

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5212 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE

ON THE 5 DAY OF JUNE , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 22, WEST OF TRAPAGNIER ROAD, ACROSS FROM BELLE POINTE DRIVE, BEING 1519 LA HIGHWAY 22 WEST, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL 3.98 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 1, DISTRICT 4). (ZC14-05-034)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-034, 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-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 HC-1 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 10 DAY OF JULY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: May 29 , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

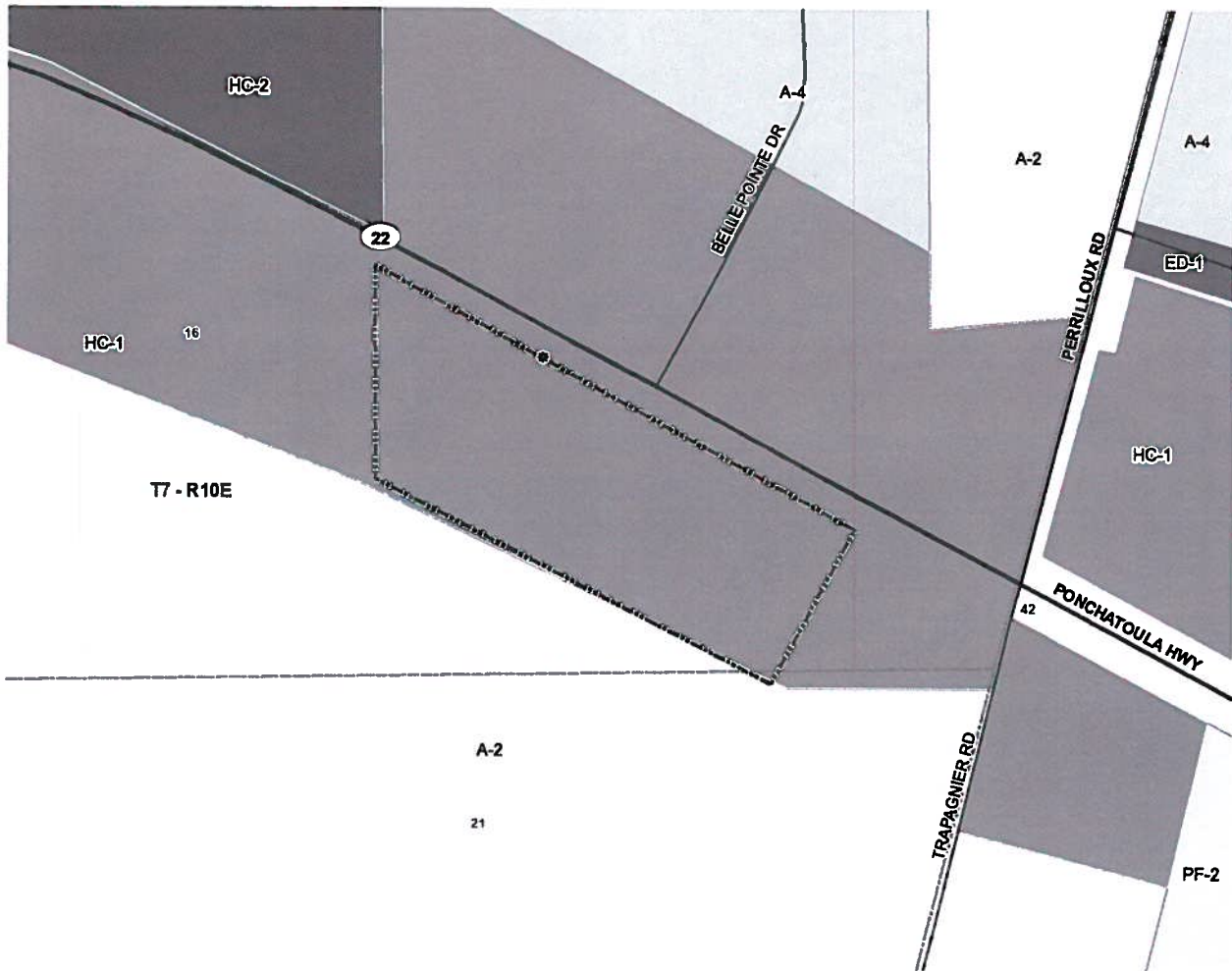
## Exhibit "A"

