

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3301

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: CAO

RESOLUTION TO **CONCUR/NOT CONCUR** WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 1.38 ACRES OF LAND MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO TOWN OF ABITA SPRINGS C2 - COMMERCIAL (WITH LIMITS) DISTRICT, WHICH PROPERTY IS LOCATED LOTS 1 THROUGH 10 AND LOTS 19 THROUGH 28 OF ABITA SPRINGS TERRACE, PONCHITOLAWA SUBDIVISION, NO. 4 SOUTH 1/2 OF NORTH WEST 1/4 SECTION 7, TOWNSHIP-7-SOUTH, RANGE-12-E, GREENSBURG DISTRICT, ST TAMMANY PARISH, LOUISIANA. (WARD 4, DISTRICT 5)

WHEREAS, the Town of Abita Springs is contemplating annexation of 1.38 acres of land more or less, owned by Father's Property , LLC, which includes Lots 1 through 10 and lots 19 through 28 of Abita Springs Terrace, Ponchitolawa Subdivision, No. 4 South 1/2 of North West 1/4 Section 7, Township-7-South, Range-12-E, Greensburg District, St Tammany Parish, Louisiana, Ward 4, District 5 (see attachments for complete description); and

WHEREAS, the proposed annexation **is** consistent with the Annexation Agreement entered into by the Town of Abita Springs and St. Tammany Parish effective May 15, 2009; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to Town of Abita Springs C2 - Commercial (with Limits) District which **is not** an intensification of zoning; and

WHEREAS, the property **is not** developed and the proposed annexation **would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the Town.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur** with the Town of Abita Springs annexation and rezoning of 1.38 acres of land more or less, which includes Lots 1 through 10 and lots 19 through 28 of Abita Springs Terrace, Ponchitolawa Subdivision No. 4 South 1/2 of North West 1/4 Section 7, Township-7-South, Range-12-E, Greensburg District, St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to Town of Abita Springs C2 - Commercial (with Limits) District in accordance with the *May 15, 2009 Annexation Agreement between the Parish and the Town of Abita Springs.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Abita Springs review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the Town of Abita Springs require a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 2 DAY OF FEBRUARY , 2012, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

**Annexation package checklist:**

*12/14/2011*      *1/12/2012*  
**Annexation AB2011-01 CAO due 1/16/2012 Council 2/2/2012**

<u>CAO Packet</u>		<u>Ordinance system</u>
Ework time stamp document	✓	
Annexation Request	✓	_____
(Should include; owner request, property description, survey, etc.)		
Resolution	✓	_____
Zoning map	✓	_____
Enhancement map	✓	_____
Aerial map	✓	_____
District/ ward map	✓	_____
Ework form	✓	_____
Ework notes	✓	_____
Agenda memo	✓	_____
Files Placed on admin	_____	
Ework – CAO notification	_____	
Forward Resolution to MS	✓	
Ordinance/ Resolution System:		
Resolution	✓	
All files attached	_____	



## St. Tammany Parish

District 3 Coordinator

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

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

*Kevin Davis*  
*Parish President*

December 13, 2011

Please be advised that we have received the Annexation Request listed below.

City of Abita Springs, submitted this annexation request on 12/9/2011. The GIS and the parish reference number is AB2012-01.

AB2012-01: STP Department notes:

Date	Department	Originator	Note
12/16/2011	Engineering	D Zechenelly	This parcel is within the boundaries of Drainage District # 5 and drainage plans for the development of this parcel must be submitted to and approved by the drainage engineer for the district. The drainage from this lot must be prevented from impacting the residential area to the rear of this development. The petitioner should also be aware that a LADOTD driveway permit is required for the development of this property. The Dept. of Engineering has no objections to this annexation provided the above comments are addressed and all St. Tammany Parish Drainage and Traffic ordinances are followed.
12/13/2011	Planning	S Fontenot	<p>The proposal DOES NOT comply with Louisiana Revised Statutes relative to annexation as there is no evidence of the property being contiguous with the existing Town of Abita Springs.</p> <p>The proposal is consistent with the Growth Management Agreements with the Town of Abita Springs as it is located within Priority Area 1.</p> <p>The proposed zoning is not an intensification of the existing parish zoning designation.</p>
12/13/2011	ENV	T Brown	No DES issues.
12/13/2011	PW	J Lobrano	No Public Works Issues
12/16/2011	DM	B Thompson	<p>Request packet did not include proof of ownership documentation (typically assessor records).</p> <p>Informed Town of Abita of discrepancy on 12/9. See ework "attached files for notification email.</p>
12/16/2011	DM	B Thompson	Have not received ownership documentation from town of abita springs



