

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6218

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. TOLEDANO

ON THE 8 DAY OF AUGUST , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 21, EAST OF LA HIGHWAY 40, BEING 81819 LA HIGHWAY 21, BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 5, DISTRICT 6). (2019-1475-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1475-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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF SEPTEMBER , 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: JULY 31 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## EXHIBIT "A"

### 2019-1475-ZC

1.00 acre of land, more or less, lying and being situated in Section 41, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

commencing from the section corner common to Section 16, 17 and 42; thence run North 38 degrees 15 minutes West 3603.6 feet to a point; thence South 200.0 feet to a point on the northerly edge of La. State Highway 21; thence South 85 degrees 45 minutes East 424.0 feet along the northerly edge of said highway to the point of beginning; thence North 00 degrees 30 minutes East 153.4 feet to a point; thence South 88 degrees 05 minutes East 283.7 feet to a point; thence South 02 degrees 00 minutes East 155.0 feet to a point on the Northerly edge of La. State Highway 21; thence run along northerly edge of said highway in a northwesterly direction 290.0 feet to the point of beginning.

**Case No.:** 2019-1475-ZC

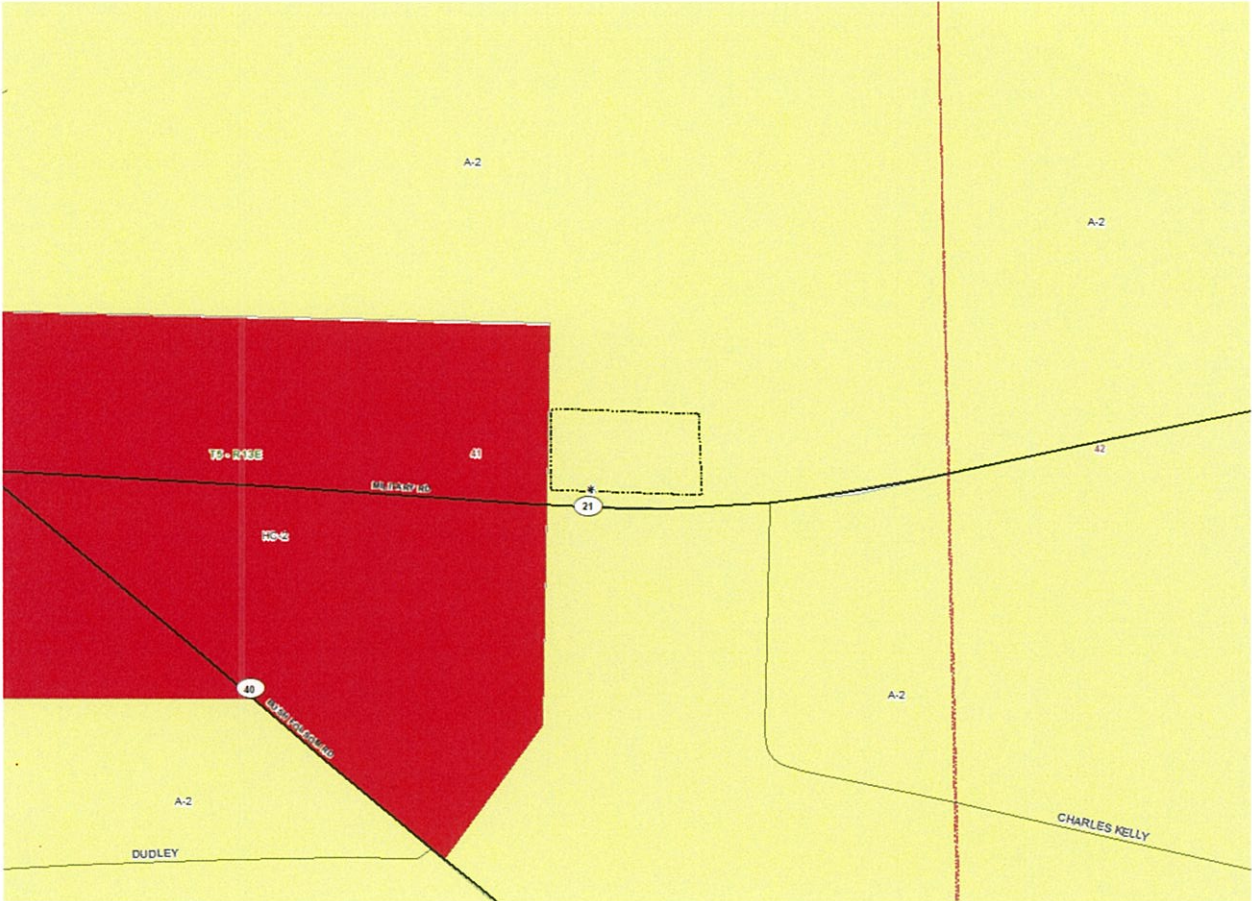
**PETITIONER:** Robert Fielding

**OWNER:** Robert Fielding

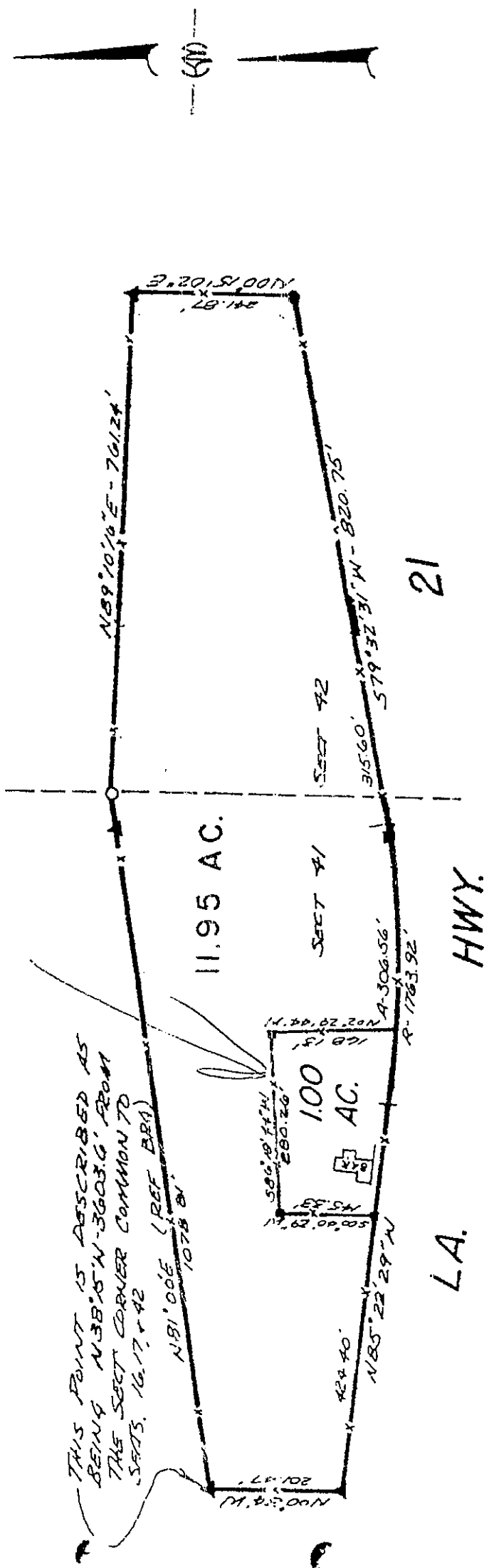
**REQUESTED CHANGE:** A-2 Suburban District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush, S41, T5S, R13E, Ward 5, District 6.

**SIZE:** 1 acre



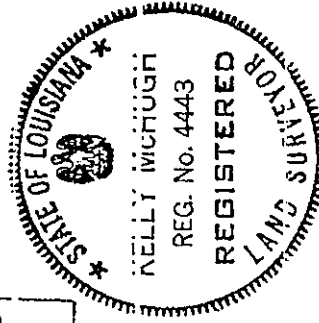
2019-1475-ZC



