

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6426

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING 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 SOUTH SIDE OF GALATAS ROAD, EAST OF C S OWENS ROAD AND WEST OF LOUISIANA HIGHWAY 1077, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.33 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT) (WARD 2, DISTRICT 2). (2020-1894-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1894-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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

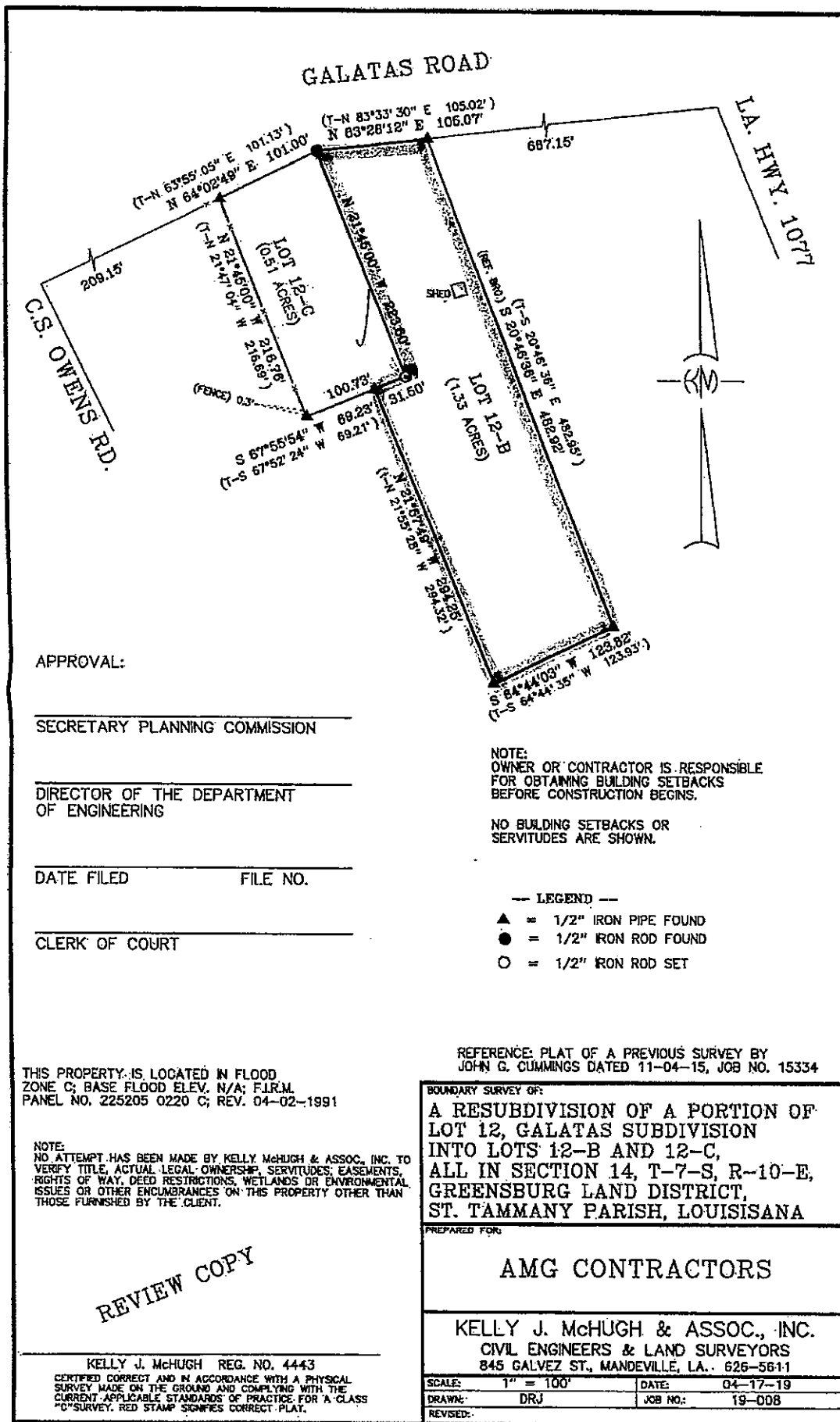
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____





**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 6/29/2020
Case No.: 2020-1894-ZC
Posted: 6/26/2020

Meeting Date: July 7, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen
OWNER: St Tammany Parish School Board – Cameron Tipton
REQUESTED CHANGE: From A-3 Suburban District to ED-1 Primary Education District
LOCATION: Parcel located on the south side of Galatas Road, east of C S Owens Road and west of Louisiana Highway 1077, Covington
SIZE: 1.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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 and Undeveloped	A-2 Suburban District
South	Educational	ED-1 Primary Education District
East	Residential and Undeveloped	A-2 Suburban District
West	Residential and Undeveloped	A-2 Suburban District and A-3 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 classification from A-3 Suburban District to ED-1 Primary Education District. The site is located on the south side of Galatas Road, east of C S Owens Road and west of Louisiana Highway 1077, Covington. The 2025 Future Land Use Plan designates the site to be used for residential uses that vary in site design and structure.

The subject site is adjacent to the existing Madisonville Elementary School to the south, residential uses to the west and north, and undeveloped land to the east. The purpose of the ED-1 Primary Education District is to provide for the location of public or private schools. Staff is not completely opposed to the request; however, there is a concern due to the existing surrounding zoning and land uses around the site. While schools are appropriate uses adjacent to residential neighborhoods, the extension of the ED-1 zoning designation into the middle of an existing residential block will increase the intensity of allowable uses and break up the neighborhood pattern.