

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6087 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1151-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF U S HIGHWAY 190, SOUTH OF HARRISON AVENUE AND WHICH PROPERTY COMPRISES A TOTAL OF 4.461 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT) & A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN HC-2A (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 2). (2018-1151-ZC),

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1151-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), HC-2 (Highway Commercial District) & A-4A (Single Family Residential District) to an HC-2A (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-2A (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), HC-2 (Highway Commercial District) & A-4A (Single Family Residential District) to an HC-2A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 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: OCTOBER 24, 2018

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

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

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

## EXHIBIT "A"

### 2018-1151-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND and its component parts, together with all the buildings and improvements thereon, and also, all the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Town of Alexiusville, St. Tammany Parish, Louisiana, all as is shown on survey of Kelly McHugh & Associates dated February 28, 1985 and revised October 8, 1987, and by reference to said survey, the property is described as follows:

From the intersection of the southern right of way line of 2nd Avenue and the eastern right of way line of U.S. Highway 190, go South 02 degrees 10 minutes 13 seconds East a distance of 248.87 feet to a point. Thence go South 11 degrees 00 minutes 54 seconds East a distance of 153.85 feet to a point and that Point of Beginning.

From the Point of Beginning, go South 11 degrees 00 minutes 54 seconds East a distance of 61.7 feet to a point. Thence go South 01 degrees 33 minutes 44 seconds East a distance of 100 feet to a point. Thence go South 11 degrees 31 minutes 13 seconds West a distance of 46.76 feet to a point. Thence go North 89 degrees 50 minutes 19 seconds East a distance of 328.48 feet to a point. Thence go South 00 degrees 09 minutes 41 seconds East a distance of 190 feet to a point. Thence go North 89 degrees 50 minutes 19 seconds East a distance of 400.50 feet to a point. Thence go North 00 degrees 36 minutes 14 seconds West a distance of 280.0 feet to a point. Thence go South 89 degrees 33 minutes 16 seconds West a distance of 265.10 feet to a point. Thence go North 00 degrees 36 minutes 14 seconds West a distance of 120.0 feet to a point. Thence go South 89 degrees 33 minutes 16 seconds West a distance of 465.14 feet to a point which is the Point of Beginning. Said property contains 4.461 acres.

Said property is further described as a 4.461 acre parcel of property comprising all of Squares 40 and 41 and a portion of Squares 26, 27 and 40, and a portion of "F" Street, "G" Street and 4th Avenue, designated as LOT 41-A, on resubdivision plat of survey by Kelly J. McHugh & Associates, Inc. dated July 21, 1993, approved by the St. Tammany Parish Planning Commission on August 10, 1993 and filed for record with the Clerk of Court.

