

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6442

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF FITZGERALD CHURCH ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 3.03 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-1A (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 2, DISTRICT 6) (2020-1811-ZC

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1811-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 A-1 (Suburban District) & MHO (Manufactured Housing Overlay) to an A-1A (Suburban District) & MHO (Manufactured Housing 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-1A (Suburban District) & MHO (Manufactured Housing 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) & MHO (Manufactured Housing Overlay) to an A-1A (Suburban District) & MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

**EXHIBIT "A"**

**2020-1811-ZC**

*Located in Section 28 Township 5 South Range 11 East, St. Tammany Parish, Louisiana*

*From the Section Corner common to Sections 28, 29, 32 and 33 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run East, 1320.0 feet; thence North 00 degrees 00 minutes East, 1320.0 feet; thence East, 662.0 feet; thence North 89 degrees 49 minutes 00 seconds East, 662.0 feet to the Point of Beginning.*

*From the Point of Beginning run South 00 degrees 08 minutes 09 seconds West, 366.65 feet to a point; thence South 89 degrees 51 minutes 19 seconds West, 358.72 feet to a point; thence North 00 degrees 08 minutes 09 seconds East, 366.65 feet to a point; thence North 89 degrees 26 minutes 42 seconds East, 358.74 feet back to the Point of Beginning.*

*This tract contains 3.03 Acres as per sketch map dated February 14, 2020 Drawing Number 19716.*

