

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6073 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1164-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF LA HIGHWAY 22 AND PERRILLOUX WHICH PROPERTY COMPRISES A TOTAL OF 4.7532 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). (2018-1164-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1164-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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"**

**2018-1164-ZC**

**A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDING AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST TAMMANY, SECTION 42 T7S R10E, BOUNDED BY LA HIGHWAY 22, PERRILLOUX ROAD, LANCASTER ELEMENTARY SCHOOL AND PINE CREEK DRIVE, DESIGNATED AS A 4.7532 ACRE SITE AND MORE FULLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LA HIGHWAY 22 AND THE EASTERLY RIGHT OF WAY LINE OF PERRILLOUX ROAD; MEASURE THENCE ALONG SAID EASTERLY LINE IN A NORTHERLY DIRECTION N14°41'50"E A DISTANCE OF 325.00 FEET TO A POINT; MEASURE THENCE IN AN EASTERLY DIRECTION S73°30'00"E A DISTANCE OF 543.36 FEET TO A POINT; MEASURE THENCE IN A SOUTHERLY DIRECTION S14°41'50"W A DISTANCE OF 437.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LA HIGHWAY 22; MEASURE THENCE ALONG SAID NORTHERLY LINE IN A WESTERLY DIRECTION N61°53'00"W A DISTANCE OF 558.34 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PERRILLOUX ROAD, THE POINT OF BEGINNING.**

**Case No.:** 2018-1164-ZC

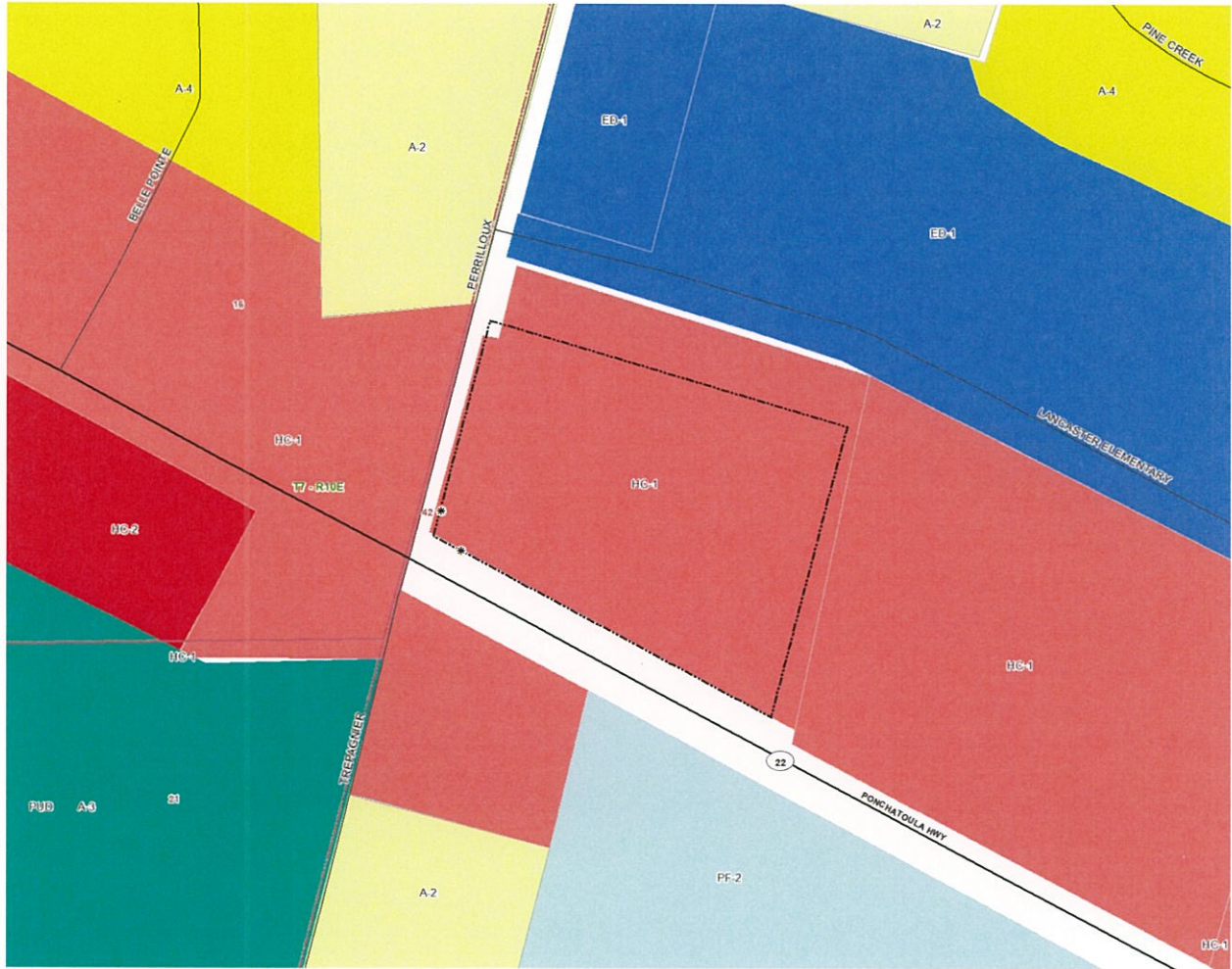
**PETITIONER:** DL Investments LLC C/O Jeffrey D. Schoen