Annexation

City:	Abita Springs	City Case No:	Processing: wtg on cour	Staff Reference	AB2012-01
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Notification Date:	12/9/2011		Dead Line	12/19/2011		Priority	1	
Owner:	Father's Property , LLC			Ward	4	Council District:	5	<input type="checkbox"/> M.
Location:	Lots 1 through 10 and lots 19 through 1928 of Abita Springs Terrace, Ponchitolawa Subdivision No. 4 South 1/2 of North West 1/4 Section 7, Township - 7-South, Range - 12- E, Greensburg District, St Tammany Parish, Louisiana			Parish Zoning	HC-2 Highway Commercial			
				City Zoning:	C2 - Commercial (with Limits)			
				Subdivision:	Ponchitolawa			
Existing Use:	undeveloped			<input type="checkbox"/> Developed	<input type="checkbox"/> Intensification	<input type="checkbox"/> Concur w/ City		
Size:	1.38 Acres			Population:	Concur:			
STR:	Sect 7, T-7-S, R-12-E			Annex Status:	wtg on council		Sales Tax:	

City Actions

Ordinance:	City Date:	
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Council Actions

Resolution:	Council Date:	
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AB 2011-01

## Town of Abita Springs, La.

TOWN CLERK  
SECRETARY-TREASURER  
TAX COLLECTOR  
JENNIFER B. OALMANN

ADMINISTRATIVE ASSISTANT  
DONNA KILPATRICK

CLERK OF COURT  
KATHY ARMAND

ATTORNEY  
EDWARD DEANO

BUILDING INSPECTOR  
DAVID CHATELAIN

PUBLIC WORKS DIRECTOR  
JOHNNY CLAY

PUBLIC WORKS ASSISTANT  
SHELLY KING



MAYOR  
LOUIS FITZMORRIS

ALDERMEN  
GREG LEMONS  
(MAYOR PRO-TEM)

SHERI SABLE CAMPBELL  
TROY DUGAS  
PATRICIA FLAD EDMISTON  
PAT PATTERSON

UTILITY CLERKS  
DEBRA MACLEAN  
LINDA MEEKER

PLANNING & ZONING DIRECTOR  
CINDY CHATELAIN

COUNCIL CLERK  
KIMBERLY BYRD

RECEIVED

DEC 09 2011

November 7, 2011

Councilman Al Hamauei  
St. Tammany Parish  
P. O. Box 628  
Covington, LA 70434

Councilman Marty Gould  
St. Tammany Parish  
P. O. Box 628  
Covington, LA 70434

Mr. Robert Thompson  
Special Revenue Manager  
St. Tammany Parish  
P. O. Box 628  
Covington, LA 70434

**RE: Request from The Father's Property, LLC, owner of Lots 1-10 and 19-28 of Abita Springs Terrace, Ponchitolawa Subdivision No. 4 S.1/2 of N.W. 1/4 of Section 7, T.7S, R.12E., Greensburg Dist., LA**

Dear Gentlemen,

Mr. Adrain Leblanc representative of The Father's Property, LLC requested that the Town of Abita Springs annex **Lot's 1 thru 10 and Lot's 19 thru 28 of Abita Springs Terrace, Ponchitolawa Subdivision No. 4 S.1/2 of N.W. 1/4 of Section 7, T.7S, R.12E., Greensburg Dist., LA** into the corporate limits. The current zoning is C2. It went before the Abita Springs Planning and Zoning Commission for recommendation to the Mayor and Council for annexation at the Planning and Zoning Meeting on October 26<sup>th</sup>, 2011. It is due to be introduced at the December 20<sup>th</sup>, 2011 Town Council Meeting with consideration by the Mayor and Board of Aldermen at the January 17<sup>th</sup>, 2011 Town Council Meeting.

