

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6461

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF SEPTEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LOUISIANA HIGHWAY 1081, EAST OF LOUISIANA HIGHWAY 40; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .93 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-A-5 (TWO-FAMILY RESIDENTIAL DISTRICT) (WARD 2, DISTRICT 2). (2020-1924-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1924-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 NC-4 (Neighborhood Institutional District) to an A-5 (Two-Family Residential 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 A-5 (Two-Family Residential 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 NC-4 (Neighborhood Institutional District) to an A-5 (Two-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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 26 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT A

2020-1924-ZC

Lot 7A, Barker's Corner Estates; Section 26, Township 5 South, Range 11 East, St Tammany Parish
Louisiana

Case No.: 2020-1924-ZC

PETITIONER: Mary Spell

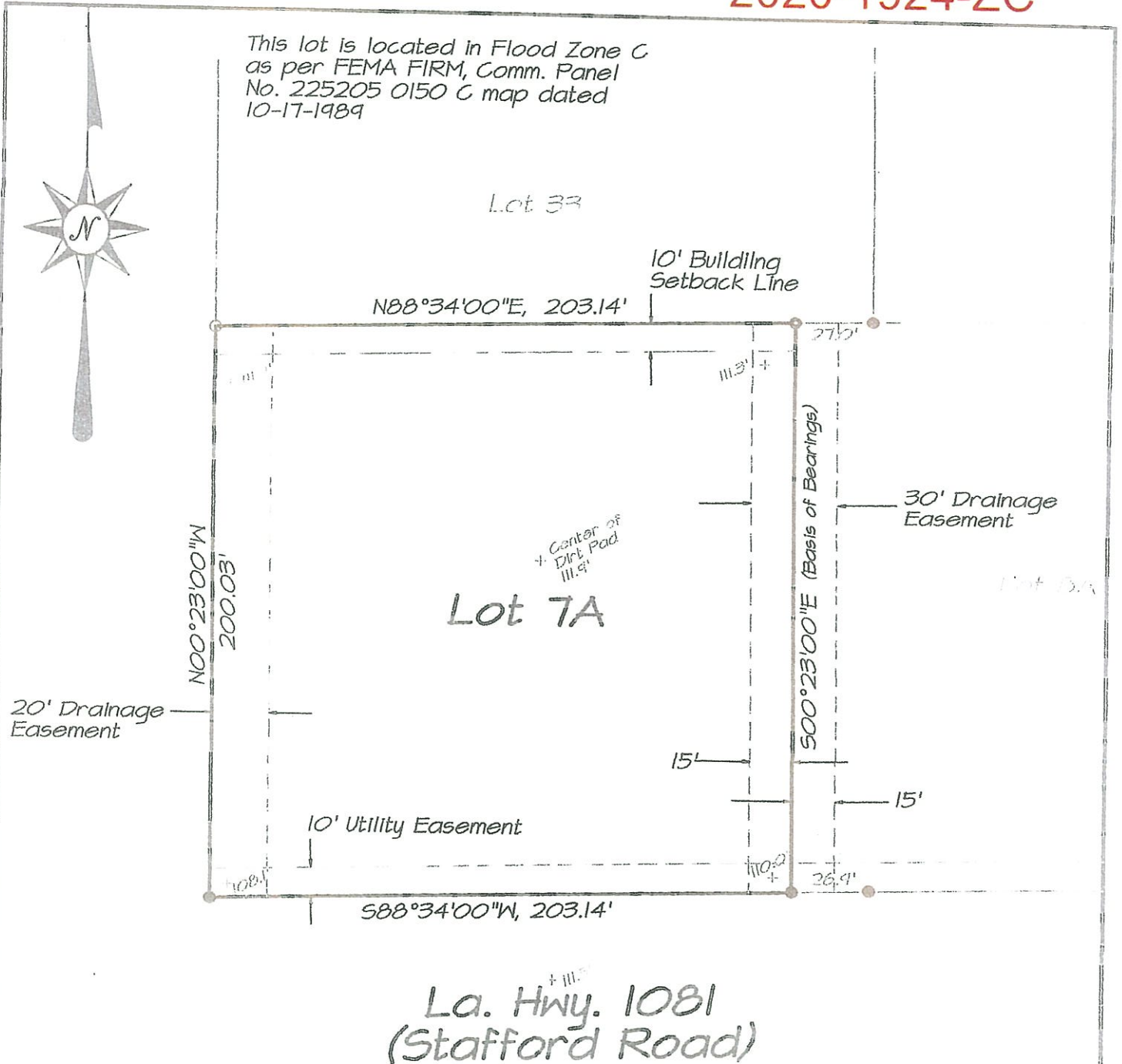
OWNER: Spell Holdings, LLC

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District

LOCATION: Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington

SIZE: .93 acres





Elevations refer to NAVD 88

Reference Survey:
 Survey prepared by Land Surveying, Inc. dated July 22, 2003 Survey No. 10196 filed in Clerk of Court office Map File No. 3039C (Basis of Bearings)

Legend:
 ○ 1/2" Rebar Set
 ● 1/2" Rebar Found
 + Elevation

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 IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Building Setback Lines:
 Front - 10'
 Side - 0'
 Rear - 10'
 Building setback lines should be determined by owner or contractor prior to any construction

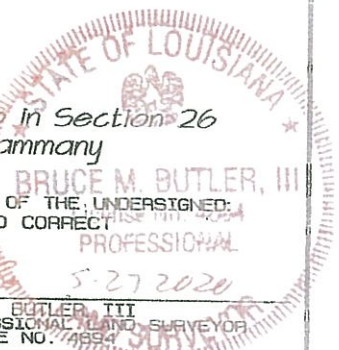
MAP PREPARED FOR **Spell Holdings, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Lot 7A Barker's Corner Estates, also in Section 26 Township 5 South Range 11 East, St. Tammany Parish, Louisiana**

THIS MAP IS 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 email



SCALE: 1" = 50'

DATE: 5-12-2020

NUMBER: 19854



OAK CREST

A-1A

BARKER

A-3

26

HC-2

HC-2

BUSH FOLSOM RD

27

A-6

A-5

NC-4

NC-4

STAFFORD RD

T5-R11E

MILLION DOLLAR

34

LEE RD

HC-2

A-1A

35

A W GALLOWAY

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1924-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mary Spell
OWNER: Spell Holdings, LLC
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District
LOCATION: Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington
SIZE: .93 acres

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	Commercial	A-6 Multi-Family Residential District
South	Residential and Undeveloped	A-1A Suburban Residential and MHO Manufactured Housing Overlay
East	Undeveloped	A-5 Suburban District
West	Commercial and Undeveloped	HC-2 Highway Commercial 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.

and

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 of a .93 acre tract of land from NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District. The site is located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and commercial uses that vary in site design and density.

The request to rezone a .93-acre parcel from NC-4 to A-5 is to accommodate a two-family dwelling development. The subject site is adjacent to property that was rezoned to A-6 Multi-Family Residential District to the north, property that was rezoned A-5 Two-Family Residential District to the east, and commercially zoned property to the west. A change in zoning would allow the area to continue to develop to accommodate a greater density of residential uses that are appropriately located adjacent to commercial development, and along existing arterial roads. Staff is not opposed to the request as the A-5 Two-Family Residential District is compatible with the surrounding area.