

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5900 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 2 DAY OF NOVEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED WEST OF TOLAWA LANE, EAST OF US HIGHWAY 190 SERVICE ROAD, NORTH OF BODET STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 2.091 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 5). (2017-768-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-768-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-2 (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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF DECEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25 , 2017

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

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

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

**EXHIBIT "A"**

**2017-768-ZC**

**THE WESTERN PORTION OF  
TRACT 5  
TOLOWA PLACE  
SUBDIVISION  
SECTION 22, TOWNSHIP 7 SOUTH -RANGE  
11 EAST ST. TAMMANY PARISH, LOUISIANA**

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN SECTION 22, TOWNSHIP 7 SOUTH- RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE CORNER COMMON TO TRACT 5, TRACT 6 AND TOLOWA LANE RIGHT OF WAY, TOLOWA PLACE SUBDIVISION (MAP FILE NO. 424A; DATED 9-23-1974), AND GO NORTH 87 DEGREES 37 MINUTES 05 SECONDS WEST A DISTANCE OF 255.58 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 87 DEGREES 37 MINUTES 05 SECONDS WEST A DISTANCE OF 143.92 FEET; THENCE NORTH 05 DEGREES 52 MINUTES 39 SECONDS WEST A DISTANCE OF 305.30 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 47 SECONDS EAST A DISTANCE OF 133.13 FEET; THENCE SOUTH 11 DEGREES 57 MINUTES 21 SECONDS EAST A DISTANCE OF 58.94 FEET; THENCE SOUTH 54 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 31.97 FEET; THENCE SOUTH 24 DEGREES 08 MINUTES 29 SECONDS EAST A DISTANCE OF 65.27 FEET; THENCE SOUTH 21 DEGREES 54 MINUTES 37 SECONDS WEST A DISTANCE OF 69.58 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 39 SECONDS EAST A DISTANCE OF 102.94 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.074 ACRES OF GROUND MORE OR LESS

**THE WESTERN PORTION OF  
TRACT 6  
TOLOWA PLACE  
SUBDIVISION  
SECTION 22, TOWNSHIP 7 SOUTH - RANGE 11  
EAST ST. TAMMANY PARISH, LOUISIANA**

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN SECTION 22, TOWNSHIP 7 SOUTH- RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE CORNER COMMON TO TRACT 6, TRACT 7 AND TOLOWA LANE RIGHT OF WAY, TOLOWA PLACE SUBDIVISION (MAP FILE NO. 424A; DATED 9-23-1974), AND GO NORTH 87 DEGREES 27 MINUTES 47 SECONDS WEST A DISTANCE OF 144.25 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 87 DEGREES 27 MINUTES 47 SECONDS WEST A DISTANCE OF 209.95 FEET; THENCE NORTH 05 DEGREES 56 MINUTES 10 SECONDS WEST A DISTANCE OF 280.10 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 05 SECONDS EAST A DISTANCE OF 143.65 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 39 SECONDS EAST A DISTANCE OF 66.13 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 46 SECONDS EAST A DISTANCE OF 51.36 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 07 SECONDS WEST A DISTANCE OF 69.76 FEET; THENCE SOUTH 34 DEGREES 57 MINUTES 33 SECONDS EAST A DISTANCE OF 124.61 FEET BACK TO THE POINT OF BEGINNING: SAID PARCEL CONTAINS 1.017 ACRES OF GROUND MORE OR LESS.

Case No.: 2017-768-ZC

PETITIONER: Jeffrey Schoen

OWNER: Zen-Noh Grain Corporation - John Williams

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

LOCATION: Parcel located west of Tolawa Lane, east of US Highway 190 Service Road, north of Bodet Street; S22, T7S, R11E; Ward 4, District 5