THIS POINT IS DESCRIBED AS BEING N38°15'N-3603.6' FROM THE SECT CORNER COMMON TO SECTS. 16, 17, & 42 (REF. BBA)

**12.95 ACRES IN SECTS 41&42, T-5-S, R-13-E ST. TAMMANY PARISH, LOUISIANA**

LEGEND  
 1/8" WIRE FOUND  
 IRON ROD FOUND  
 1/4" WOOD FENCE POST  
 IRON ROD SECT



SURVEY PREPARED FOR  
**RAWLIN WILLIAMS**  
 KELLY MCHUGH & ASSOCIATES  
 CIVIL ENGINEERS & LAND SURVEYORS  
 350 N. CAUSEWAY BLVD., MANDEVILLE, LA.

SCALE 1" = 200'	JOB NO. 83-210
DRAW. NO. 83-210-1	DRAWN DR
DATE 3-28-20	REVISED

THIS SIGNATURE AND SEAL MUST BE IN RED INK FOR THIS PLAT TO BE CERTIFIED CORRECT.

A-2

T5-R13E

41

MILITARY RD

MILITARY RD

HC-2

CHARLES KELLY

A-2

BUSH FOLSOM RD

DUDLEY

A-2

BUSH FOLSOM RD



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 6/21/2019  
**Case No.:** 2019-1475-ZC  
**Posted:** 6/14/2019

**Meeting Date:** 7/2/2019  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Robert Fielding

**OWNER:** Robert Fielding

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

**LOCATION:** Parcel located on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush, S41, T5S, R13E, Ward 5, District 6.

**SIZE:** 1 acre

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

**EXISTING LAND USE:**

**Existing development:** Yes

**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 A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the north side of LA Highway 21, east of LA Highway 40, being 81819 LA Highway 21, Bush. The 2025 future land use plan designates the site to be developed with varying degrees of commercial uses. Staff does not have any objection to the request as the site is located along an existing highway, is abutting commercial zoning on the west side, and the request meets the objectives of the 2025 future land use plan.

**STAFF RECOMMENDATION:**

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