

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6086 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1152-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HOFFMAN ROAD, EAST OF LA HIGHWAY 59, WEST OF THE TAMMANY TRACE AND WHICH PROPERTY COMPRISES A TOTAL OF 27.14 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) (WARD 4, DISTRICT 5). (2018-1152-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1152-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 HC-2 (Highway Commercial District) to an A-4A (Single 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 A-4A (Single 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 HC-2 (Highway Commercial District) to an A-4A (Single 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

### 2018-1152-ZC

A certain tract or parcel of land located in Section 7, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana and being more fully described as follows:

Commence at the Section Corner common to Sections 7 & 18, Township 7 South, Range 12 East & Sections 12 & 13, Township 7 South, Range 11 East and measure North 00 degrees 07 minutes 00 seconds East a distance of 786.87 feet; thence East a distance of 68.30 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure, parallel to the Eastern Right-of-Way of Louisiana Highway 59, North 06 degrees 03 minutes 00 seconds East a distance of 1,458.92 feet; thence North 04 degrees 36 minutes 33 seconds East a distance of 226.38 feet; thence North 02 degrees 52 minutes 00 seconds East a distance of 225.98 feet to the Southern Right-of-Way of Hoffman Road; thence, along said Right-of-Way, North 89 degrees 27 minutes 00 seconds East a distance of 576.81 feet; thence, leaving said Right-of-Way, South a distance of 1,037.50 feet; thence South 11 degrees 30 minutes 00 seconds West a distance of 888.00 feet; thence West a distance of 583.00 feet to the POINT OF BEGINNING, and containing 27.14 acre(s) of land, more or less.

**Case No.:** 2018-1152-ZC

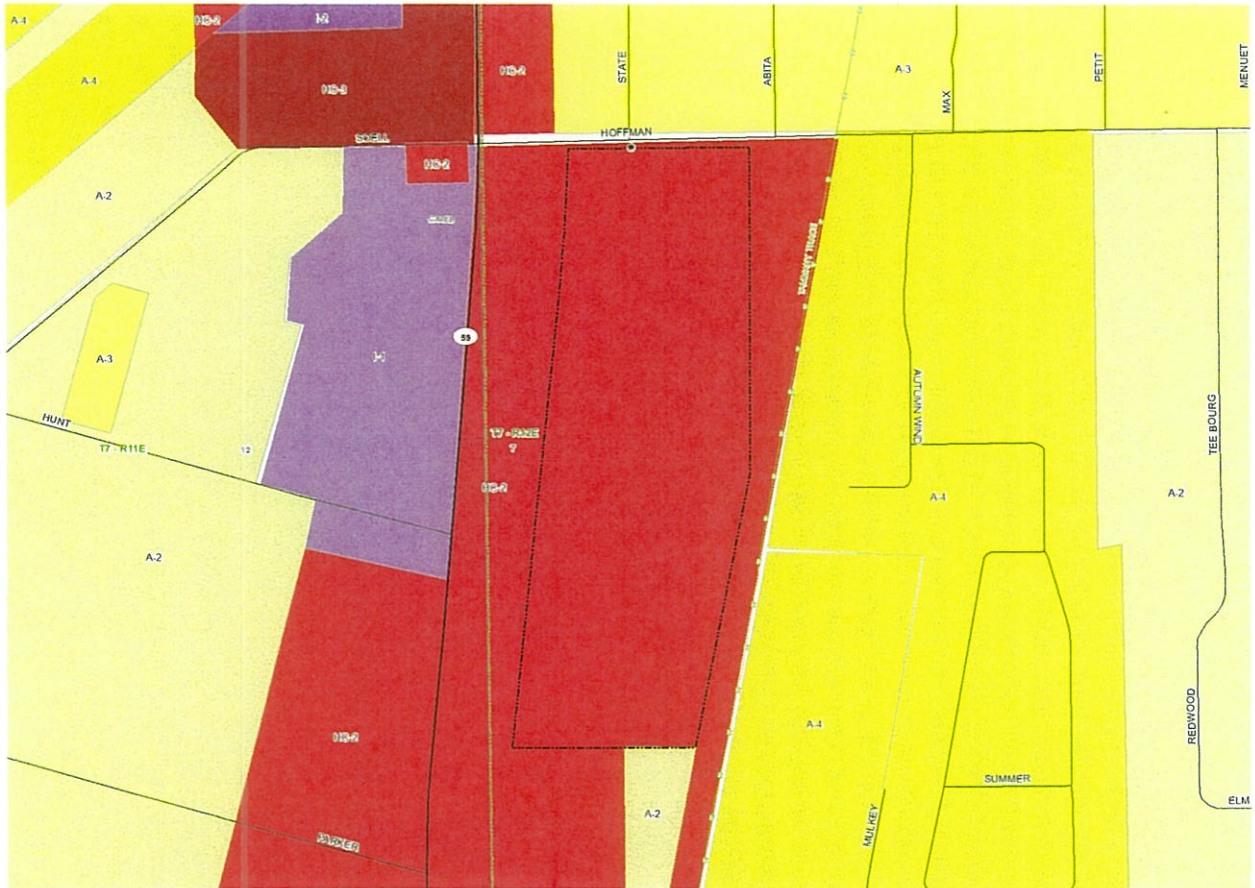
**PETITIONER:** H & I Investments, LLC - Robert Hurley

