 minutes East 20.47 feet to a ½ " rebar set and marked "A" on the survey and being the current Northwest Corner of Part Lot 3 formed by the intersection of the expanded right of way of La. Hwy. 36 and Camellia Drive, the Point of Beginning.

From the Point of Beginning run North 66 degrees 30 minutes East 100.06 feet along the expanded right of way line of Hwy. 36 to a ½ " rebar set; thence run South 11 degrees 21 minutes 04 seconds East 229.49 feet along the lot line dividing Lot 2 and 3 to a ½ " iron pipe found and being the Southeast Corner of Lot 3.

Thence run South 66 degrees 33 minutes 38 seconds West 100.73 feet along the lot line dividing Lot 3 and 14 to a ½ " iron rod found set on the right of way line of Camellia Drive; thence run North 11 degrees 11 minutes West 229.53 feet along the right of way of Camellia Drive to the Point of Beginning.

**Case No.:** 2017-884-ZC

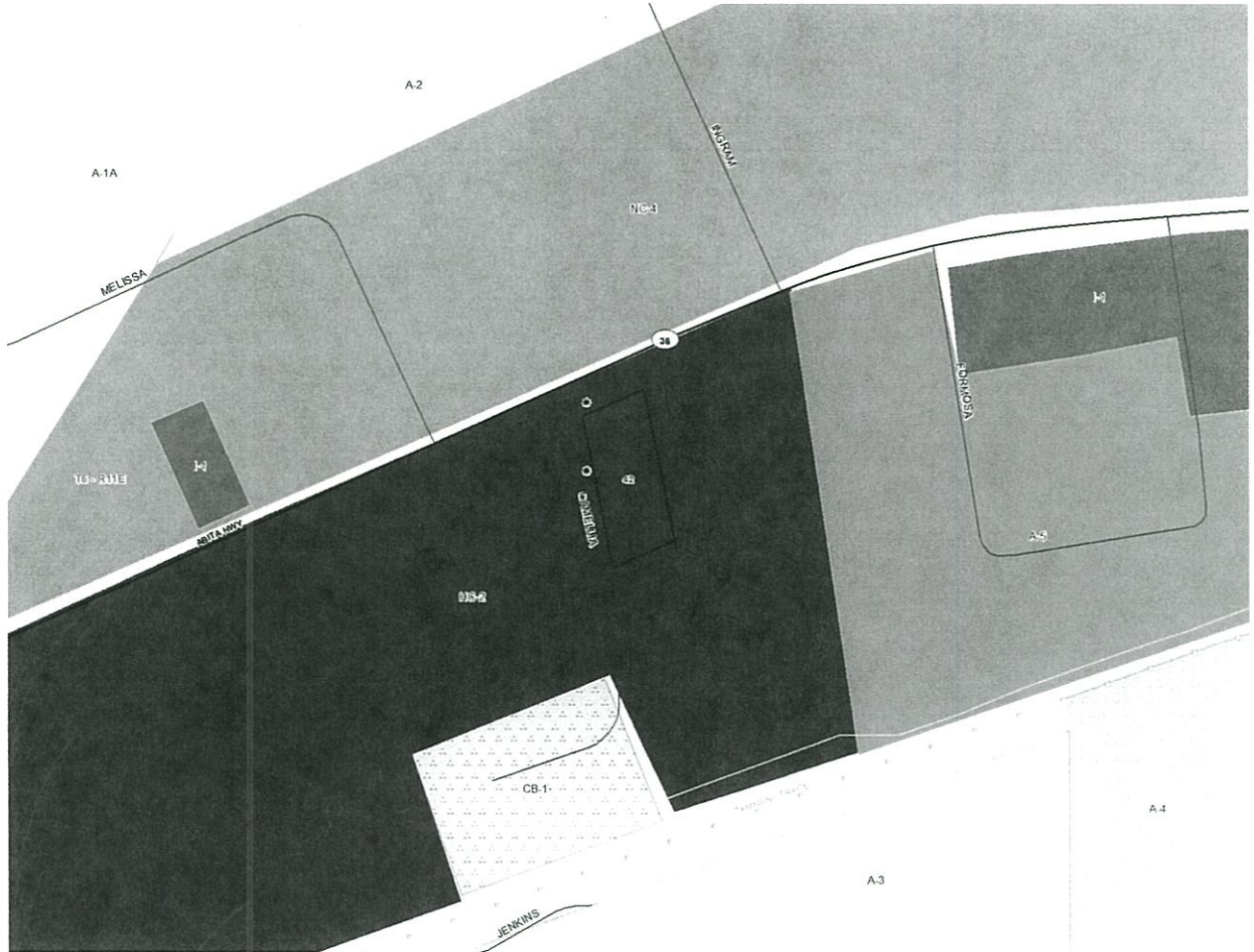
**PETITIONER:** Shane Blou

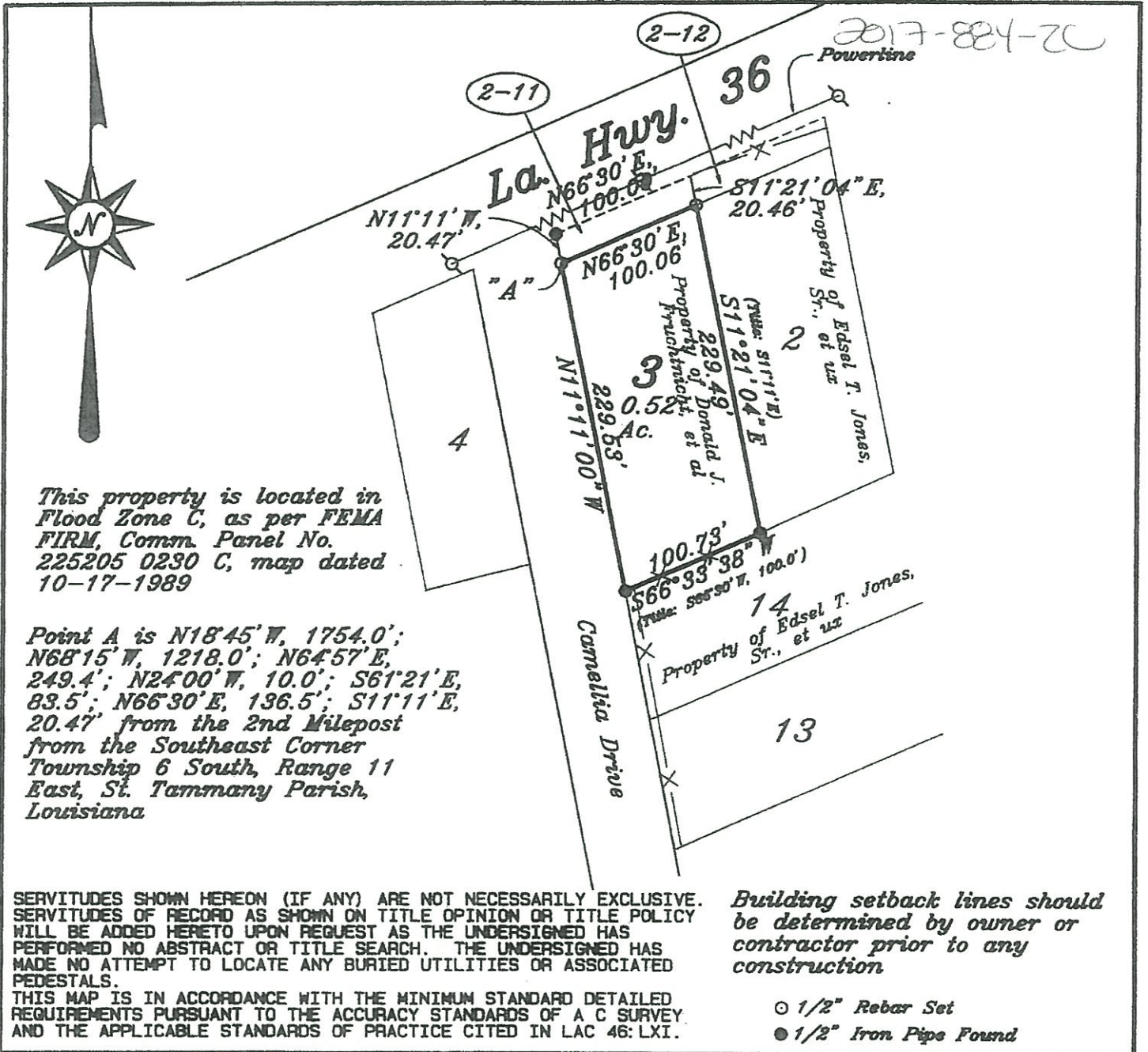
**OWNER:** T & T, LLC - Joe Maggio & Jamie Montgomery

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the southeast corner of LA Highway 36 & Camellia Drive, being Lot 3, Lions Gate Subdivision; S42, T6S, R11E; Ward 3, District 2

**SIZE:** 0.52 acres





This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0230 C, map dated 10-17-1989

Point A is N18°45'W, 1754.0'; N68°15'W, 1218.0'; N64°57'E, 249.4'; N24°00'W, 10.0'; S61°21'E, 83.5'; N66°30'E, 136.5'; S11°11'E, 20.47' from the 2nd Milepost from the Southeast Corner Township 6 South, Range 11 East, St. Tammany Parish, Louisiana

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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Building setback lines should be determined by owner or contractor prior to any construction

- ⊙ 1/2" Rebar Set
- 1/2" Iron Pipe Found

**Edsel T. Jones, Sr. et ux, Donald J. Fruchtnicht, et al and T & T, LLC**

MAP PREPARED FOR

