

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6435

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. CANULETTE

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 WEST SIDE OF LOUISIANA HIGHWAY 1129, NORTH OF LOUISIANA HIGHWAY 40, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 11.024 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT) (WARD 2, DISTRICT 2). (2020-1846-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1846-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-1A (Suburban District) to an ED-1 (Primary Education 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 ED-1 (Primary Education 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-1A (Suburban District) to an ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

### 2020-1846-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

From the section corner common to Sections 26, 27, 34 and 35 of Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, thence go North 01 degrees 50 minutes 00 seconds West a distance of 929 feet to an iron serving as the Point of Beginning.

From the Point of Beginning, thence go South 89 degrees 19 minutes 56 seconds West a distance of 660.0 feet to an iron; thence go North 55 degrees 22 minutes 09 seconds West a distance of 253.63 feet to an iron; thence go North 00 degrees 29 minutes 40 seconds West a distance of 931.09 feet to an iron; thence go North 89 degrees 27 minutes 47 seconds East a distance of 863.47 feet to an iron; thence go South 00 degrees 42 minutes 28 seconds East along the westerly boundary of La. Hwy. 40 (Lee Road) a distance of 1075.67 feet back to the Point of Beginning.

This tract consists of 21.042 acres (10.018 Acre Parcel and 11.024 Acre Parcel).

Being the property owned by St. Tammany Parish School Board and more fully shown on the survey of McLin Taylor, Inc. dated November 21 2019.