Please advise if this time table meets with your approval.

Please do not hesitate to contact our office at 985-892-0711 if you need any additional information.

Respectfully,

Jennifer Oalman  
Town Clerk

JO/dk

Cc: Louis Fitzmorris, Mayor – Town of Abita Springs  
Edward Deano, Town Attorney – Town of Abita Springs  
Abita Springs Town Council  
Adrain Leblanc – The Father's Property, LLC (Car Medics)

ST TAM PAR – THE FATHERS PROPERTY – CAR MEDICS ANNEX REQUEST 11-07-2011



# Town of Abita Springs, La.

TOWN CLERK  
SECRETARY-TREASURER  
TAX COLLECTOR  
JENNIFER B. OALMANN  
ADMINISTRATIVE ASSISTANT  
DONNA KILPATRICK  
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SHELLY KING



MAYOR  
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LINDA MEEKER  
PLANNING & ZONING DIRECTOR  
CINDY CHATELAIN  
COUNCIL CLERK  
KIMBERLY BYRD

NOVEMBER 2, 2011

ALDERMEN,

AT AN ADVERTISED PUBLIC HEARING HELD ON OCTOBER 26, 2011 THE PLANNING & ZONING COMMISSION REVIEWED A REQUEST FROM MR. LEBLANC TO ANNEX HIS PROPERTY FRONTING ON HWY 59, INTO THE CORP. LIMITS OF ABITA SPRINGS.

THE FATHER'S PROPERTY, LLC, OWNERS OF LOTS 1-10 AND 19-28 OF ABITA SPRINGS TERRACE, PONCHITOLAWA SUBDIVISION NO. 4 S.1/2 OF N.W. ¼ OF SECTION 7, T.7S., R.12E., GREENSBURG DIST., LA. HAVE PETITIONED THE COMMISSION FOR A RECOMMENDATION TO BE ANNEXED INTO ABITA SPRINGS CORP. LIMITS. THE COMPANY'S INTENT IS TO CONSTRUCT AND OPERATE THEIR CAR CARE BUSINESS AT THIS LOCATION. (CURRENT ZONING IS C-2)

HEAD COMMISSIONER, JIM ROBERTSON, WOULD ALSO LIKE TO INCLUDE ALL OF THE PROPERTIES BETWEEN OUR CURRENT BOUNDRIES AND THIS PARCEL OF LAND IN THIS RECOMMENDATION. ALL COMMISSIONERS WERE IN AGREEMENT.

OFFICIALLY, THE PLANNING & ZONING COMMISSION "RECOMMENDS" THAT THE TOWN COUNCIL CONSIDER THE REQUEST MADE BY MR. LEBLANC TO BE ANNEXED INTO THE TOWN OF ABITA SPRINGS AND BE ZONED "C-2". PLEASE REVIEW THIS MATTER AT YOUR NEXT TOWN COUNCIL MEETING.

ON BEHALF OF THE PLANNING & ZONING COMMISSION,

CINDY CHATELAIN

PLANNING & ZONING DIRECTOR

The Father's Property, LLC  
21416 B Casril Drive  
Mandeville, Louisiana 70471

October 13, 2011

Louis Fitzmorris, Mayor  
Town of Abita Springs  
P. O. Box 461  
22161 Level Street  
Abita Springs, Louisiana 70420

RE: Annexing of Lots 1-10 and 19-28 of the Abita Springs Terrace

Dear Mayor Fitzmorris,

The Father's Property, LLC is making preparations to begin construction on a new commercial building on the above referenced lots. Please accept this letter as our request to annex lots #1-10 and #19-28 of the Abita Springs Terrace into the city limits of Abita Springs. The property is currently zoned C-2.

