

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6459

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 WEST SIDE OF HENDERSON ROAD, SOUTH OF GOTTSCHALK ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 1, DISTRICT 3). (2020-1918-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1918-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) to an A-2 (Suburban 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 A-2 (Suburban 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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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

2020-1918-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



SECT. 7

1/4 SECT. CORNER

GOTTSCHALK RD.

S 89°45'00" W

330.00'

SECT. 18

HENDERSON RD.
(ASPHALT)

S 00°22'00" W 924.00'

N 89°45'00" E 330.00'

300.00'

1.000 ACRES

N 00°22'00" E 132.00'
(REFERENCE BEARING)

10'

300.00'

S 89°45'00" W 330.00'

S 00°22'00" W 132.00'

OVERHEAD ELECTRIC

60.00'

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
- = 1/2" IRON ROD SET

2020-1918-ZC

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

NO SETBACKS OR SERVITUDES SHOWN

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

BOUNDARY SURVEY OF:

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

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 ABSTRACT.

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

REVISED:

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.

A-2

7

GOTTSCHALK

A-1

18

T6 - R10E

HENDERSON



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1918-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved

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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-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.