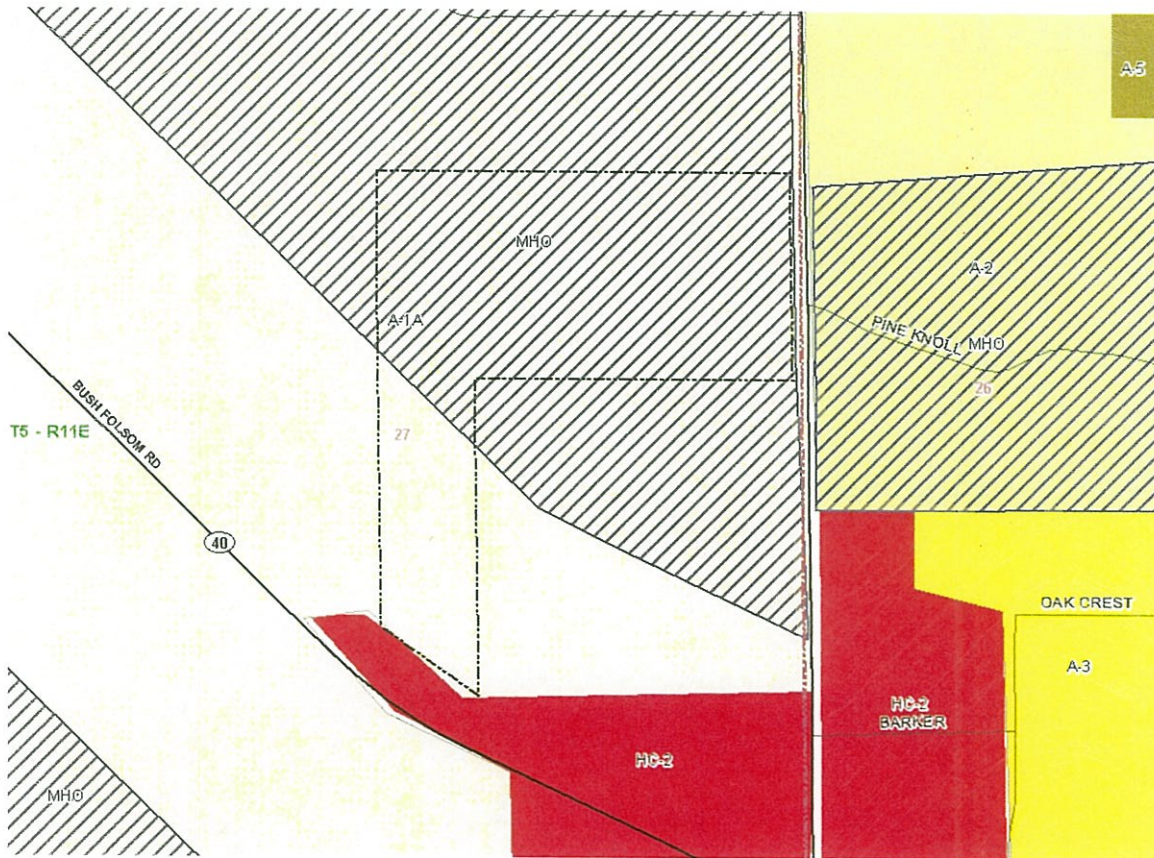
Case No.: 2020-1846-ZC

PETITIONER: St Tammany Parish Council

OWNER: St Tammany Parish School Board

REQUESTED CHANGE: From A-1A Suburban District to ED-1 Primary Education District

SIZE: 11.024 acres



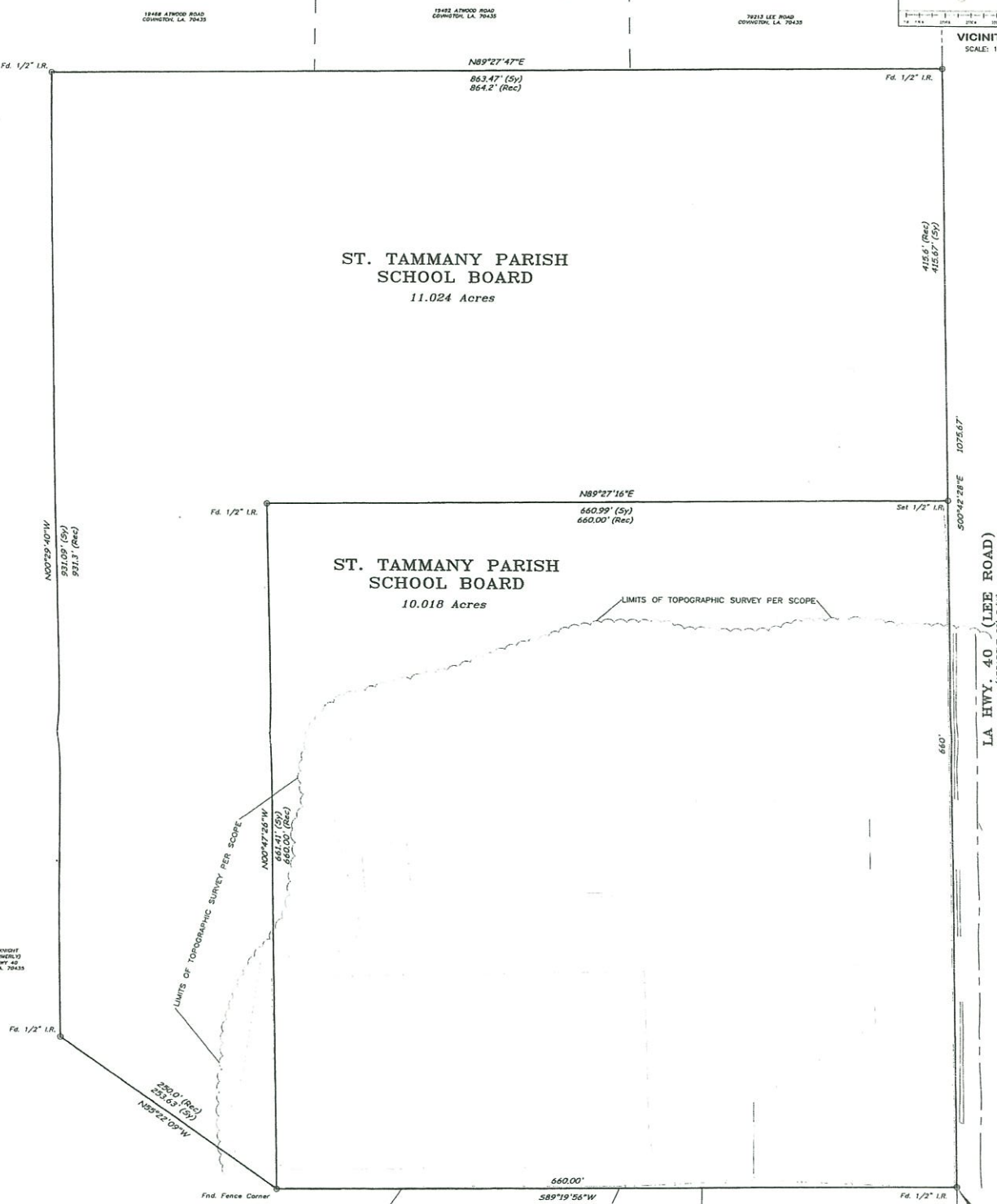
BASE BEARING: GPS - C46NET - RTN (LOUISIANA SOUTH ZONE - NAD 83)  
 VERTICAL DATUM: BASED ON GPS - C46NET - RTN, MVD 1988

