

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5250 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

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

ON THE 7 DAY OF AUGUST , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MEADOWLARK DRIVE, WEST OF ROUSSEAU ROAD, BEING 15258 MEADOWLARK DRIVE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 17.362 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 1, DISTRICT 3). (ZC14-07-052)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-052, 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 A-1 (Suburban District) to an A-1 (Suburban District) & RO (Rural Overlay) 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-1 (Suburban District) & RO (Rural Overlay).

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 A-1 (Suburban District) to an A-1 (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF SEPTEMBER , 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: JULY 31 , 2014

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

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

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

Exhibit "A"

ZC14-07-052

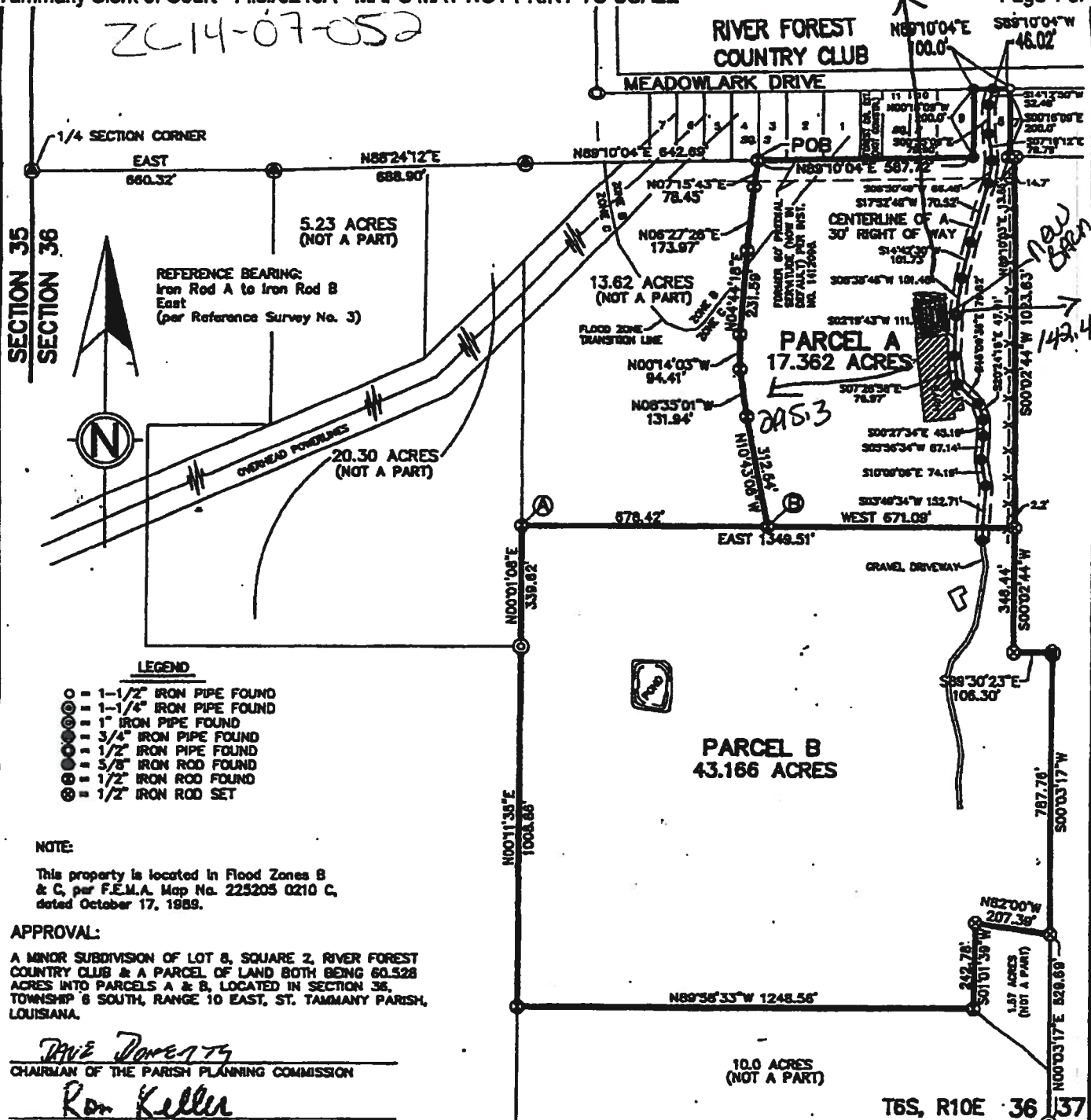
Lot 8, Square 2, River Forest Country Club and a parcel of land located in Section 36, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 35 & 36, in said township and range,  
Thence East 660.32 feet to a ¾ inch iron pipe found,  
Thence North 88 degrees 24 minutes 12 seconds East 688.90 feet to a ¾ inch iron pipe found,  
Thence North 89 degrees 10 minutes 04 seconds East 642.69 feet to a ½ inch iron rod found being the **POINT OF BEGINNING**,