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lot 3, Lionsgate Subdivision, Section B, also in Section 42 Township 6 South, Range 11 East, 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.

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

**LOUISIANA**  
REGISTERED LAND SURVEYOR  
JERON R. FITZMORRIS  
REG. NO. 3403  
RECEIVED  
OCT 16 2008  
LAND SURVEYING  
NOV 13 2008

SCALE: 1" = 100'

DATE: October 14, 2008

2017-884-ZC

A-1A

A-2

NC-4

MELISSA

INGRAM

ABITA HWY

36

I-1

FORMOSA

A-5

42

T6-R11E

CAMELLIA

HC-2

CB-1

TAMMANY TRACE

JENKINS

A-3

CRAWFORD

0 280 Feet



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 1/29/2018  
**Case No.:** 2017-884-ZC  
**Posted:** 01/23/18

**Meeting Date:** 2/6/2018  
**Determination:** Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Shane Blou

**OWNER:** T & T, LLC - Joe Maggio & Jamie Montgomery

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel located on the southeast corner of LA Highway 36 & Camellia Drive, being Lot 3, Lions Gate Subdivision; S42, T6S, R11E; Ward 3, District 2

**SIZE:** 0.52 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State & 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	Residential	NC-4 Neighborhood Institutional District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** No

**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 HC-2 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the southeast corner of LA Highway 36 & Camellia Drive, being Lot 3, Lions Gate Subdivision. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff feels that there is no compelling reason to recommend approval of the request considering that the HC-3 zoning district could create an increase in the intensity of the commercial uses in the area.

**STAFF RECOMMENDATION:**

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