DRAWN BY:	FLV
CHECKED BY:	ADP
TECHNOLOGIST:	FLV
CHECKED BY:	

- REFERENCE:
- 1) PLAN OF SURVEY OF PROPERTY OF ST. TAMMANY PARISH SCHOOL BOARD BY C.R. SCHULTZ, DATED FEBRUARY 1, 1940.
  - 2) PLAN OF SURVEY OF PROPERTY OF ST. TAMMANY PARISH SCHOOL BOARD BY GERALD FUSSELL, DATED NOVEMBER 28, 1973, REVISED APRIL 18, 1975.
  - 3) TOPOGRAPHIC SURVEY OF A PORTION OF LEE ROAD JUNIOR HIGH SCHOOL, BY KREBS, LESALLE, LAMIEUX, CONGALANTS, INC., DATED MAY 27, 2008, REVISED 8/25/2008, (FURNISHED BY ST. TAMMANY PARISH PUBLIC SCHOOLS)
  - 4) MAP SHOWING TOPOGRAPHIC SURVEY OF A PORTION OF LEE ROAD JUNIOR HIGH SCHOOL, BY MCLIN TAYLOR, INC. DATED 11/21/2019



A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.



ROSEMARY ANSOULT  
 (NOW OR FORMERLY)  
 15581 LA HWY 40  
 COVINGTON, LA 70438

LEE RD. FAMILY PHARMACY  
 (NOW OR FORMERLY)  
 12705 LA HWY 40  
 COVINGTON, LA 70435

WALNE A. COUGRINEL, SR.  
 (NOW OR FORMERLY)  
 19717 LA HWY 40  
 COVINGTON, LA 70435

SERVICE WEATS  
 (NOW OR FORMERLY)  
 7982 LA HWY 40  
 COVINGTON, LA 70435

P.O.B.  
 MAIL BOX  
 No. 4575-583.289  
 Tel. 758.636.463

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
 ST. TAMMANY PARISH PUBLIC SCHOOLS

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

2020-1846-ZC

MAP SHOWING BOUNDARY SURVEY  
 OF  
 LEE ROAD JUNIOR HIGH SCHOOL  
 79131 HWY. 40 (LEE ROAD)  
 COVINGTON, LA 70435  
 LOCATED IN SECTION 27, T 5 S - R 11 E  
 GREENSBURG LAND DISTRICT  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 ST TAMMANY PARISH PUBLIC SCHOOLS