Case No.: 2018-1151-ZC

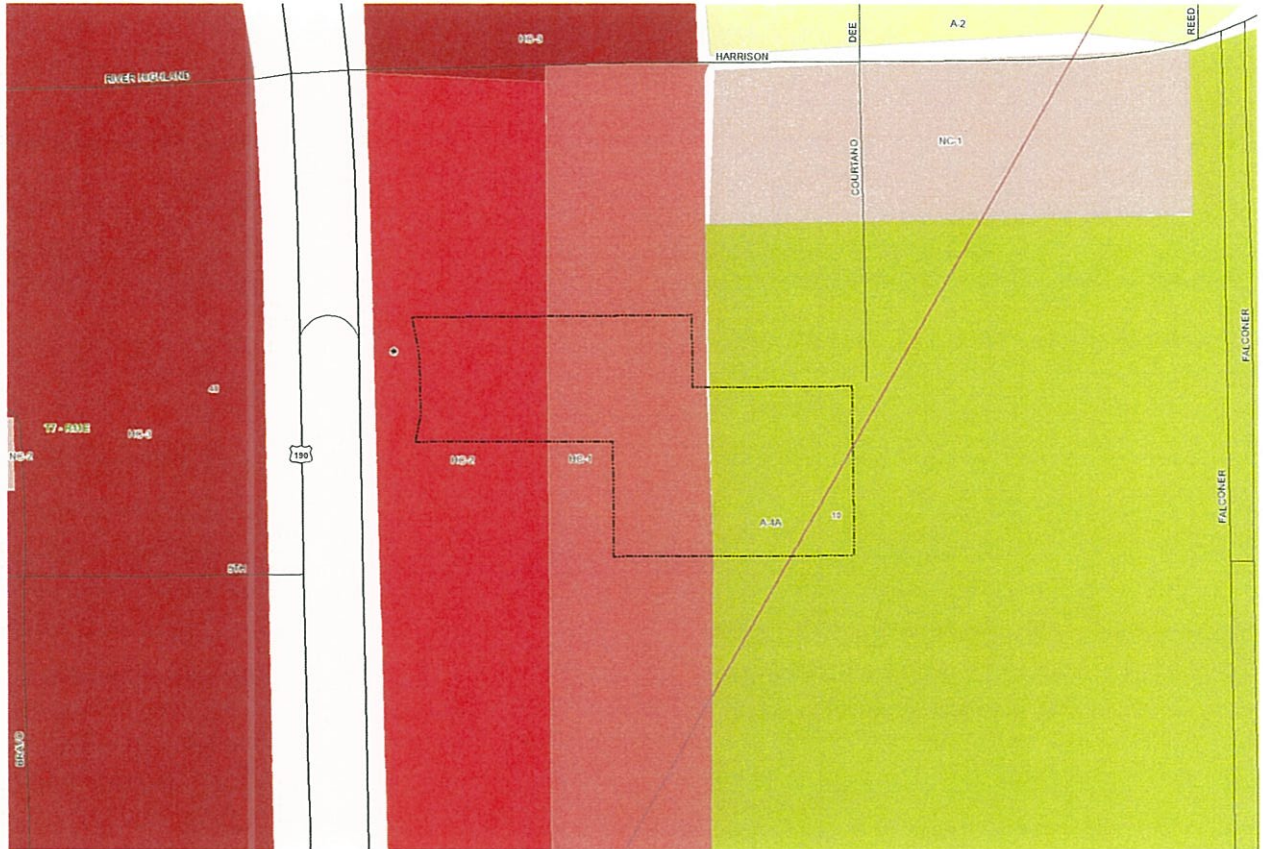
PETITIONER: Paul J. Mayronne

OWNER: B B Mini Storage INC - Matthew P. Bennett

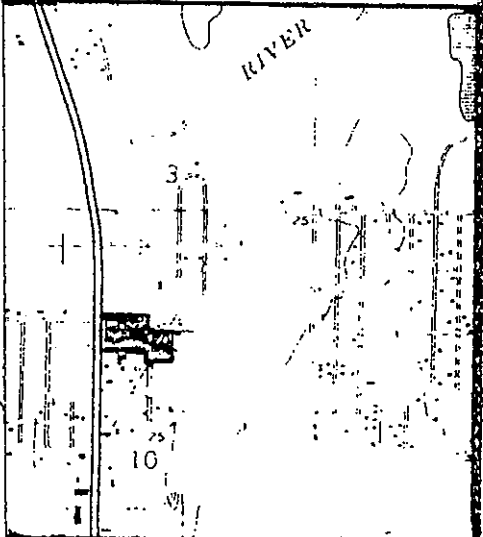
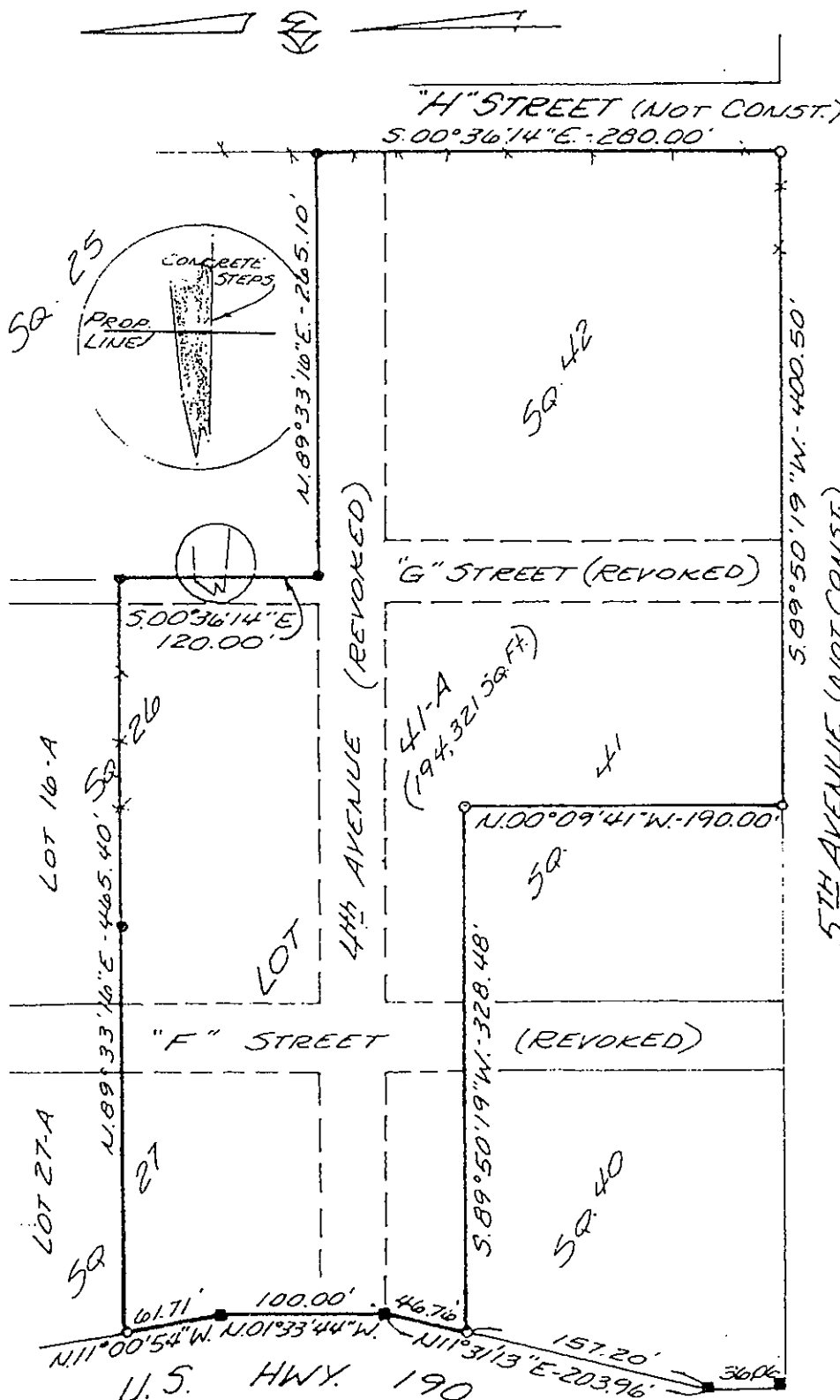
REQUESTED CHANGE: From HC-1 Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District