**Case No.:** 2020-1811-ZC

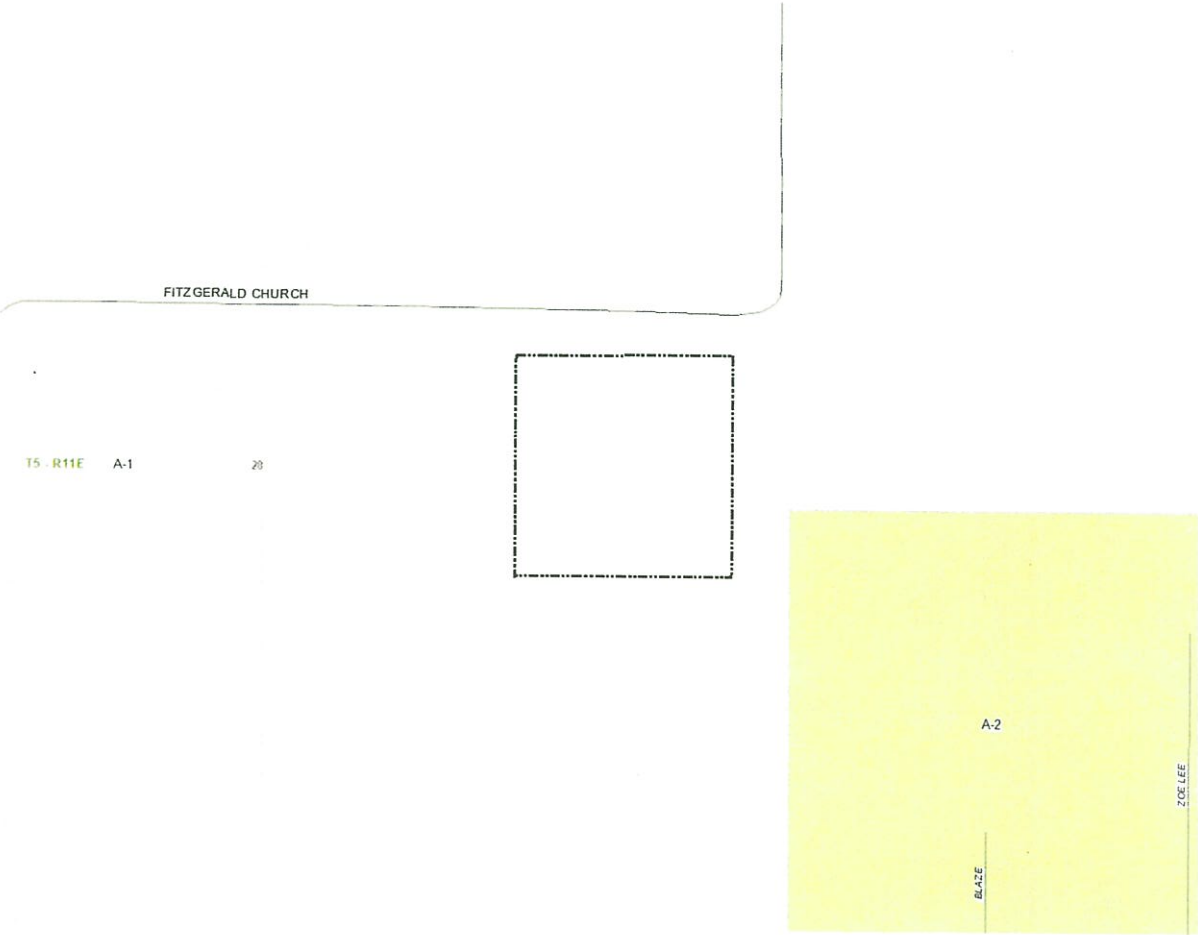
**PETITIONER:** Randall Tyrone Keating

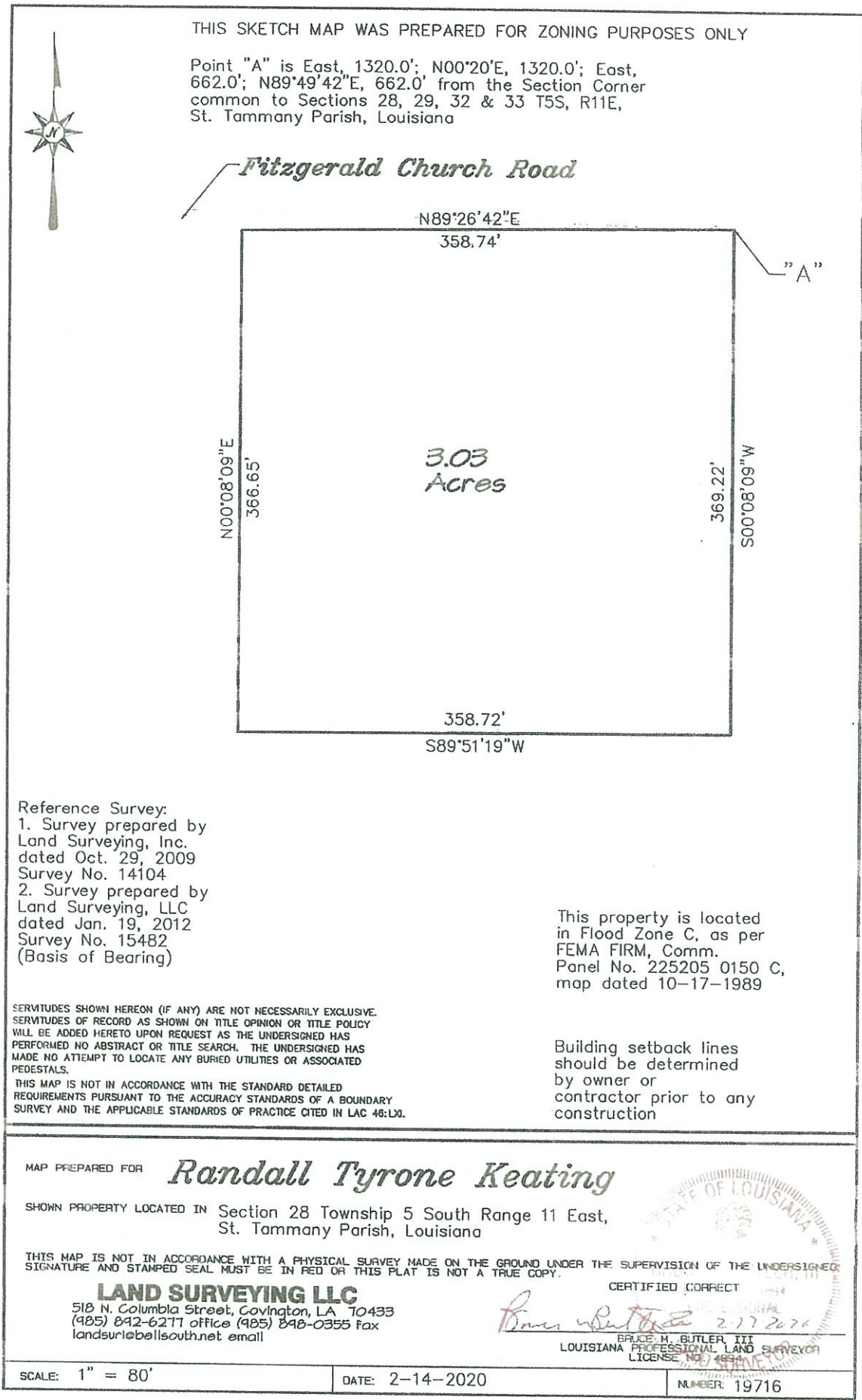
**OWNER:** Dottie Keating

**REQUESTED CHANGE:** From A-1 Suburban District and MHO Manufactured Housing Overlay to A-1A Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the south side of Fitzgerald Church Road, Covington,

**SIZE:** 3.03 acres





2020-1811-ZC







**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 6/15/2020  
**Case No.:** 2020-1811-ZC  
**Posted:** 6/12/2020

**Meeting Date:** June 23, 2020  
**Determination:** Approved  
**Prior Action:** 4/7/2020 - Postponed  
**Prior Action:** 5/5/2020 – Postponed

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**GENERAL INFORMATION**

**PETITIONER:** Randall Tyrone Keating  
**OWNER:** Dottie Keating  
**REQUESTED CHANGE:** From A-1 Suburban District and MHO Manufactured Housing Overlay to A-1A Suburban District and MHO Manufactured Housing Overlay  
**LOCATION:** Parcel located on the south side of Fitzgerald Church Road, Covington,  
**SIZE:** 3.03 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 1 Lane Asphalt                                      **Condition:** Poor

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
South	Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
East	Undeveloped	A-1 Suburban District, A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
West	Residential and Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District and MHO Manufactured Housing Overlay to A-1A Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Fitzgerald Church Road, Covington. The 2025 Future Land Use Plan designates the site to be development with single-family residential and agricultural uses.

Staff objects to the request due to the petitioned site being flanked on all sides by property that is zoned A-1 Suburban Residential. A change in zoning to A-1A would increase the allowable density from .2 units per acre (1 unit per every five acres) to .35 units per acre (1 unit per every three acres). The petitioned site consists of 3.03 acres and therefore the requested zoning designation would only allow for one residential dwelling to be placed on the property.

Note that the reason for the request is to allow for the subject property to be subdivided from a larger tract of land.