**OWNER:** Abita Springs Land, LLC - Robert Caplan

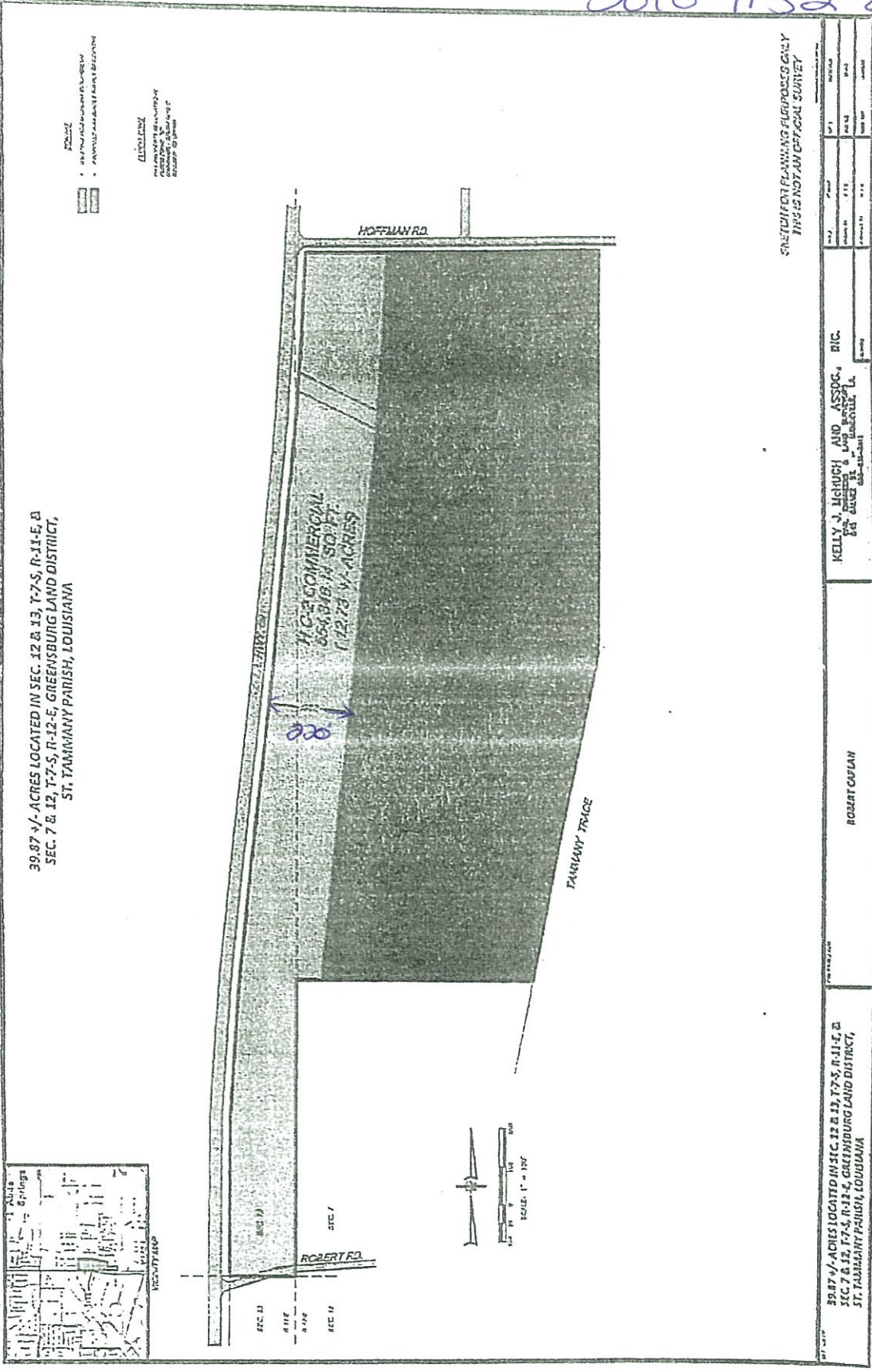
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace; S7, T7S, R12E; Ward 5, District 4

