

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3517

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. DEAN

PROVIDED BY: PLANNING DEPT.

INTRODUCED BY: MR. THOMPSON

SECONDED BY: MR. DEAN

ON THE 1ST DAY OF MARCH 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane and which property comprises a total of 3.306 acres of land more or less, from its present C-1 (Neighborhood Commercial) District to a C-2 (Highway Commercial) District, Ward 3, District 1. (ZC07-01-005)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-01-005, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains C-1 (Neighborhood Commercial) District

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 C-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 C-1 (Neighborhood Commercial) District to a C-2 (Highway Commercial) District. (see Exhibit "A") for complete boundaries.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC07-01-005

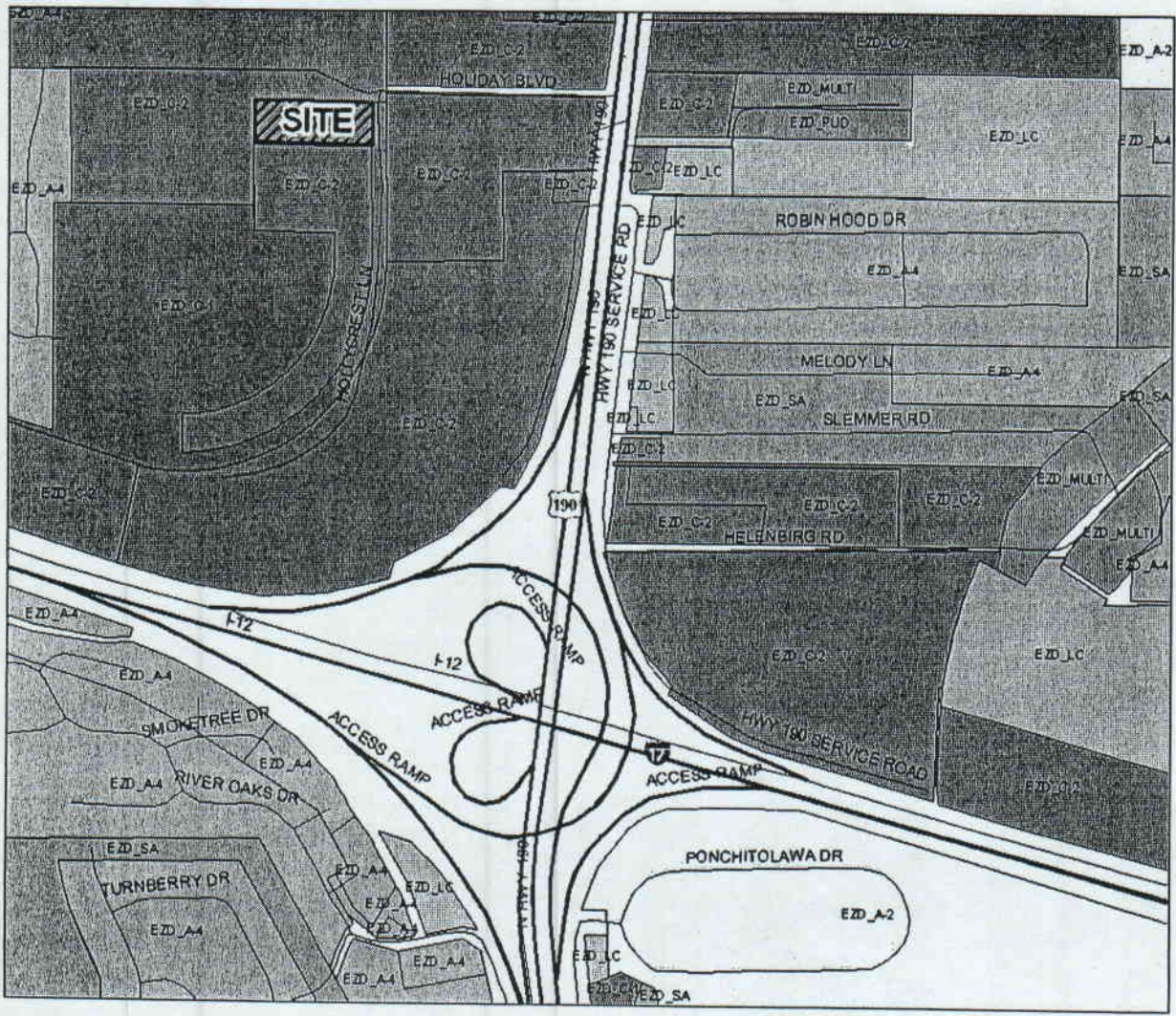
**A CERTAIN PIECE OR PORTION OF GROUND, situated in Section 15, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:**