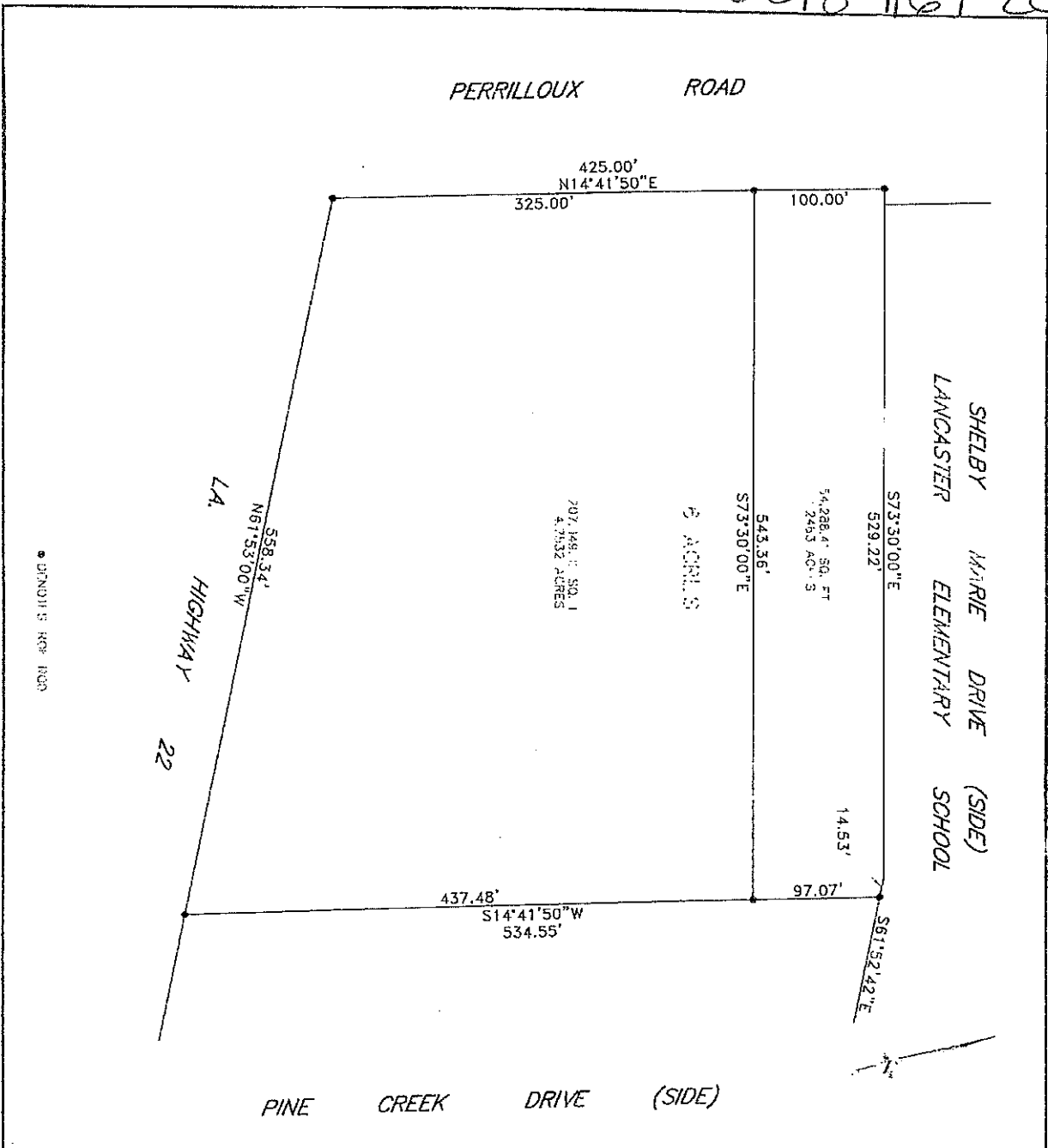
**OWNER:** Madisonville Enterprises LLC. - Shelby P. LaSalle