**SIZE:** 27.14 acres



2018-1152-ZC



SKETCH FOR PLANNING PURPOSES ONLY  
THIS IS NOT AN OFFICIAL SURVEY

PROJECT NO.	DATE	BY	SCALE
18-1152-ZC	11/15/18	KJH	AS SHOWN
CHECKED BY	DATE	BY	SCALE
KELLY J. HIRSH AND ASSOC., P.L.L.C. ENGINEERS & SURVEYORS, L.L.C. GREENSBURG, LA.			
ROBERT OULAN			
39.87 +/- ACRES LOCATED IN SEC. 12 & 13, T-7-S, R-11-E, & SEC. 7 & 12, T-7-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA			



HC-2 2018-1152-ZC

BAYOU

I-2

STATE

ABITA

A-3

MAX

HC-3

HC-2

HOFFMAN

SOELL

HC-2

A-2

CALEB

TAMMANY TRACE

AUTUMN WIND

I-1

7

HC-2

A-4

HUNT

T7-R12E

A-3

T7-R11E

AUTUMN WIND

HC-2

A-4

SUMMER

PARKER

A-2

MULKEY

AUTUMN WIND LANE

NC-6

ROBERT

I-1

18

HC-2

A-2

CASRIL

I-1

0 570 Feet

N



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1152-ZC  
**Posted:** 08/17/18

**Meeting Date:** 9/18/2018  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** H & I Investments, LLC - Robert Hurley

**OWNER:** Abita Springs Land, LLC - Robert Caplan

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace; S7, T7S, R12E; Ward 5, District 4

**SIZE:** 27.14 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **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	Residential	A-3 Suburban District
South	Residential	A-2 Suburban & HC-2 Highway Commercial Districts
East	Tammany Trace	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from HC-2 Highway Commercial District to A-4A Single-Family Residential District. This site is located on the south side of Hoffman Road, east of LA Highway 59, west of the Tammany Trace. The 2025 future land use plan calls for the area to be developed with residential uses that are compatible and at a similar or greater density than the existing surrounding uses.

Prior to the comprehensive rezoning the 27.14 acre site was zoned SA Suburban agricultural District. As part of the comprehensive rezoning, staff recommended that the area between Hwy 59 & the Tammany Trace, more particularly south of Hoffman Road to where the Tammany Trace crosses Hwy 59, be rezoned to HC-2. The recommendation was subsequently approved by the Council. In order to remain consistent with its original recommendation, staff feels that the commercial zoning should be preserved in the area, to allow for the development of future retail, office and service uses.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4A Single-Family Residential District designation be denied.