**From the Section Corner common to Sections 9, 10, 15, and 16, go South 89 degrees 59 minutes East 1362.7 feet to a point; thence South 00 degrees 10 minutes West 2056.5 feet to a point; thence South 00 degrees 09 minutes East 678.2 feet to a point; thence North 89 degrees 24 minutes West 80.0 feet to the point of beginning.**

**From the point of beginning, go South 00 degrees 09 minutes East 225.0 feet to a point; thence North 89 degrees 24 minutes West 640.0 feet to a point; thence North 00 degrees 09 minutes West 225.0 feet to a point; thence South 89 degrees 24 minutes East 640.0 feet to the point of beginning.**

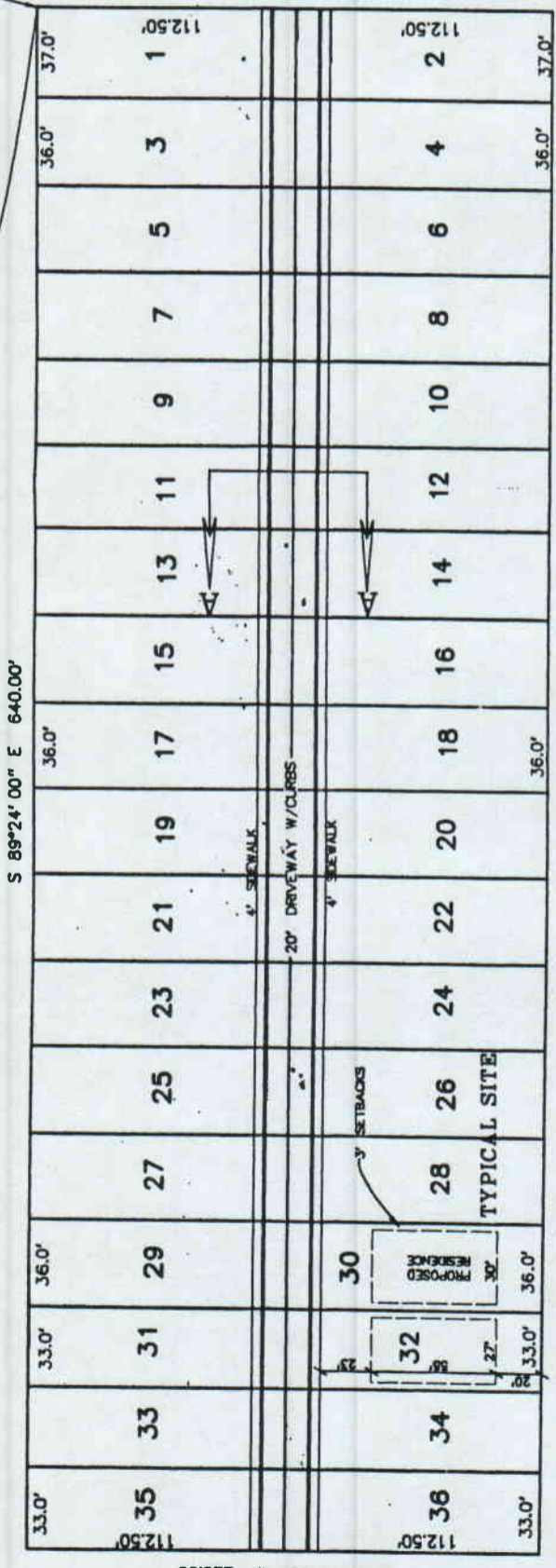
**Said property contains 3.306 acres. All in accordance with map and plat of survey by H. C. Sanders & Associates, Registered Land Surveyor, dated October 29, 1980, revised October 31, 1980.**

**CASE NO.:** ZC07-01-005  
**PETITIONER:** Energy Star Homes  
**OWNER:** Cline 2001 Revocable Trust  
**REQUESTED CHANGE:** From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane; S15, T7S, R11E; Ward 3, District 1  
**SIZE:** 3.306 acres



HOLIDAY BLVD.

