

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6074 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/ PROVIDED BY: PLANNING DEVELOPMENT  
BRISTER

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1165-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF STAFFORD ROAD, EAST OF LA HIGHWAY 437 BEING LOT 8A AND WHICH PROPERTY COMPRISES A TOTAL OF 0.93 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT), (WARD 2, DISTRICT 2), (2018-1165-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1165-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 NC-4 (Neighborhood Institutional District) to an A-5 (Two Family Residential 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 A-5 (Two Family Residential 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 NC-4 (Neighborhood Institutional District) to an A-5 (Two Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

**2018-1165-ZC**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 26, Township 5 South, Range 11, East, St. Tammany Parish, Louisiana, in that portion thereof designated as **BARKERS CORNER ESTATES** and being more fully described a LOT 8A.

**Case No.:** 2018-1165-ZC

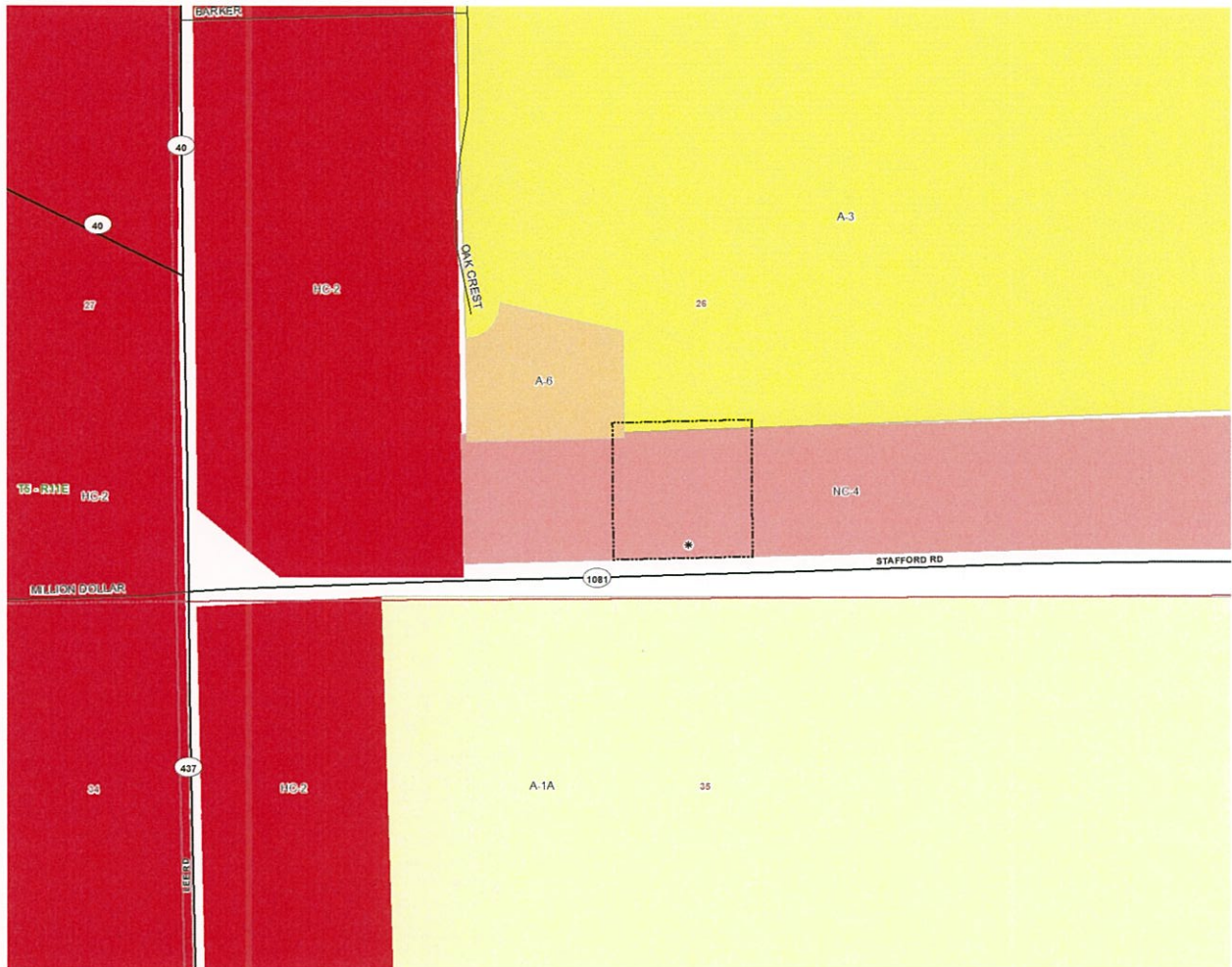
**PETITIONER:** Spell Holdings, LLC - Mary Spell

