

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5382

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 7 DAY OF MAY, 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BUNNY LANE, SOUTH OF JOINER WYMER ROAD, BEING 72195 BUNNY LANE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 27.39 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 1, DISTRICT 3). (ZC15-04-024)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-024, 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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JUNE , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 30 , 2015

Published Adoption: \_\_\_\_\_ , 2015

Delivered to Parish President: \_\_\_\_\_ , 2015 at \_\_\_\_\_

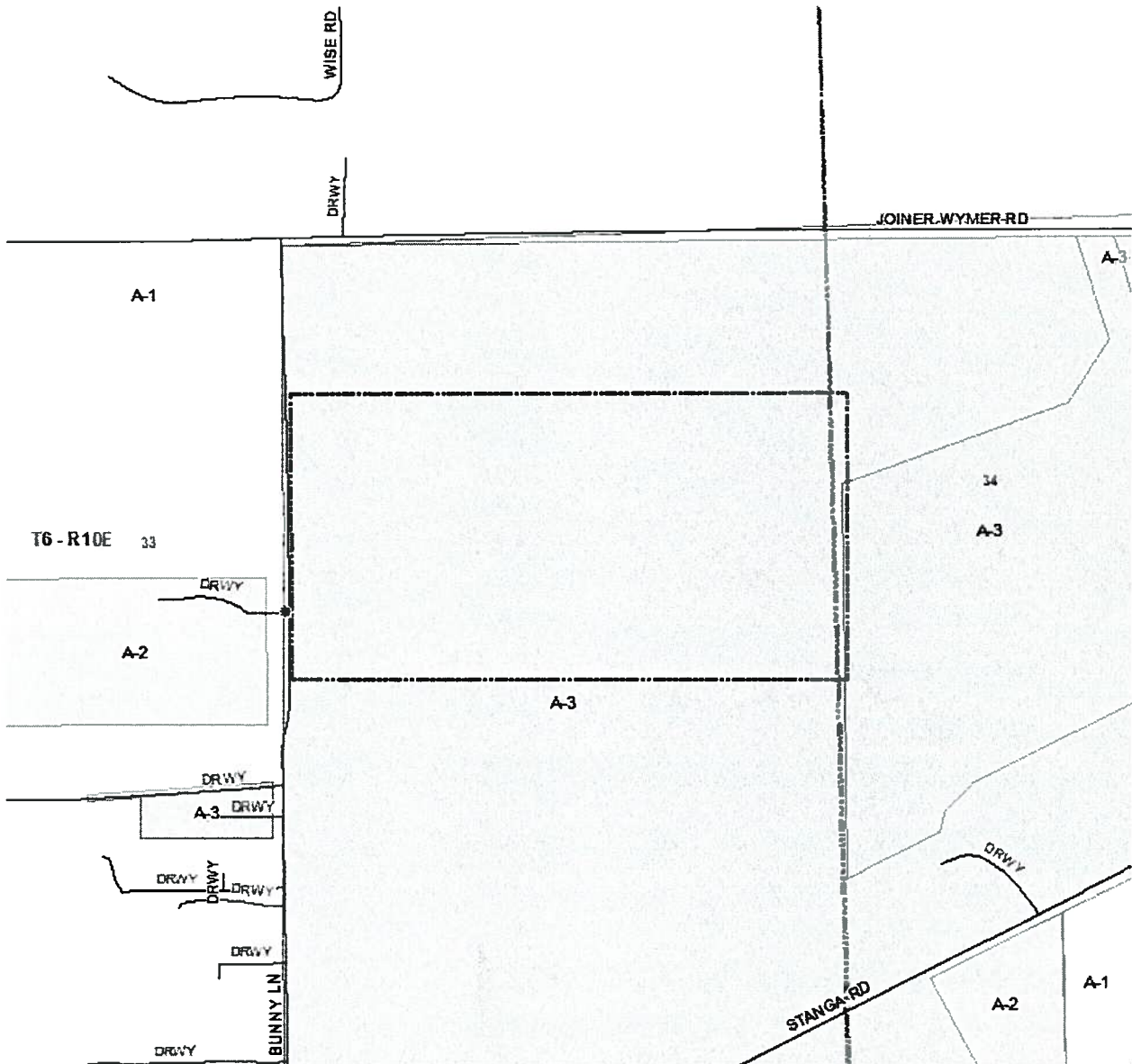
Returned to Council Clerk: \_\_\_\_\_ , 2015 at \_\_\_\_\_

Exhibit "A"

ZC15-04-024

That certain piece of parcel of land, containing 27.39± acres, together with all the buildings and improvements thereon, all the rights, ways, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, T6S-R10E, Parish of St. Tammany, State of Louisiana, and being more particularly described as follows: Commencing from the Section corner common to Sections 33 and 34, T6S-R10E and Sections 3 and 4, T7S-R10E, thence go N00°26'48"W a distance of 558.52 feet to a mag nail found in the center of Stanga Road; thence go N00°26'58"W a distance of 579.95 feet to a ½ inch iron pipe found, thence go N00°31'W a distance of 327.91 feet to a ½ inch iron rod found and being the POINT OF BEGINNING. From the point of beginning, go S89°58'45"W a distance of 1529.86 feet to a point in the center of Bunny Lane and corner; thence go N00°31'49"W a distance of 779.78 feet along the center of Bunny Lane to a point and corner; thence go S89°59'35"E a distance of 1532.07 feet to a square bar found and corner; thence go S00°22'07"E a distance of 779.02 feet back to the point of beginning.

**CASE NO.:** ZC15-04-024  
**PETITIONER:** Toni & Anthony Rossi  
**OWNER:** Toni & Anthony Rossi  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the east side of Bunny Lane, south of Joiner Wymer Road, being 72195 Bunny Lane, Covington; S33, T6S, R10E; Ward 1, District 3  
**SIZE:** 27.39 acres



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** March 30, 2015

**Case No.:** ZC15-04-024

**Posted:** 03/16/15

**Meeting Date:** April 7, 2015

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Toni & Anthony Rossi  
**OWNER:** Toni & Anthony Rossi  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-3 (Suburban District) & RO (Rural Overlay)  
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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-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	A-3 (Suburban District)
West	Residential/Undeveloped	A-1 (Suburban District) & A-2 (Suburban District)

#### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** No

#### 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 A-3 (Suburban District) to A-3 (Suburban District) & RO (Rural Overlay). The site is located on the east side of Bunny Lane, south of Joiner Wymer Road, being 72195 Bunny Lane, Covington. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff does not object to the request, considering that the surrounding area is rural in character.

#### STAFF RECOMMENDATION:

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