

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6554

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 3 DAY OF DECEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH AND SOUTH SIDES OF CODY LANE, WEST OF MILLION DOLLAR ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 37.75 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 6). (2020-2069-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2069-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), RO (Rural Overlay) & MHO (Manufactured Housing Overlay) to an A-1 (Suburban District) & RO (Rural Overlay) to 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), RO (Rural Overlay) & MHO (Manufactured Housing Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 2021 ; 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: NOVEMBER 25 , 2020

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

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

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

## EXHIBIT "A"

### 2020-2069-ZC

All THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in Section 31, Township 5 South, Range 11 East, ST. TAMMANY Parish, Louisiana, and more particularly described as follows, to wit:

From the Section corner common to Sections 31 & 32, Township 5 South, Range 11 East and Section 6, Township 6 South, Range 11 East run South 88 degrees 59 minutes 24 seconds West for a distance of 2492.55 feet to a point;

Thence proceed north along the west ROW of Million Dollar Road for a distance of 3147.15 feet to a point at the intersection of the south ROW line of Cody Lane and the west ROW line of Million Dollar Road. Said point being the Point of Beginning.

Thence proceed North 2 degrees-18-28 West for a distance of 211.494 feet to a point;

Thence proceed North 82 degrees-16-3 West for a distance of 1838.207 feet to a point;

Thence proceed South 89 degrees-45-28 West for a distance of 283.881 feet to a point;

Thence proceed South 0 degrees-1-6 West for a distance of 899.909 feet to a point;

Thence proceed North 89 degrees-1-50 East for a distance of 2137.795 feet to a point;

Thence proceed North 3 degrees-17-3 West for a distance of 406.958 feet to the Point of Beginning.

Said property contains 37.75 Acres.

**Case No.:** 2020-2069-ZC

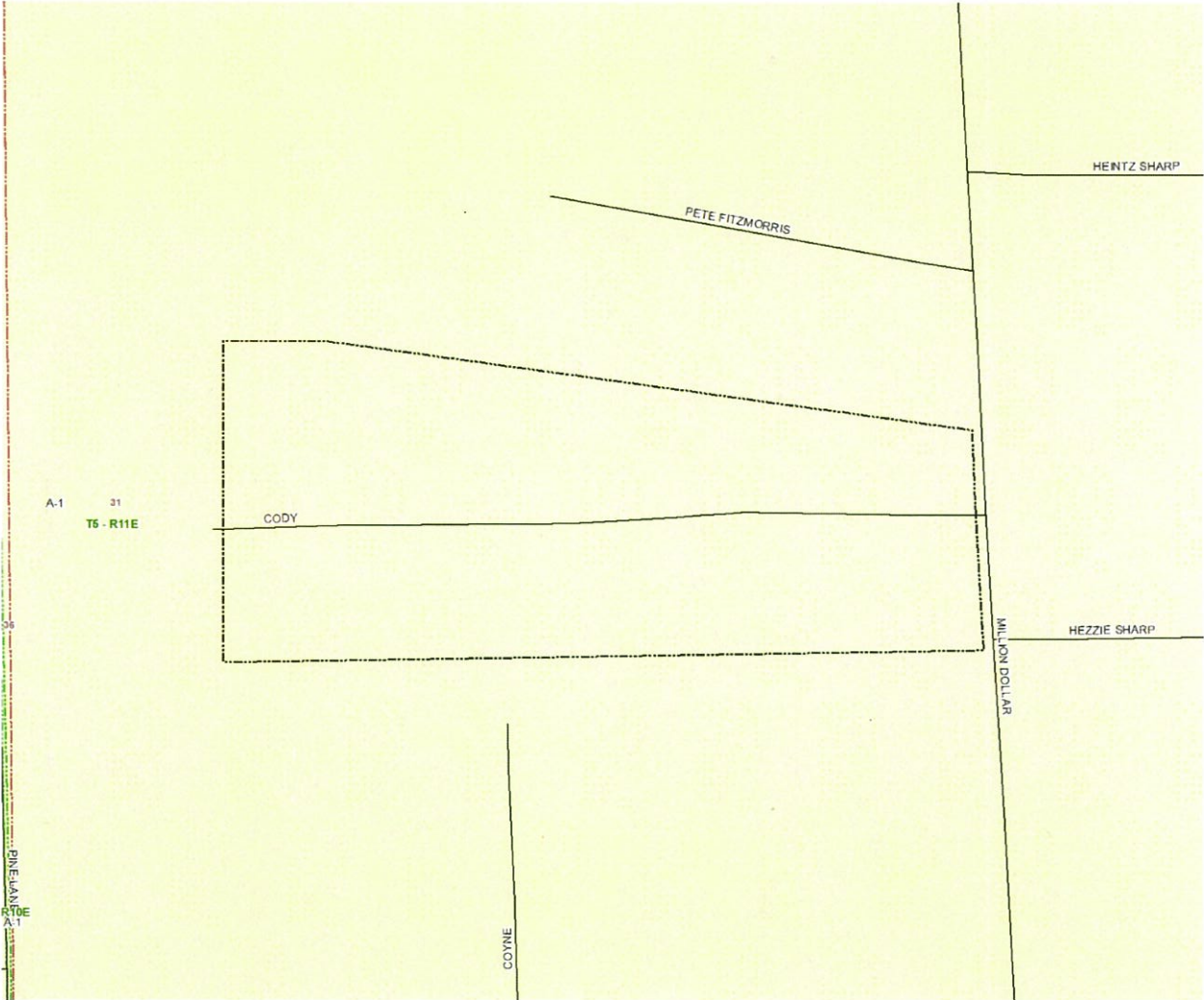
**PETITIONER:** St Tammany Parish Council

**OWNER:** Multiple Owners

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

**LOCATION:** Parcel located on the north and south sides of Cody Lane, west of Million Dollar Road; Covington

**SIZE:** 37.75 acres





37  
A-1

30 A-1  
HONEYSUCKLE ESTATES

A-1A A-1A

HEINTZ SHARP

PETE FITZMORRIS

T5-R11E  
31  
CODY

HEZZIE SHARP

MILLION DOLLAR

A-1

RIVER SIDE

COYNE

PINE LANE

40  
25

36

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 10/30/2020  
**Case No.:** 2020-2069-ZC  
**Posted:** 10/23/2020

**Meeting Date:** November 4, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** St Tammany Parish Council

**OWNER:** Multiple Owners

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

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 1 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-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential and Undeveloped	A-1 Suburban District and RO Rural Overlay
West	Residential and Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**EXISTING LAND USE:**

**Existing development:** Yes

**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, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1 Suburban District and RO Rural Overlay. The site is located on the north and south sides of Cody Lane, west of Million Dollar Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses that preserve the area’s rural character.

The subject site was part of a 1,206-acre area that was rezoned to accommodate the MHO Manufactured Housing Overlay as part of the Parish’s 2010 Comprehensive Rezoning efforts (Council Ordinance 10-2234). However, Cody Lane consists of a majority of single-family residences and the addition of manufactured homes is inconsistent with the neighborhood’s existing uses. As such, staff is not opposed to the request to remove the MHO Manufactured Housing Overlay designation along all sides of Cody Lane.