Please know that we are excited and look forward to working with you through this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrian P. LeBlanc". The signature is fluid and cursive, with the first name "Adrian" being the most prominent part.

Adrian P. LeBlanc

Owner

The Father's Property, LLC

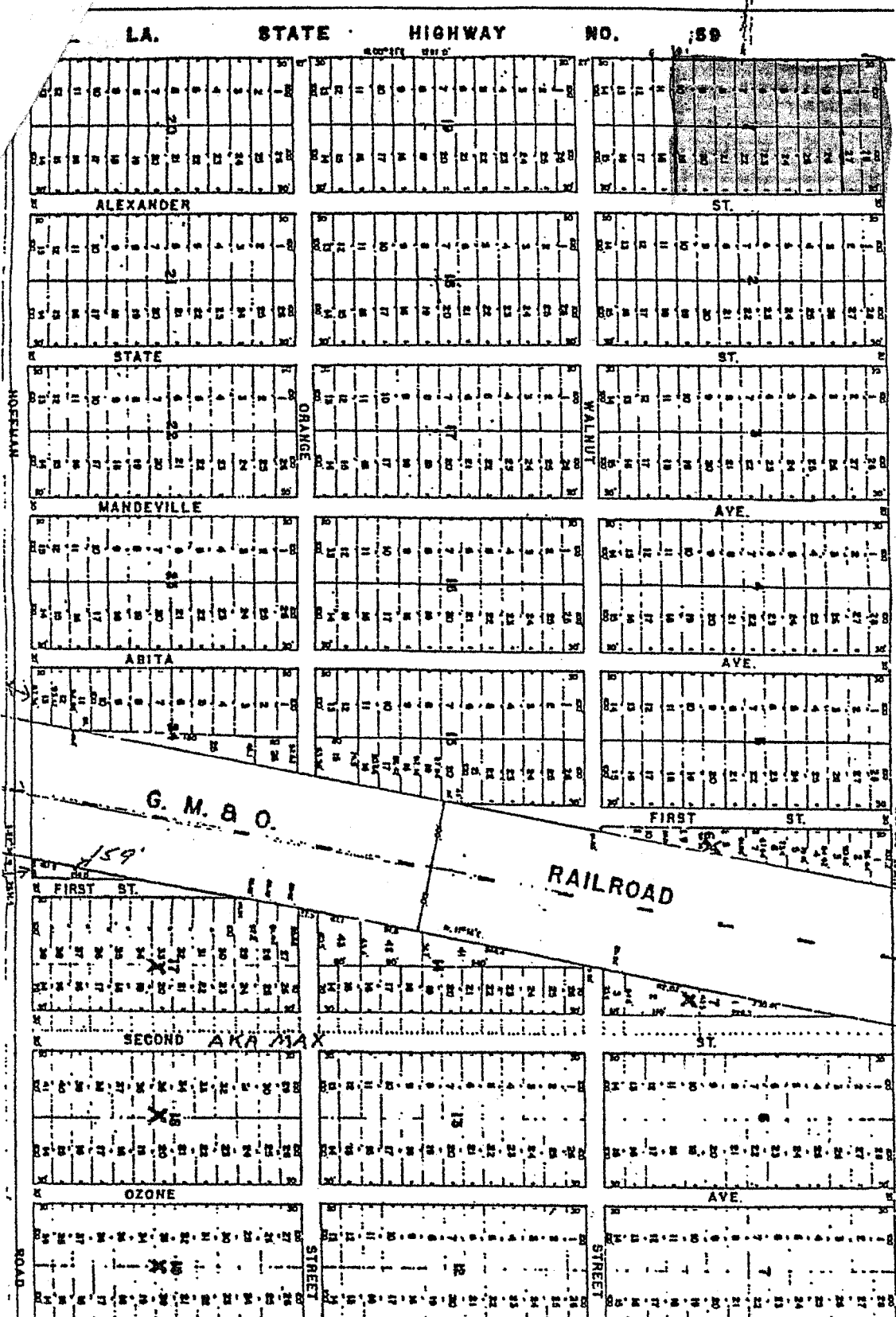
ABITA SPRINGS TERRACE

FORMERLY

PONCHITOLAWA SUBDIVISION NO. 4

S. 1/2, OF N.W. 1/4, OF SECTION 7, T.7S., R.12E.,

GREENSBURG DIST., LA.



ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 1.38 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO TOWN OF ABITA SPRINGS C2 - COMMERCIAL (WITH LIMITS) DISTRICT. WHICH PROPERTY IS LOCATED LOTS 1 THROUGH 10 AND LOTS 19 THROUGH 28 OF ABITA SPRINGS TERRACE, PONCHITOLAWA SUBDIVISION NO. 4 SOUTH 1/2 OF NORTH WEST 1/4 SECTION 7, TOWNSHIP - 7-SOUTH, RANGE - 12- E, GREENSBURG DISTRICT, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 5.

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MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, CLERK OF COUNCIL (AB2012-01)





0 250 500  
Feet



## Abita Springs Annexation AB2012-01

- Streams
- Streets
- Major Roads
- - - Sections
- - - Township/Range
- AB2012-01
- Abita Springs

Source: (Clarke) for 2010 six inch plan imagery GeoEye.

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Imagery Information: The red, green, blue (true color) false near infrared four-band aerial imagery was captured between February 12th and April 1st of 2010 (re-flight for any corrections flown until April 28th, 2010) by Sanborn Map Company, Inc.

The imagery is projected to UTM 15 84D Q3, unit of measure is meters. The spatial resolution is approximately 1.6m per pixel. Any use of the data must be accompanied with this citation and accompanying scale and logo embedded within.



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

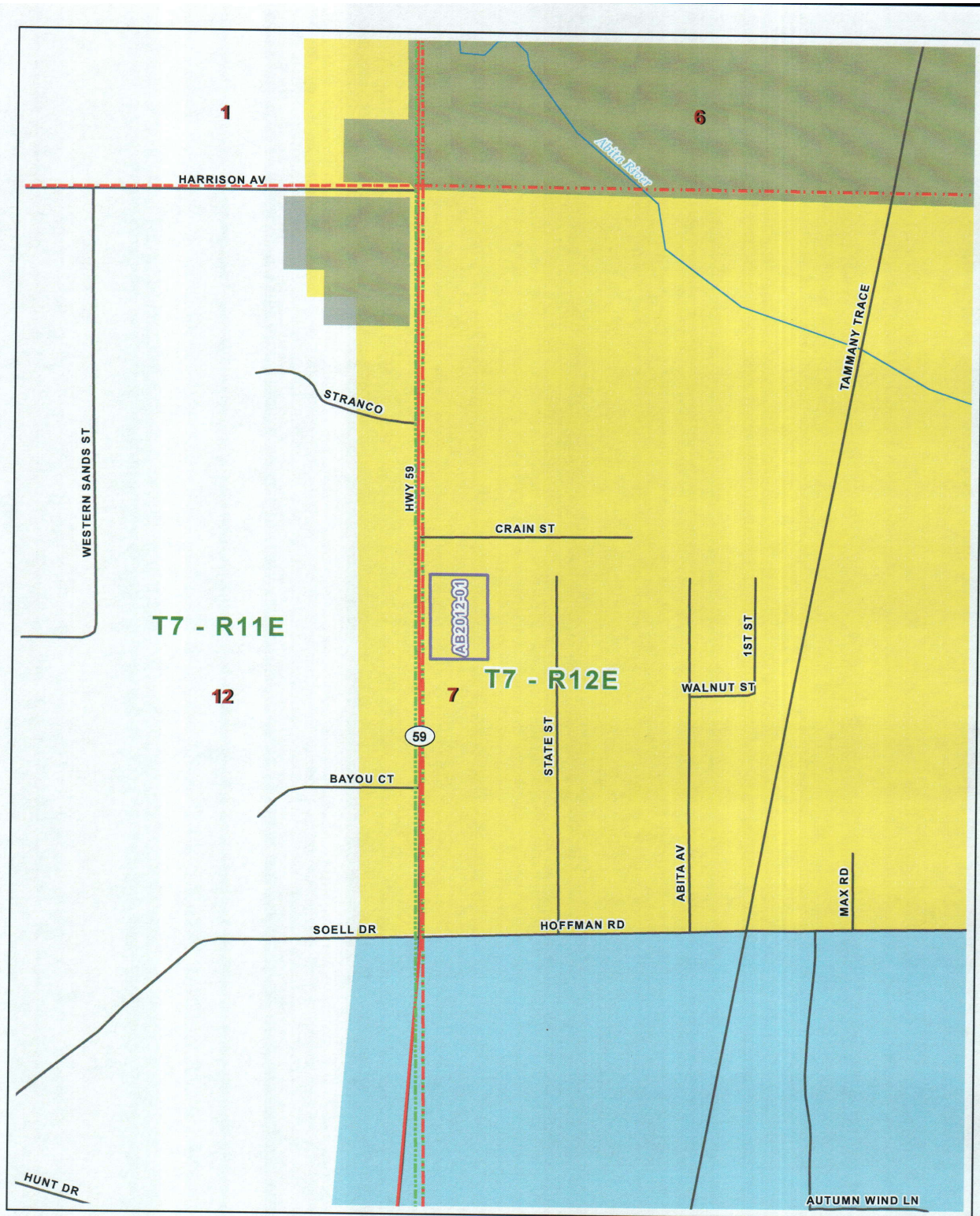
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## Abita Springs Annexation AB2012-01