Thence North 89 degrees 10 minutes 04 seconds East 587.72 feet to a point being the Southwest Corner of said Lot 8, Square 2 River Forest Country Club,  
Thence North 00 degrees 16 minutes 09 seconds West 200.0 feet to the Northwest Corner of Lot 8 on the South Side of Meadowlark Road,  
Thence North 89 degrees 10 minutes 04 seconds East 100.0 feet along the south side of said road to a 1-1/2 inch iron pipe found being the Northeast Corner of said lot 8,  
Thence South 00 degrees 16 minutes 09 seconds East 200.0 feet to a ½ inch iron rod found being the Southeast Corner of said lot 8,  
Thence North 89 degrees 10 minutes 04 seconds East 13.85 feet to a ½ inch iron rod set,  
Thence South 00 degrees 02 minutes 44 seconds West 1023.63 feet to a ½ inch iron rod set,  
Thence West 671.09 feet to a ½ inch iron rod found,  
Thence North 10 degrees 43 minutes 08 seconds West 312.54 feet to a ½ inch iron rod found,  
Thence North 08 degrees 35 minutes 01 second West 131.94 feet to a ½ inch iron rod found,  
Thence North 00 degrees 14 minutes 03 seconds West 94.41 feet to a ½ inch iron rod found,  
Thence North 04 degrees 44 minutes 18 seconds East 231.59 feet to a ½ inch iron rod found,  
Thence North 06 degrees 27 minutes 26 seconds East 173.97 feet to a ½ inch iron rod found,  
Thence North 07 degrees 15 minutes 43 seconds East 78.45 feet to the **POINT OF BEGINNING**, containing 17.362 Acres.



ZC14-07-052



- LEGEND**
- = 1-1/2" IRON PIPE FOUND
  - ⊙ = 1-1/4" IRON PIPE FOUND
  - ⊙ = 1" IRON PIPE FOUND
  - ⊙ = 3/4" IRON PIPE FOUND
  - ⊙ = 1/2" IRON PIPE FOUND
  - ⊙ = 5/8" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD SET

**NOTE:**  
This property is located in Flood Zones B & C, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.

**APPROVAL:**  
A MINOR SUBDIVISION OF LOT 8, SQUARE 2, RIVER FOREST COUNTRY CLUB & A PARCEL OF LAND BOTH BEING 60.528 ACRES INTO PARCELS A & B, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

DAVE DOWERY  
CHAIRMAN OF THE PARISH PLANNING COMMISSION

Ron Keller  
SECRETARY OF THE PARISH PLANNING COMMISSION

Dr. Silvana Hess  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

10-29-2013      5216A  
DATE FILED                      FILE NO.

- REFERENCE SURVEYS:**
1. Survey for Chris Roberts by Thomas J. Fonclubarta, Surveyor, dated May 24, 1993, filed St. Tammany Parish Clerk of Court Map File No. E1474.
  2. Survey for Leon & Crescentia Roberts by John G. Cummings, Surveyor, dated February 17, 2000, Job No. 0170B.
  3. Survey for Tom Ketchum by John G. Cummings, Surveyor, dated December 15, 2004, Job No. 0170C.

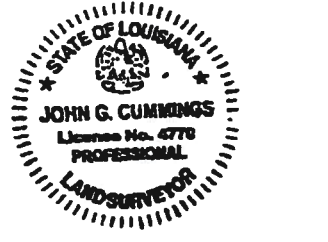
503 N. JEFFERSON AVENUE      **JOHN G. CUMMINGS & ASSOCIATES**      PHONE (985) 892-1549  
COVINGTON, LA 70433      PROFESSIONAL LAND SURVEYORS      FAX (985) 892-9250

PLAT PREPARED FOR: **Connie Roberts Blue**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF LOT 8, SQUARE 2, RIVER FOREST, COUNTRY CLUB & A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 300'      JOB NO. 0170-H      DATE: 9/13-2013      REVISED: 10-15-2013

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** June 23, 2014

**Case No.:** ZC14-07-052

**Posted:** 06/11/14

**Meeting Date:** July 1, 2014

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Connie Blue  
**OWNER:** The Chris & Leon Roberts Irrevocable Trust  
**REQUESTED CHANGE:** From A-1 (Suburban District) & A-3 (Suburban District) to A-1 (Suburban District), A-3 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington ; S36,T6S,R10E; Ward 1, District 3  
**SIZE:** 17.362 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish

**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            | Residential             | A-1 (Suburban District)                           |
| South            | Residential             | A-3 (Suburban District)                           |
| East             | Residential/Undeveloped | A-1 (Suburban District) & A-3 (Suburban District) |
| West             | Residential/Vacant      | A-1 (Suburban District) & A-3 (Suburban District) |

#### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** No

#### 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 A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the south side of Meadowlark Drive, west of Rousseau Road, being 15258 Meadowlark Drive, Covington. The 2025 future land use plan calls for the area to be developed as a Planned District, with single family residences and conservation area. The site is currently developed with a large agricultural building. The zoning change is being requested in order to make the current use conform with the appropriate zoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.