ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6552</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{3}$ DAY OF <u>DECEMBER</u> , $\underline{2020}$	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED AT THE COVINGTON AND WHICH PRO 9.21 ACRES OF LAND MORE OF	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN END OF OAK HILL DRIVE, PERTY COMPRISES A TOTAL OF R LESS, FROM ITS PRESENT A-1 N A-1A (SUBURBAN DISTRICT). 048-ZC)
law, Case No. 2020-2048-ZC, has recommended to	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany Louisiana, ted area be changed from its present A-1 (Suburban t "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 ignate the above described property as present A-1A
THE PARISH OF ST. TAMMANY HEREBY (ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the a present A-1 (Suburban District) to an A-1A (Suburban District)	bove described property is hereby changed from its ban District).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinance	s in conflict herewith are hereby repealed.
· ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUIFOLLOWING:	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 $\frac{7}{2}$ DAY OF $\frac{1}{2}$ DAY OF $\frac{1}{2}$ 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: NOVEMBER 25 , 2020
Published Adoption:, <u>2020</u>
Delivered to Parish President:, 2020 at
Returned to Council Clerk:, 2020 at

EXHIBIT "A"

2020-2048-ZC

Located in Section 33 Township 5 South Range 11 East, St. Tammany Parish Louisiana.

From the Section Corner common to Sections 33 and 34 Township 5 South Range 11 East and Section 4 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 54 minutes 46 seconds West, 44.63 feet; thence South 89 degrees 38 minutes 51 seconds West, 674.30 feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 38 minutes 51 seconds West, 333.86 feet to a point; thence North 01 degrees 18 minutes 23 seconds West, 274.23 feet to a point; thence South 89 degrees 41 minutes 35 seconds West, 710.24 feet to a point; thence North 01 degrees 18 minutes 23 seconds West, 272.09 feet to a point; thence North 89 degrees 41 minutes 35 seconds East, 710.24 feet to a point; thence North 01 degrees 18 minutes 23 Seconds West, 125.49 feet to a point; thence North 86 degrees 17 minutes 31 seconds East, 204.63 feet to a point; thence South 03 degrees 25 minutes 05 seconds East, 104.00 feet to a point; thence South 03 degrees 25 minutes 05 Seconds East, 586.76 feet back to the Point of Beginning.

This tract Contains 9.21 Acres asper survey prepared by this firm dated April 8, 2014

