ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6459</u>	ORDINANCE COUNCIL SERIES NO:		
COUNCIL SPONSOR: <u>LORINO/COOPER</u>	PROVIDED BY: PLANNING DEVELOPMENT		
INTRODUCED BY:	SECONDED BY:		
ON THE $\underline{3}$ DAY OF <u>SEPTEMBER</u> , $\underline{2020}$			
AN ORDINANCE AMENDING OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE WES SOUTH OF GOTTSCHALK ROA PROPERTY COMPRISES A TOTA OR LESS, FROM ITS PRESENT TO AN A-2 (SUBURBAN DIST (2020-1918-ZC)	A, TO RECLASSIFY A CERTAIN ST SIDE OF HENDERSON ROAD, AD; COVINGTON AND WHICH AL OF 1 ACRES OF LAND MORE T A-1 (SUBURBAN DISTRICT)		
law, Case No. 2020-1918-ZC, has recommended to	ish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany Louisiana, ed area be changed from its present A-1 (Suburban A" for complete boundaries; and		
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;		
·	has found it necessary for the purpose of protecting gnate the above described property as A-2 (Suburban		
THE PARISH OF ST. TAMMANY HEREBY C	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) to an A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.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	me effective fifteen (15) days after adoption.		
MOVED FOR ADOPTION BY:	SECONDED BY:		
WHEREUPON THIS ORDINANCE WAS SUE FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE		
YEAS:			
NAYS:			
ABSTAIN:			

ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF <u>OCTOBER</u> , 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: <u>AUGUST 26</u> , <u>2020</u>
Published Adoption:, <u>2020</u>
Delivered to Parish President:, 2020 at
Returned to Council Clerk: , 2020 at

EXHIBIT A

2020-1918-ZC

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, and more particularly described as from the Quarter Section corner of Section 7 and 18, Township 6 South, Range 10 East, St. Tammany Parish, travel South 89 degrees 45 minutes 00 seconds West 330.00 feet to a point, thence travel South 00 degrees 22 minutes 00 seconds West 924.00 feet to a point, the point of beginning, said point being the centerline of Henderson Road. Thence travel South 00 degrees 22 minutes 00 seconds West 132 feet to a point, thence travel South 89 degrees 45 minutes 00 seconds West 330.00 feet to a point; thence travel North 00 degrees 22 minutes 00

seconds East 132. 00 feet to a point; thence travel North 89 degrees 45 minutes 00 seconds' East 330. 00 feet to a point, the point of beginning.

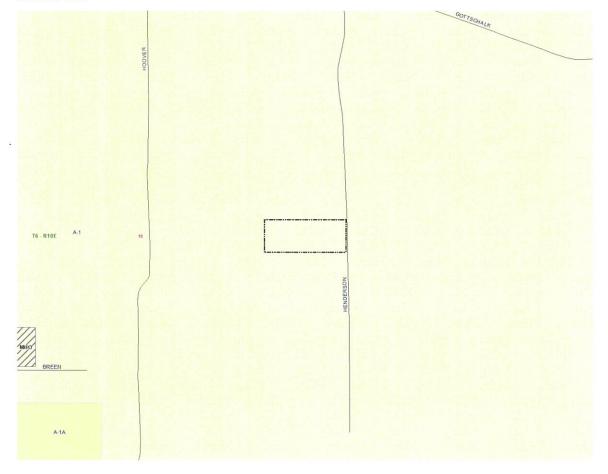
Said property contains 1.0 acres, more or less, all in accordance with survey of Kelly McHugh & Associates, Inc. dated July 6, 2011, attached hereto and made a part hereof.

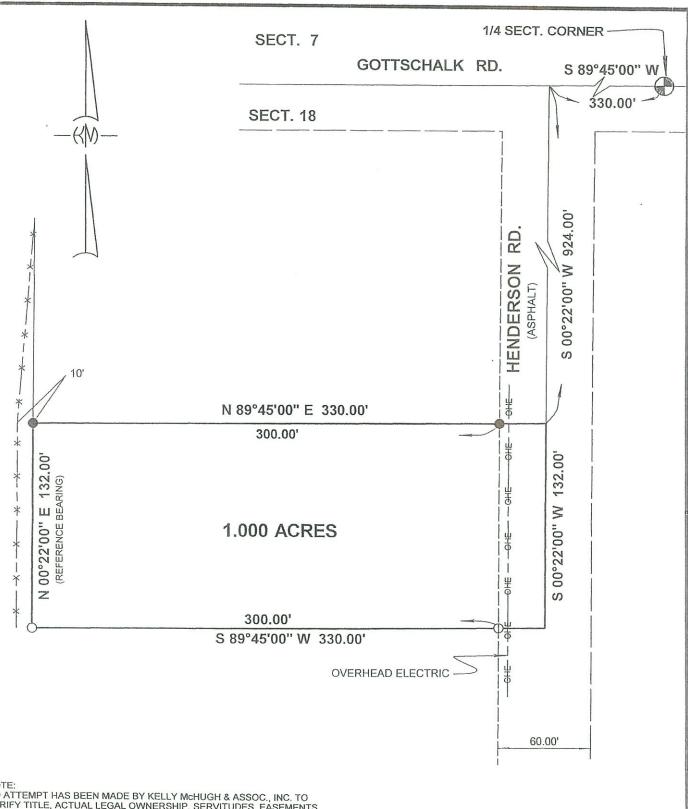
Case No.: 2020-1918-ZC
PETITIONER: Jordan Jarrell
OWNER: Jordan Jarrell

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington

SIZE: 1 acre





NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT

-- LEGEND --

= 1/2" IRON ROD FOUND

O = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0125 C; REV. 10-17-1989

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACTA

ISELLY J. McHUGH REG. NO. 4443
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C"SURVEY RED STAMP SIGNIFIES CORRECT PLAT.

2020-1918-7C

REFERENCE: SURVEY BY THIS FIRM DATED 7-14-98, JOB NO. 98-210.

NO SETBACKS OR SERVITUDES SHOWN

BOUNDARY SURVEY OF:

1.000 ACRES SECTION 18, T-6-S, R-10-E ST. TAMMANY PARISH, LA.

PREPARED FOR:

JORDAN JARREL

KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 60'	DATE:	07/06/2011
DRAWN:	R.F.D.	JOB NO.:	11-131
DEVICED.			

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2020Meeting Date: August 4, 2020Case No.: 2020-1918-ZCDetermination: Approved

Posted: July 25, 2020

GENERAL INFORMATION

PETITIONER: Jordan Jarrell
OWNER: Jordan Jarrell

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington

SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 1 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

DirectionSurrounding UseSurrounding ZoneNorthResidentialA-1 Suburban DistrictSouthUndevelopedA-1 Suburban DistrictEastResidentialA-1 Suburban DistrictWestUndevelopedA-1 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-1 Suburban District to A-2 Suburban District. The site is located on the west side of Henderson Road, south of Gottschalk Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The applicant is requesting to rezone a one-acre tract of land from A-1 Suburban District, which allows 1 dwelling unit every 5 acres to A-2 Suburban District, which allows 1 dwelling every acre. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density than what is currently permitted in the area. As such, staff is not in favor of the request.