ZC14-05-034

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in Section 16, Township 7 South, Range 10 East, Greensburg District, in St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

From the section corner common to Sections 16, 17, 20 and 21, Township 7 South, Range 10 East, go East 2,168.4 feet to an iron corner and the point of beginning; thence go North 63 degrees West 15.5 feet to a point; thence go North 61 degrees 49 minutes 40 seconds West 619.36 feet to a point (title N 63 degrees West), thence North 00 degrees 36 minutes East, 295.75 feet to a point (title North 295.7 feet), thence South 60 degrees 22 minutes 50 second East 762.13 feet to a point (title South 61 degrees 30 minutes East); thence South 29 degrees 30 minutes West, 242.98 (title South 28 degrees 30 minutes West, 243.0 feet)

**CASE NO.:** ZC14-05-034  
**PETITIONER:** Daniel & Diane Hof  
**OWNER:** Daniel & Diane Hof  
**REQUESTED CHANGE:** From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of LA Highway 22, west of Trapagnier Road, across from Belle Pointe Drive, being 1519 LA Highway 22 West, Madisonville; S16, T7S, R10E; Ward 1, District 4  
**SIZE:** 3.98 acres



THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 D215 C, MAP DATED APRIL 2, 1991.

THIS MAP IS CERTIFIED TO LAWYERS TITLE INSURANCE CORP.

ZC14-05-034

TITLE: NB 87<sup>th</sup>, 295.7'  
N00°36'E, 295.75'

LA. HWY. 20  
TITLE: S01°30'00"E, 176.15'  
S40°06'30"E, 176.15'

3.93 ACRES

C-2

619.36'  
N01°49'40"W  
TITLE: N03°W

242.98'  
S29°30'N  
TITLE: S28°30'W, 243.0'



THIS POINT IS EAST, 2108.4'; N03°14', 15.5' FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21 T7S, R10E, ST. TAMMANY PARISH, LOUISIANA (SECTION TIE INFORMATION TAKEN FROM MAP DONE BY EDWELL E. CUMMINGS DATED 4-23-77.)

IRON FOUND

MAP PREPARED FOR **DIANE YOUNG HOF** WIFE OF AND **DANIEL FRANK HOF**  
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 16 Township 7 South, Range 10 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.

CERTIFIED CORRECT

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

*Jean R. ...*  
LOUISIANA REGISTERED LAND SURVEYOR

Revised: Aug. 12, 1997

SCALE: 1" = 100'      DATE: May 26, 1997      NUMBER: 7626

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: April 28, 2014

Case No.: ZC14-05-034

Posted: 04/09/14

Meeting Date: May 6, 2014

Determination: Approved

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#### GENERAL INFORMATION

**PETITIONER:** Daniel & Diane Hof  
**OWNER:** Daniel & Diane Hof  
**REQUESTED CHANGE:** From HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District)  
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#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	HC-1 (Highway Commercial District)
South	Undeveloped	A-2 (Suburban District)
East	Residential	HC-1 (Highway Commercial District)
West	Undeveloped	HC-1 (Highway Commercial District)

##### EXISTING LAND USE:

Existing development? Yes Multi occupancy development? Yes

##### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) to HC-2 (Highway Commercial District). The site is located on the south side of LA Highway 22, west of Trapagnier Road, across from Belle Pointe Drive. The 2025 future land use plan designates the site to be developed as a planned district with single family residential uses and conservation area. The site is currently developed with strip shopping center and a retail store. Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is surrounded by HC-1 zoning, on the north, east and west sides.

Note that the property was zoned C-2 Highway Commercial District before the comprehensive rezoning.

##### STAFF RECOMMENDATION:

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