

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6530

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. BINDER

ON THE 5 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE ON THE NORTH SIDE OF LOUISIANA HIGHWAY 21, WEST OF GARDEN DRIVE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.95 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO MANUFACTURED HOUSING OVERLAY TO AN NC-2 (INDOOR RETAIL & SERVICE DISTRICT) (WARD 10, DISTRICT 6). (2020-2018-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2018-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-2 (Suburban District), RO (Rural Overlay) & MHO Manufactured Housing Overlay to an NC-2 (Indoor Retail & Service 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 NC-2 (Indoor Retail & Service 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 A-2 (Suburban District), RO (Rural Overlay) & MHO Manufactured Housing Overlay to an NC-2 (Indoor Retail & Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF DECEMBER, 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: OCTOBER 21, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-2018-ZC

From the 1/4 Corner between Sections 5 & 6 Township 6 South Range 12 East, St. Tammany Parish, Louisiana run South 89 degrees 30 minutes East, 271.92 feet; thence South 44 degrees 49 minutes 52 seconds East, 1396.28 feet; thence South 44 degrees 49 minutes 52 seconds East, 573.01 feet to the Point of Beginning.

From the Point of Beginning run North 39 degrees 52 minutes 22 seconds East, 200.89 feet to a point; thence South 52 degrees 08 minutes 57 seconds East, 336.71 feet to a point; thence South 20 degrees 42 minutes 16 seconds East, 50.00 feet to a point on the Northerly Right-of-way of La. Hwy. 21; thence run along said Right-of-way South 39 degrees 52 minutes 22 seconds West, 223.45 feet to a point; thence leaving said Right-of way North 44 degrees 49 minutes 52 seconds West, 381.68 feet back to the Point of Beginning.

This tract contains 1.95 Acres as per map prepared by this firm dated August 7, 2020