**OWNER:** Spell Holdings, LLC - Mary Spell

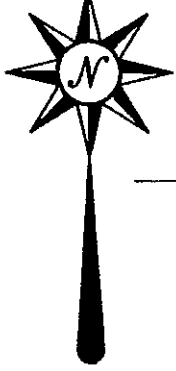
**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to A-5 Two Family Residential District

**LOCATION:** Parcel located on the north side of Stafford Road, east of LA Highway 437, being lot 8A; S26, T5S, R11E; Ward 2, District 2

**SIZE:** 0.93 acres



2018-1165-ZC



Lot 33

Pond

N88°34'00"E, 203.14'

27.0'

43.4'

30' Drainage Easement

Lot 7A

Lot 8A

Lot 9A

N00°23'00"W (Basis of Bearings)

200.03'

200.03'  
S00°23'00"E

15'

15'

10' Utility Easement

26.9'

S88°34'00"W, 203.14'

43.8'

La. Hwy. 1081  
(Stafford Road)

Reference Survey:  
Survey prepared by Land Surveying, Inc. dated July 22, 2003 Survey No. 10196 Filed in Clerk of Court office Map File No. 3039C (Basis of Bearings)

This lot is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0150 C map dated 10-17-1989

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Building Setback Lines:

Front - 10'

Side - 0'

Rear - 0'

Building setback lines should be determined by owner or contractor prior to any construction

MAP PREPARED FOR

**Spell Holdings, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

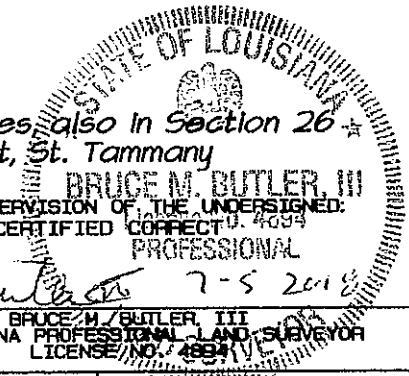
Lot 8A Barker's Corner Estates also in Section 26 Township 5 South Range 11 East, St. Tammany Parish, Louisiana

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.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 842-6277 office (985) 848-0355 fax  
landsur@bellsouth.net email

*Bruce M. Butler, III*  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894  
7-5-2018



SCALE: 1" = 50'

DATE: July 5, 2018

NUMBER: 18836

2018-1165-ZC

A-2

A-1A

40

OAK CREST

BARKER

A-3

26

HC-2

27

40

T5-R11E

A-6

A-3

HC-2

NC-4

STAFFORD RD

108

MILLION DOLLAR

34

437

HC-2

35

A-1A

LEE RD

0 280 Feet

N



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1165-ZC  
**Posted:** 9/12/18

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

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**GENERAL INFORMATION**

**PETITIONER:** Spell Holdings, LLC - Mary Spell

**OWNER:** Spell Holdings, LLC - Mary Spell

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to A-5 Two Family Residential District

**LOCATION:** Parcel located on the north side of Stafford Road, east of LA Highway 437, being lot 8A; S26, T5S, R11E; Ward 2, District 2

**SIZE:** 0.93 acres

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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	Duplex, Undeveloped & Pond	A-6 Multi Family Residential & A-3 Suburban Districts
South	Undeveloped, vacant & Church	A-1A Suburban District
East	Undeveloped & Church	NC-4 Neighborhood Institutional District
West	Vacant & Electrical Substation	NC-4 Neighborhood Institutional 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 NC-4 Neighborhood Institutional District to A-5 Two Family Residential District. This site is located on the north side of Stafford Road, east of LA Highway 437, being lot 8A. The 2025 future land use plan calls for the area to be developed with residential uses. Although, the site is abutting NC-4 on the east and west sides, staff is in favor of the requested zoning change, considering that it meets the 2025 future land use plan and it will allow to bring a larger variety of residential dwellings to the area.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-5 Two Family Residential District designation be approved.