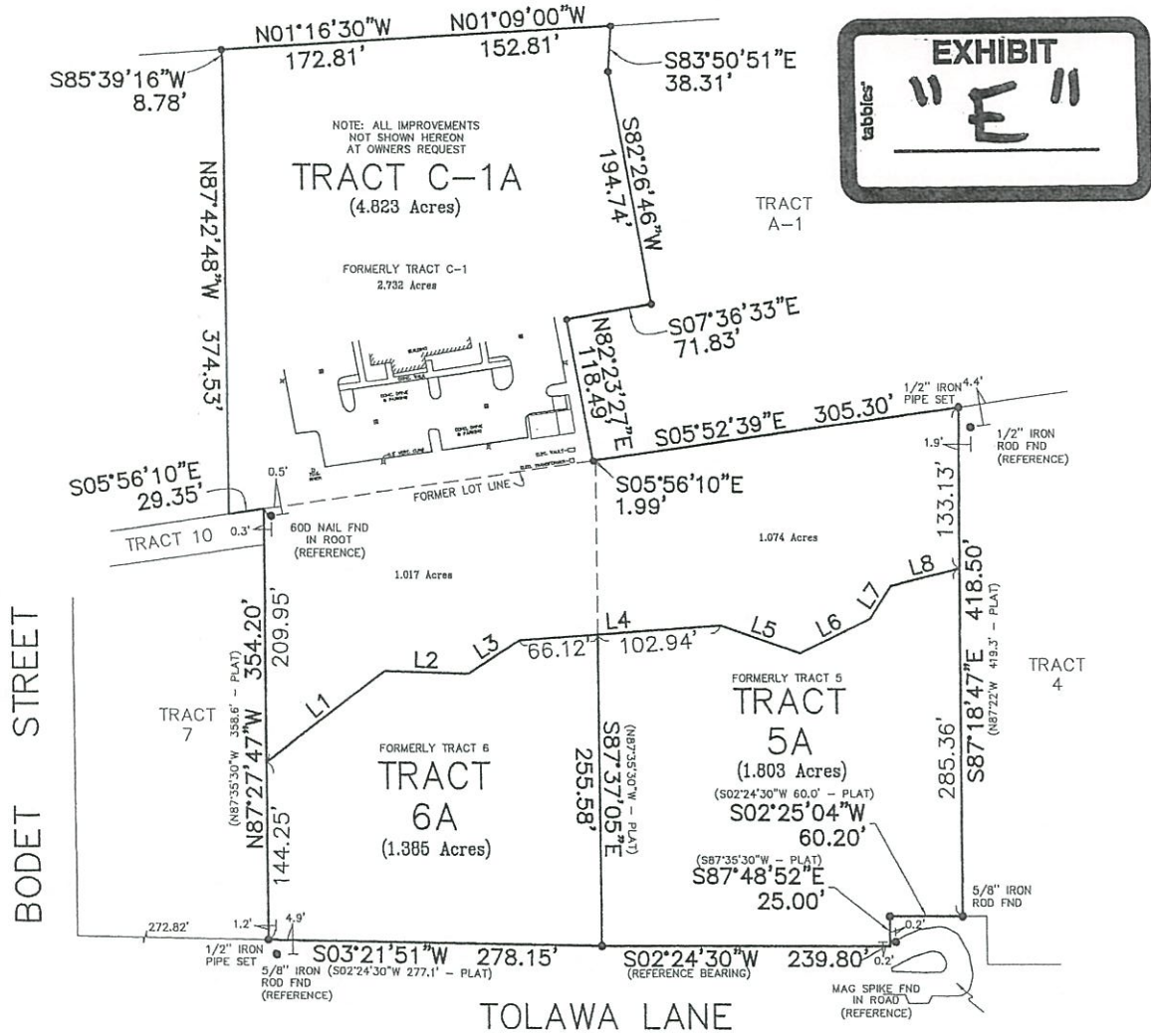
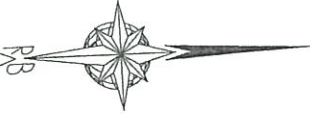
SIZE: 2.091 acres



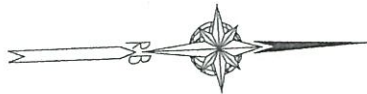
2017-768-2c

Resubdivision of  
 TRACTS 5 & 6 \* TOLAWA PLACE SUBDIVISION & TRACT C-1  
 SECTION 22, TOWNSHIP 7 SOUTH, RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA  
 INTO  
 TRACT 5A & TRACT 6A, TOLAWA PLACE SUBDIVISION & TRACT C-1A

US HWY 190 - FRONTAGE RD.



LINE	BEARING	DISTANCE
L1	N34°57'33"W	124.61'
L2	N04°02'07"E	69.76'
L3	N30°50'46"W	51.36'
L4	N01°48'39"W	169.07'
L5	N21°54'37"E	69.58'
L6	N24°08'29"W	65.27'
L7	N54°03'47"W	31.97'
L8	N11°57'21"W	58.94'



APPROVED:  
 \_\_\_\_\_  
 SECRETARY PARISH PLANNING COMMISSION  
 \_\_\_\_\_  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
 \_\_\_\_\_  
 CLERK OF COURT  
 \_\_\_\_\_  
 DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

REFERENCE SURVEYS:

- 1) JOHN E. BONNEAU & ASSOC., INC.  
 SURVEY No.: 2000 356  
 DATED: MAY 31, 2000
- 2) TOLAWA PLACE S/D PLAT  
 MAP FILE No.: 424A  
 DATE FILED: 9-23-1974
- 3) RESUB. by RANDALL W. BROWN  
 MAP FILE No.: 1679455  
 DATE FILED: 9-28-2006

THE SERVIDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING 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 & Associates, Inc.  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5366 FAX (985) 624-5309  
 E-MAIL: info@brownsurveys.com

Date: JANUARY 3, 2017  
 Survey No. 17002

Scale: 1"=100'±  
 Drawn By: J.E.D.  
 Revised:

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

Copyright 2017 - Randall W. Brown & Associates, Inc.

W:\Survey\Shared\17SURVEY\17002.dwg



2017-768-ZC

NC-1

CB-1

T7-R11E

22

HC-2

HC-2A

Bodet

A-3

Toiawa

0 180 Feet





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 9/25/2017  
**Case No.:** 2017-768-ZC  
**Posted:** 09/18/17

**Meeting Date:** 10/3/2017  
**Determination:** Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Jeffrey Schoen

**OWNER:** Zen-Noh Grain Corporation - John Williams

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

**LOCATION:** Parcel located west of Tolawa Lane, east of US Highway 190 Service Road, north of Bodet Street; S22, T7S, R11E; Ward 4, District 5

**SIZE:** 2.091 acres

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Federal

**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-3 Suburban District
South	Residential	A-3 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Commercial Offices	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 Suburban District to HC-2 Highway Commercial District. This site is located west of Tolawa Lane, east of US Highway 190 Service Road, north of Bodet Street. The 2025 future land use plan calls for the area to be developed with new residential uses. Although the requested zoning change does not meet the 2025 future land use plan, staff does not have any objection to the request, considering that the site is directly abutting HC-2 Highway Commercial zoning and the only access is from Hwy 190 Service Road.

Note that the objective of the requested zoning change is to allow for the construction of a parking lot to serve the adjacent office buildings, facing Hwy 190 Service Road.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.