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

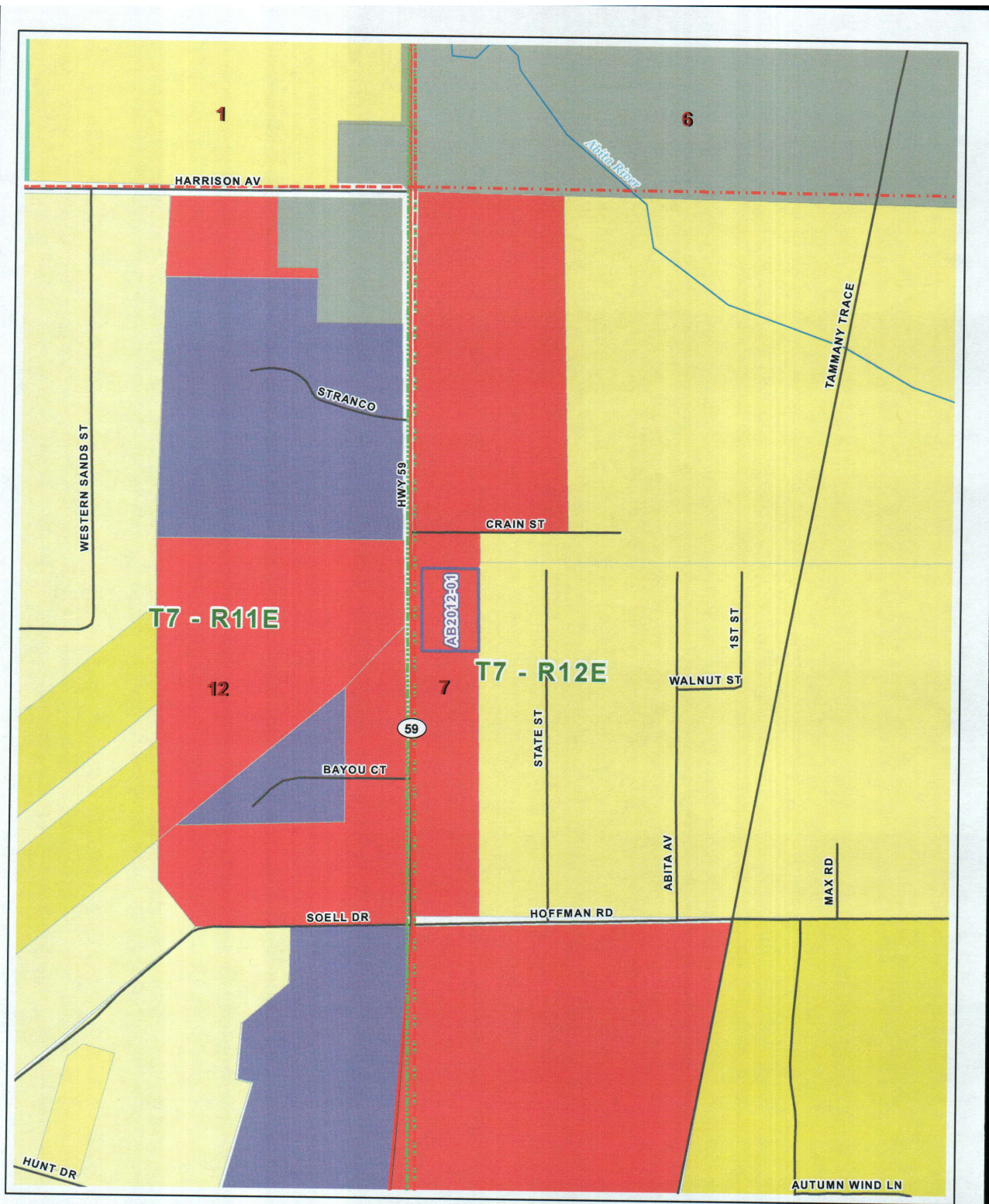
- |                      |                               |
|----------------------|-------------------------------|
| — Major Roads        | ■ Abita Springs               |
| — Streets            | <b>Abita Springs UG Areas</b> |
| — Streams            | <b>Tax Type</b>               |
| - - - Sections       | ■ Priority 1                  |
| - - - Township/Range | ■ Priority 2                  |
| ■ AB2012-01          | ■ Growth Management           |