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

**LOCATION:** Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road ; S42, T7S, R10E; Ward 1, District 4

**SIZE:** 4.7532 acres





• DNDHIS RCR IND

GENERAL NOTES

1. SEPARATE FROM THIS SURVEY ARE ADJACENT TO HOSE ADJACENT TO THE TRACT BEING SURVEYED. THE ADJACENT TRACTS ARE NOT PART OF THIS SURVEY AND ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY. THE ADJACENT TRACTS ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY.

2. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS SET FORTH IN THE ADMINISTRATIVE CODE TITLE 46, XI, CHAPTER 23 FOR A CLASS "C" (SUBURBAN) SURVEY.

3. THIS SURVEY WAS MADE AT THE REQUEST OF SHELBY P. ASH JR.

ELEVATION NOTES

THIS IS NOT A SURVEY OF ELEVATION. ELEVATION DATA IS NOT BEING PROVIDED. ELEVATION DATA IS NOT BEING PROVIDED.

REFERENCE NOTES

ALL SURVEYING AND PLANNING ARE BASED ON REFERENCE PLAT #1 REFERENCE PLAT #1 A PLAN OF SURVEY BY J. KREBS AND SONS DATED AUGUST 1, 1987.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE BY THE SURVEYOR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS SET FORTH IN THE ADMINISTRATIVE CODE TITLE 46, XI, CHAPTER 23 FOR A CLASS "C" (SUBURBAN) SURVEY.

BY: *Richard W. Krebs*  
RICHMOND W. KREBS, SR., P.L.S. NO. 1836

DATE: MAY 7, 2018  
SCALE: 1" = 80'  
JOB #: 18126

BOUNDARY SURVEY OF  
A 6 ACRE TRACT  
SECTION 42, TYP-RI03E  
WARD 1 DISTRICT 1  
ST. TAMMANY PARISH, LA

**R. W. KREBS**  
PROFESSIONAL LAND SURVEYING, LLC  
RICHMOND W. KREBS, SR., PLS  
3448 N. CAUSSEWAY BLVD, SUITE 201  
METairie, LA 70002  
PHONE: (504) 889-9816  
FAX: (504) 889-0816  
E-MAIL: info@rwkcrebs.com  
WEB: www.rwkcrebs.com



2018-1164-ZC

A-2

A-4

A-4

A-2

18

ED-1

ED-1

LANCASTER ELEMENTARY

PERRILLOUX

T7-R10E

HC-1

HC-2

HC-1

A-3

42

HC-1

TREPAGNIER

PONCHATOULA HWY

21

PUD A-3

A-2

PF-2

0 280 Feet

N





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 9/24/18  
**Case No.:** 2018-1164-ZC  
**Posted:** 9/12/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** DL Investments LLC C/O Jeffrey D. Schoen  
**OWNER:** Madisonville Enterprises LLC - Shelby P. LaSalle  
**REQUESTED CHANGE:** From HC-1 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the northeast corner of LA Highway 22 & Perrilloux Road ; S42, T7S, R10E; Ward 1, District 4  
**SIZE:** 4.7532 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:**                                  **Road Surface:**                                  **Condition:**

**LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	School & Undeveloped	ED-1 Educational District & HC-1 Highway Commercial District
South	Undeveloped	HC-1 Highway Commercial District & PF-2 Public Facilities District
East	Undeveloped	HC-1 Highway Commercial District
West	Undeveloped	HC-1 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** No    **Multi occupancy development:** Yes

**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 HC-1 Highway Commercial District to HC-3 Highway Commercial District. This site is located on the northeast corner of LA Highway 22 & Perrilloux Road. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Staff feels that there is no compelling reason to recommend approval of the request, considering the proximity to some existing single family residences along Perrilloux Road and an existing elementary school on the north side. Moreover, there is a concern regarding the impact that some of the permitted uses listed under the HC-3 would have along Hwy 22 and in the surrounding area.

**STAFF RECOMMENDATION:**

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