Case No.: 2020-2018-ZC

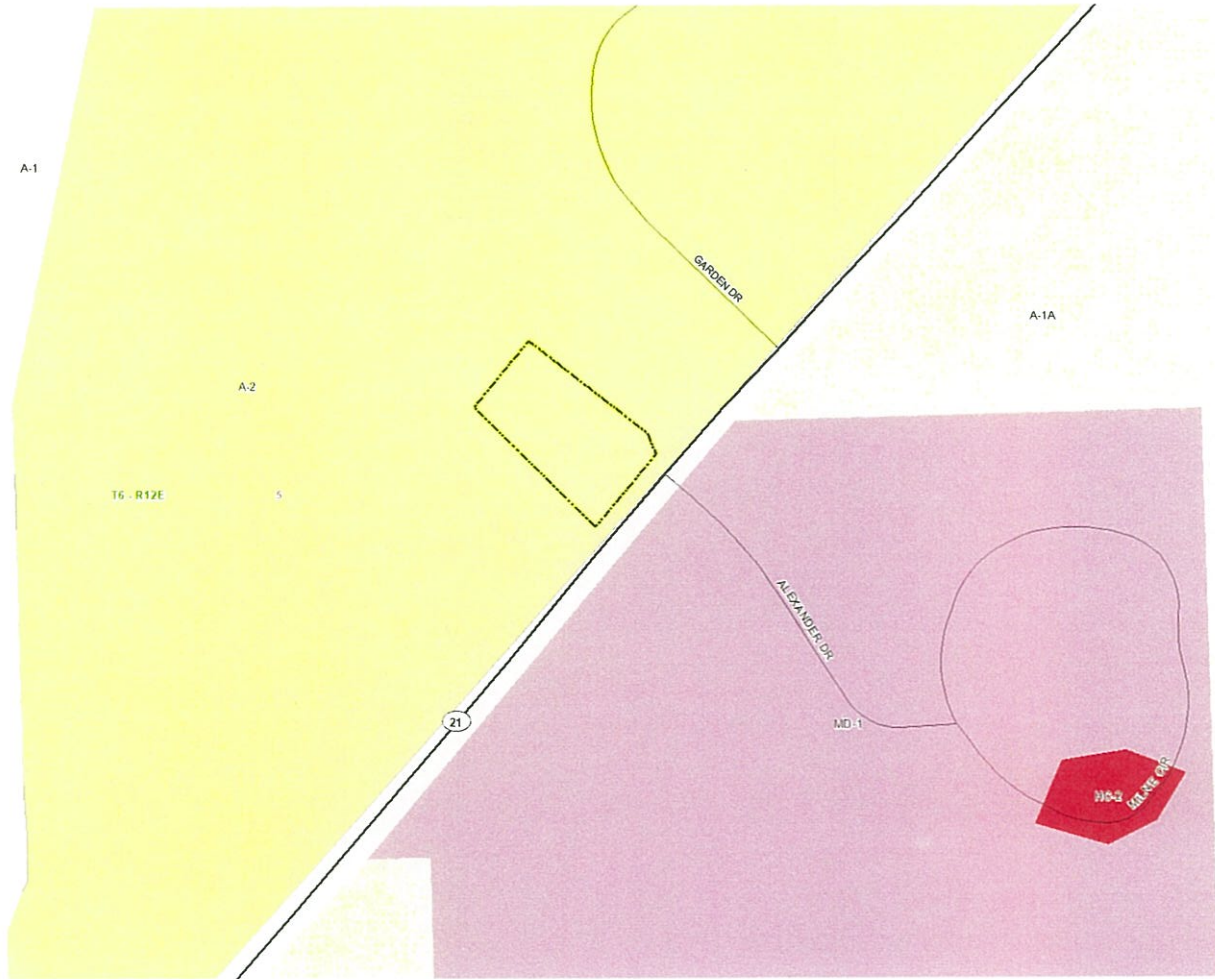
PETITIONER: Brandi Ancar

OWNER: First Baptist Church

REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to NC-2 Indoor Retail and Service District

LOCATION: Parcel located on the north side of Louisiana Highway 21, west of Garden Drive; Covington