0 250 500  
Feet



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## Abita Springs Annexation AB2012-01



St. Tammany Parish Government  
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Covington, LA 70434

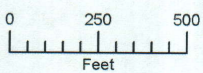
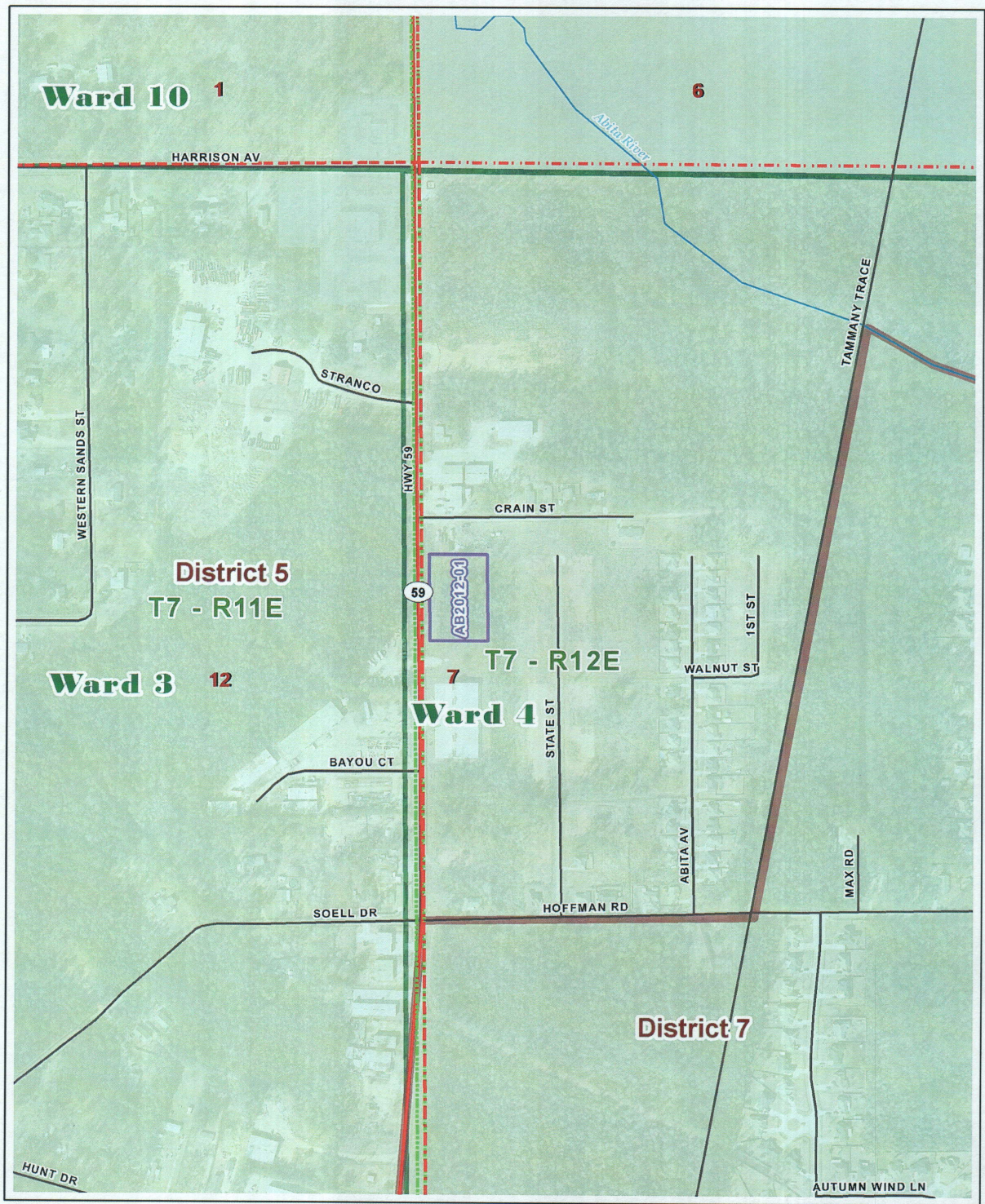


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Feet

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Streams	Major Roads	Township/Range	AB2012-01
Streets	Sections	Abita Springs	
E-1 Estate	NC-2 Indoor Retail Service	I-4 Heavy Industrial	
E-2 Estate	NC-3 Lodging	MD-1 Medical Residential	
E-3 Estate	NC-4 Neighborhood Institutional	MD-2 Medical Clinical	
E-4 Estate	NC-5 Retail and Service	MD-3 Medical Facility	
A-1 Suburban	NC-6 Public, Cultural and Recreational	MD-4 Medical Facility	
A-1A Suburban	PBC-1 Planned Business Campus	PF-1 Public Facilities	
A-2 Suburban	PBC-2 Planned Business Campus	PF-2 Public Facilities	
A-3 Suburban	HC-1 Highway Commercial	CB-1 Community Based Facilities	
A-4 Single Family Residential	HC-2 Highway Commercial	ED-1 Primary Education	
A-4A Single Family Residential	HC-3 Highway Commercial	ED-2 Secondary Education	
A-5 Two Family Residential	HC-4 Highway Commercial	AT-1 Animal Training Housing	
A-6 Multiple Family Residential	HC-5 Highway Commercial	RBG Riverboat Gaming District	
A-7 Multiple Family Residential	I-1 Industrial	PUD Planned Unit Development	
A-8 Multiple Family Residential	I-2 Industrial	TND-1 Traditional Neighborhood Development	
NC-1 Professional Office	I-3 Heavy Industrial	TND-2 Traditional Neighborhood Development	





## Abita Springs Annexation AB2012-01



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

Source (Citation) for 2810 six inch pixel imagery GeoTiffs  
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- Streams
- Streets
- Major Roads
- - - Sections
- - - Township/Range
- Council Districts
- Wards
- AB2012-01
- Abita Springs

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