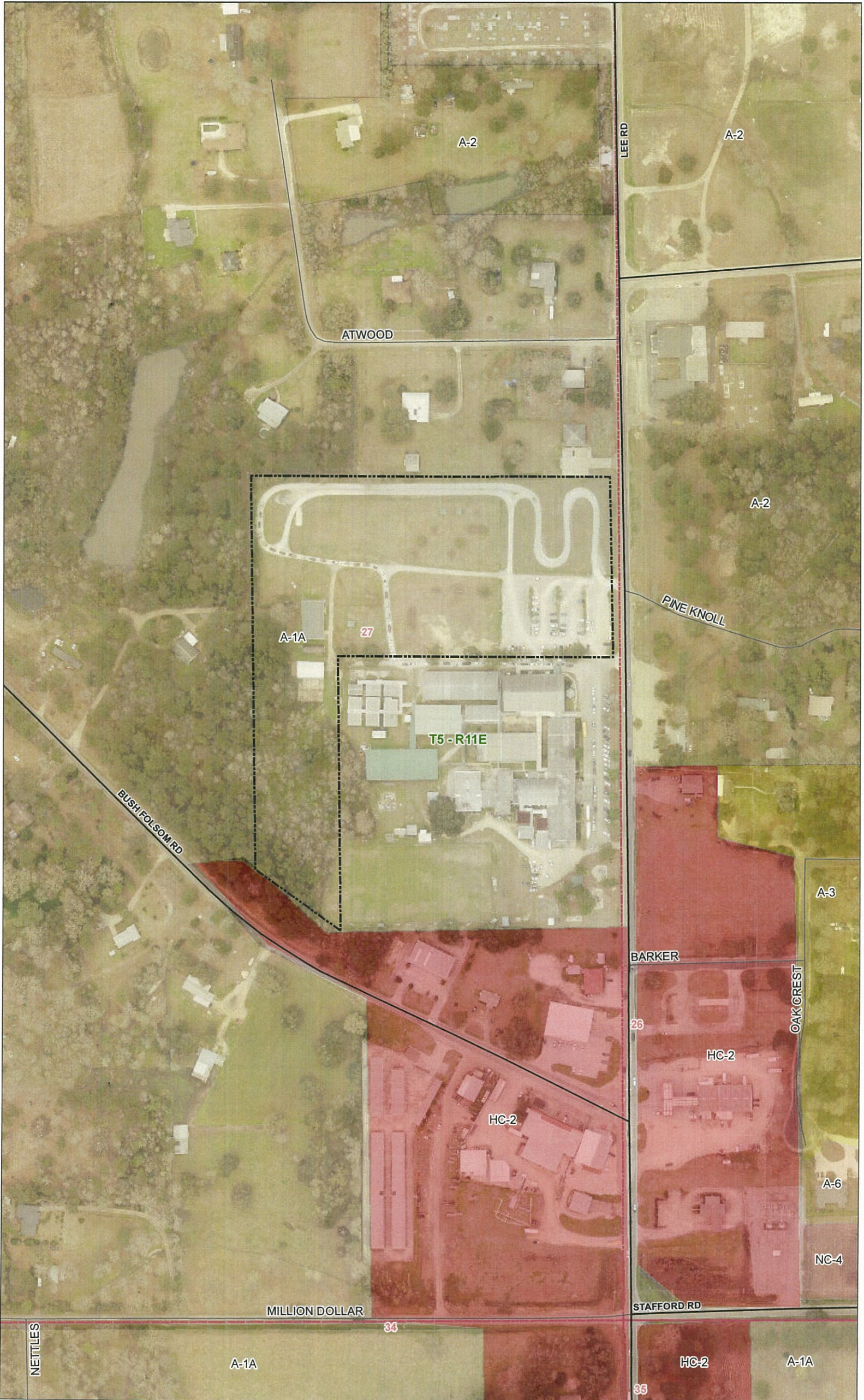
CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY. RECORD PLATS AND/OR DESCRIPTIONS, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TITLE NO. CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

LESTER A. MCLIN, JR.  
 PROFESSIONAL LAND SURVEYOR  
 REG. # 4470  
 MCLIN TAYLOR, INC.

11/21/2019  
 DATE



MclIn Taylor, Inc.  
 Engineering and Land Surveying  
 58205 FRONT ROAD | LIVINGSTON, LA 70364 | (225)868-1444



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** 6/15/2020

**Case No.:** 2020-1846-ZC

**Posted:** 4/20/2020  
6/9/2020

**Meeting Date:** June 24, 2020

**Determination:** Approved

**Postponed:** May 6, 2020

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#### GENERAL INFORMATION

**PETITIONER:** St Tammany Parish Council

**OWNER:** St Tammany Parish School Board

**REQUESTED CHANGE:** From A-1A Suburban District to ED-1 Primary Education District

**LOCATION:** Parcel located on the west side of Louisiana Highway 1129, north of Louisiana Highway 40, Covington

**SIZE:** 11.024 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 2 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-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Educational	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential and Undeveloped	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential and Undeveloped	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

##### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** Yes

##### COMPREHENSIVE PLAN:

**Institutional** - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to ED-1 Primary Education District. The site is located on the west side of Louisiana Highway 1129, north of Louisiana Highway 40, Covington. The 2025 Future Land Use Plan designates the site to be developed with institutional uses such as churches, schools, or community centers.

The subject site is part of the existing Lee Road Junior High School development site. The 11.024 acre property consists of a parking lot and a recreational building which are used in conjunction with the school and undeveloped land. The request for the ED-1 Primary Education District will allow for the existing uses on the site to come into compliance, and will also accommodate future expansion for the school. As such, staff recommends approval of the request.