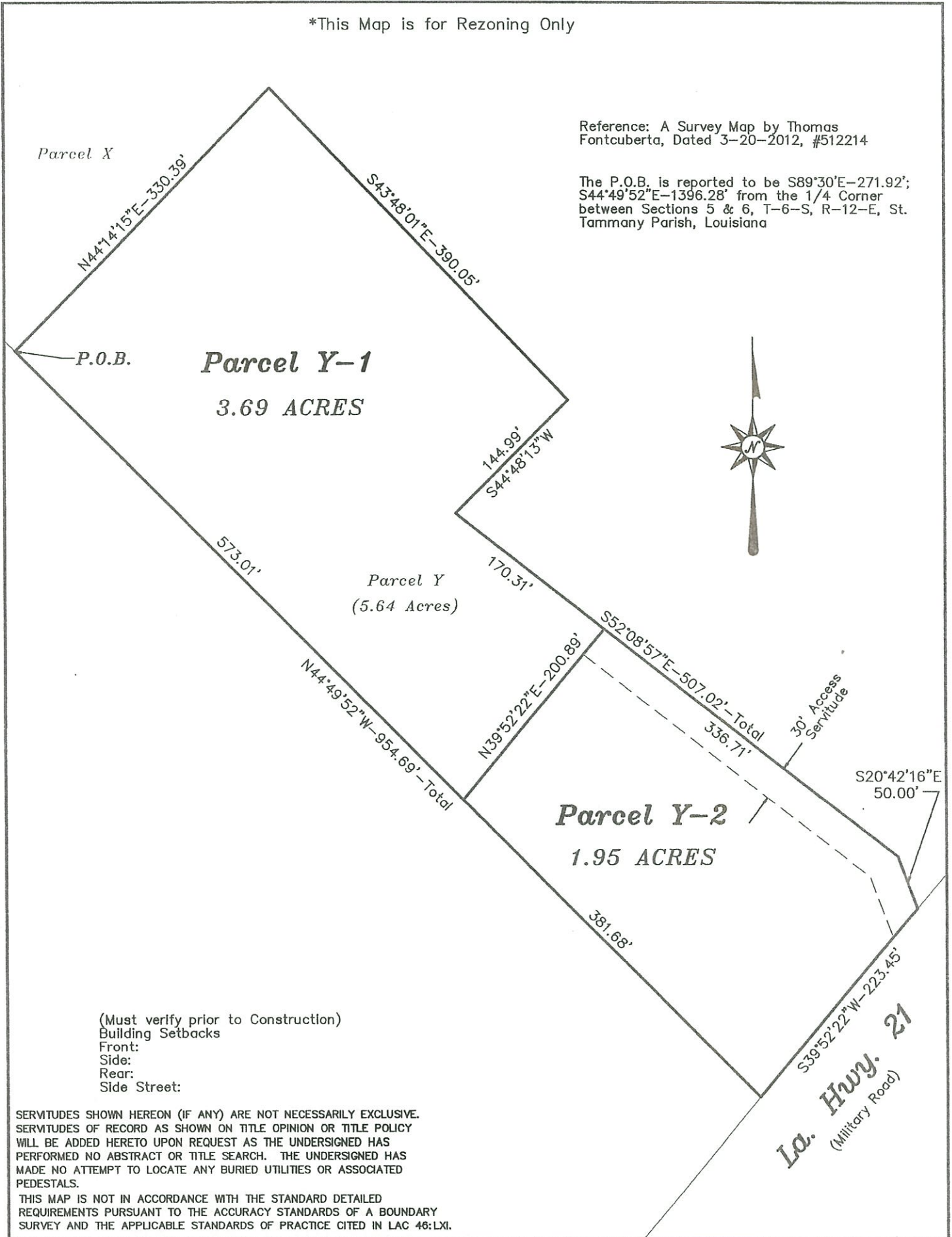
SIZE: 1.95 acres



*This Map is for Rezoning Only

Reference: A Survey Map by Thomas Fontcuberta, Dated 3-20-2012, #512214

The P.O.B. is reported to be S89°30'E-271.92'; S44°49'52"E-1396.28' from the 1/4 Corner between Sections 5 & 6, T-6-S, R-12-E, St. Tammany Parish, Louisiana



(Must verify prior to Construction)
 Building Setbacks
 Front:
 Side:
 Rear:
 Side Street:

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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **BRANDI ANCAR**

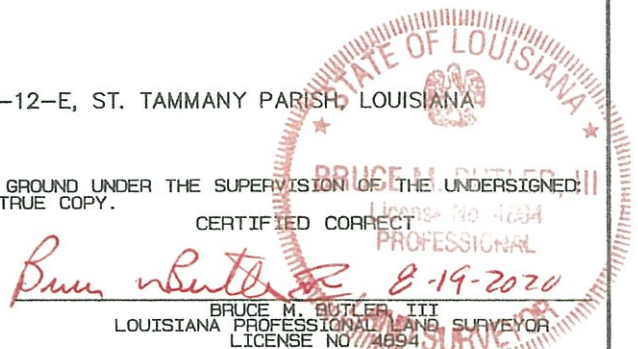
SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 5, T-6-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS NOT 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) 892-6277 office (985) 898-0355 fax
 landsurveyingllc@gmail.com

CERTIFIED CORRECT



BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 110'

DATE: 8-7-2020

NUMBER: 19972



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2018-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Brandi Ancar

OWNER: First Baptist Church

REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to NC-2 Indoor Retail and Service District

LOCATION: Parcel located on the on the north side of Louisiana Highway 21, west of Garden Drive; Covington

SIZE: 1.95 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface:

Condition:

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to NC-2 Indoor Retail and Service District. The site is located on the on the north side of Louisiana Highway 21, west of Garden Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial uses that vary in intensity and form.

The subject site is currently developed with an existing church which fronts along Louisiana Highway 21. The reason for the request is to accommodate a remodel of the existing building for a restaurant without a lounge. The purpose of the NC-2 Retail and Service District is to provide for the location of services in close proximity to residential development with minimal impact. Staff is not opposed to the request as the petitioned site fronts along a State Highway and has traditionally been used to provide neighborhood-scale services to the surrounding area.