LOCATION: Parcel located on the east side of US Highway 190, south of Harrison Avenue; S10 & 48, T7S, R11E; Ward 3, District 2

SIZE: 4.461 acres



208-1151-20



APPROVAL

*E. L. Bellisario*  
 CHAIRMAN PARISH PLANNING COMMISSION

*Tom Kelly*  
 SECRETARY PARISH PLANNING COMMISSION

*Paul J. Francigliese*  
 PARISH ENGINEER

8-20-93      1151  
 DATE FILED      FILE NO.

*Cindy L. Hunt*  
 CLERK OF COURT

LEGEND:  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ■ Hwy. R.O.W. Monument  
 THIS PROPERTY IS LOCATED IN  
 FLOOD ZONE: "C"; BASE FLOOD ELEV. N/A  
 FIRM PANEL NO.: 2252050230C; REV. 10-17-89

REFERENCE: PREVIOUS survey by this firm last dated 2-23-87 and numbered 84-131-1. No setbacks or servitudes are shown.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD, AS SHOWN ON TITLE OPINION OR TITLE POLAR PLANS, SHALL BE APPLIED HERETO UPON REQUEST, AS SURVEYOR HAS NOT SEARCHED ANY TITLE SEARCH OR ABSTRACT.

**KELLY McHUGH**  
 REG. No. 4443  
 REGISTERED  
 LAND SURVEYOR

KELLY J. McHUGH REG. NO. 4443  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR STAMP SIGNIFIES CORRECT PLAT

RESUBDIVISION OF  
 SQ. 42 AND PORTIONS OF SQ'S 26, 27, 40, & 41  
 AND PORTIONS OF REVOKED "F" ST., "G" ST. & 4TH  
 AVE. INTO LOT 41-A TOWN OF ALEXIUSVILLE,  
 SECT. 10, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

PREPARED FOR:  
**FIRST BANK**

**KELLY J McHUGH & ASSOC., INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 100      DATED: 7-21-93  
 DRAWN: *kp*      JOB NO.: 93-372  
 REVISED:





2018-1151-ZC

HC-3

HC-2

42 HC-2

A-3

N190

N190

HC-3

3

A-2

DEE

REED

RIVER HIGHLAND

HARRISON

NC-1

FALCONER

COURTANO

FALCONER

T7-R1E

2018-1151-ZC

BRAVO

190

HC-2

HC-1

A-3

48

HC-3

5TH

A-4A

10

8TH

7TH

ALPHA

HC-2

HC-1

BIRD

LANDRY KATE

NC-1

THREE RIVERS

9TH

A-6

HC-2

HC-2

HC-1

10TH

HC-3

HC-1

A-4A

NC-4

NC-1

0 470 Feet

N





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1151-ZC  
**Posted:** 08/17/18

**Meeting Date:** 9/18/2018  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Paul J. Mayronne

**OWNER:** B B Mini Storage INC - Matthew P. Bennett

**REQUESTED CHANGE:** From HC-1 Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District

**LOCATION:** Parcel located on the east side of US Highway 190, south of Harrison Avenue; S10 & 48, T7S, R11E; Ward 3, District 2

**SIZE:** 4.461 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Federal                                      **Road Surface:** 6 lane highway                                      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Pharmacy	HC-2 & HC-1 Highway Commercial District & A-4A Single Family Residential District
South	Vacant	HC-2 & HC-1 Highway Commercial District & A-4A Single Family Residential District
East	Undeveloped	Undeveloped
West	Commercial	HC-3 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** Yes

**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-1 Highway Commercial District, HC-2 Highway Commercial District & A-4A Single-Family Residential District to HC-2A Highway Commercial District. This site is located on the east side of US Highway 190, south of Harrison Avenue. The 2025 future land use plan calls for the area to be developed with commercial uses of several levels or forms. The site is currently developed with self-storage units. The objectives of the request is to allow for the existing use to conform to the appropriate zoning district.

**STAFF RECOMMENDATION:**

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