THIS POINT IS DESCRIBED AS BEING  
 S 89° 59' E-1362.7' S 00° 10' W-2056.5'.  
 S 00° 09' E-678.2' N 89° 24' W-80.0'  
 FROM THE SECTION CORNER COMMON TO  
 SECTIONS 9, 10, 15, & 16, T-7-S, R-11-E,  
 ST. TAMMANY PARISH, LOUISIANA.



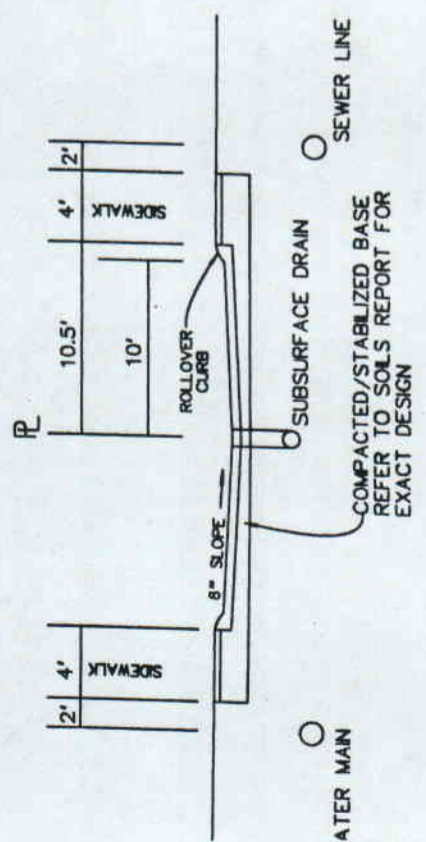
R.O.W.

SITE PLAN

HOLIDAY GARDENS  
 SECTION 15, T-7-S, R-11-E,  
 ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 70481-5611

SCALE:	1" = 80'	DATE:	11-07-06
DRAWN:	DRJ	JOB NO.:	
REVISED:			



DRIVEWAY SECTION A-A



**ST. TAMMANY PARISH**

**DEPARTMENT OF PLANNING**

**P. O. Box 628**

**COVINGTON, LA 70434**

**PHONE: (985) 898-2529**

**FAX: (985) 898-9009**

**e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)**

*Appeal 4*

**Krista Davis**

**Parish President**

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**



**DATE: 02-08-07**

**ZC07-01-005**

Existing Zoning: C-1 (Neighborhood Commercial) District  
Proposed Zoning: C-2 (Highway Commercial) District  
Acres: 3.306 acres  
Petitioner: Energy Star Homes  
Owner: Cline 2001 Revocable Trust  
Location: Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane, S15, T7S, R11E, Ward 3, District 1  
Council District: 1

**We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.**

**This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.**

**Sincerely,**

**PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW**

**SIGNATURE**

*(Handwritten signature)*  
\_\_\_\_\_  
(SIGNATURE)

**Paul J. Mayronne**

**P.O. Box 1810**

**Covington, LA 70434**

**PHONE #: 985/892-4801**

## ZONING STAFF REPORT

**Date:** January 26, 2007  
**Case No.:** ZC07-01-005  
**Prior Action:** Tabled (01/03/07)  
**Posted:** 01/17/07

**Meeting Date:** February 6, 2007  
**Determination:** Denied

### GENERAL INFORMATION

**PETITIONER:** Energy Star Homes  
**OWNER:** Cline 2001 Revocable Trust  
**REQUESTED CHANGE:** From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane; S15, T7S, R11E; Ward 3, District 1  
**SIZE:** 3.306 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish                      **Road Surface:** 4-lane concrete                      **Condition:** Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	C-2 (Highway Commercial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	C-2 (Highway Commercial) District

#### EXISTING LAND USE:

**Existing development?** No                      **Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District. The site is located on the south side of Holiday Boulevard, east of Avenue Palais Royal, west of Hollycrest Lane. The requested rezoning is not consistent with 2025 Future Land Use Plan which designates the area for residential uses. However, staff is in favor of the requested zoning change, considering that the area is entirely surrounded by C-2 zoning. In addition to this rezoning request, the petitioner is also requesting a conditional use permit for a multi family residential development (CP07-01-002).

#### STAFF RECOMMENDATION:

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