Case No.: 2020-2048-ZC

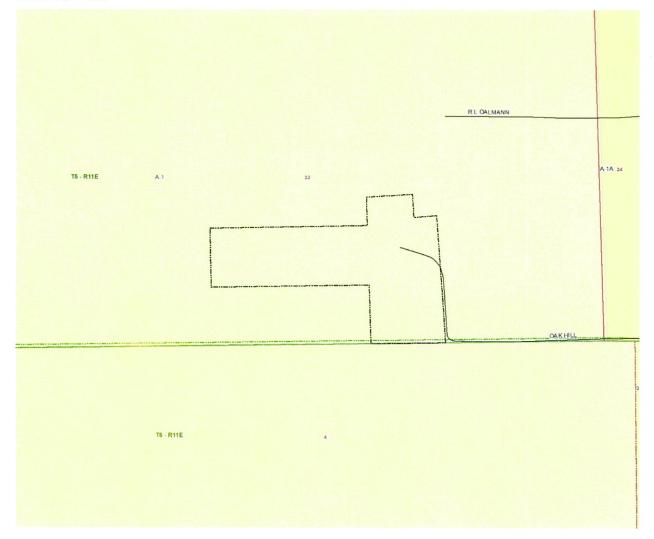
PETITIONER: Thomas Oalmann

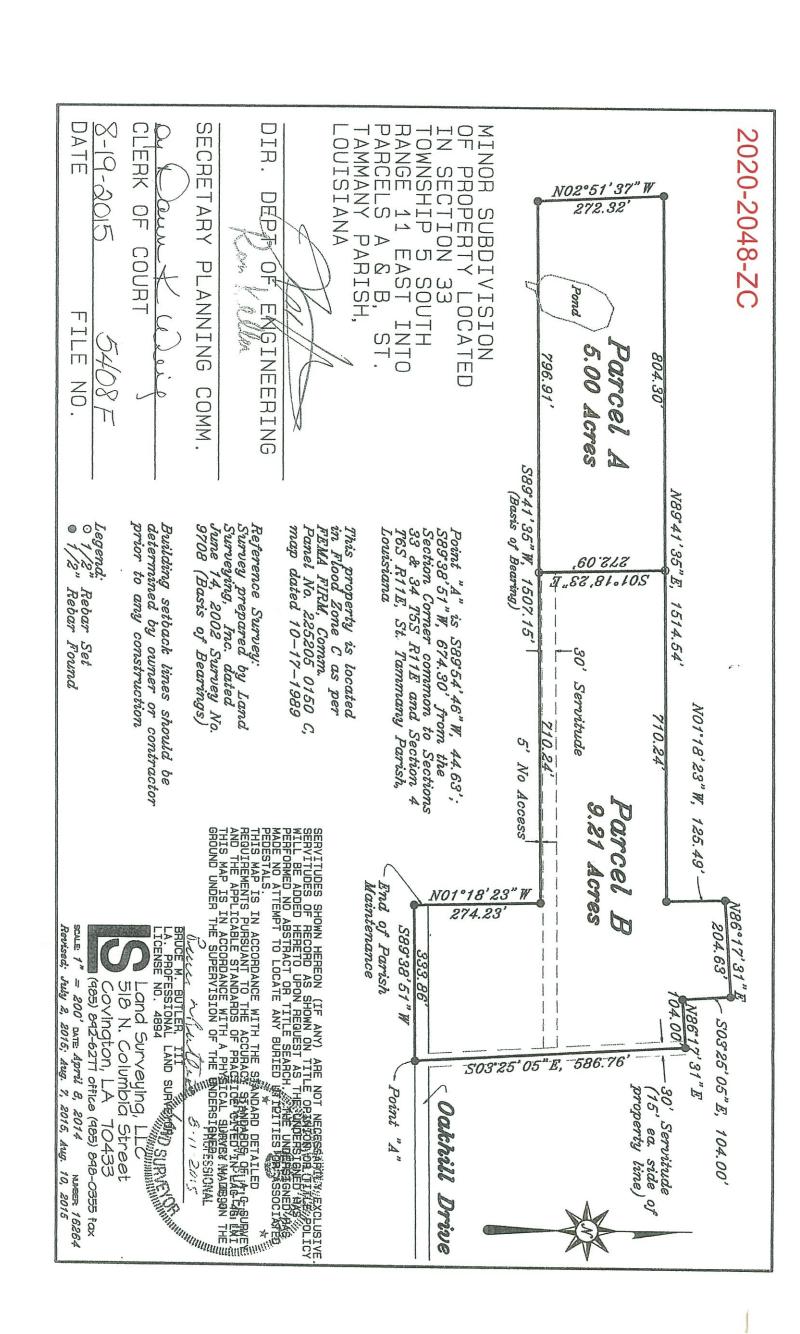
OWNER: Thomas Oalmann

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

LOCATION: Parcel located at the end of Oak Hill Drive, Covington

SIZE: 9.21 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/27/2020 Case No.: 2020-2048-ZC Posted: 10/23/2020

Meeting Date: November 4, 2020

Determination: Approved

GENERAL INFORMATION

PETITIONER: Thomas Oalmann

OWNER: Thomas Oalmann

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

LOCATION: Parcel located at the end of Oak Hill Drive, Covington S33, T5S, R11E, Ward 2, District 2

SIZE: 9.21 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	A-1 Suburban District, MHO Manufactured Home Overlay,
		RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, MHO Manufactured Home Overlay,
		RO Rural Overlay
East	Residential	A-1 Suburban District, MHO Manufactured Home Overlay
		RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses - widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 A Suburban District. The site is located at the end of Oak Hill Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings and agricultural buildings that vary by size or type.

The subject property consists of 9.21 acres and is currently zoned A-1 Suburban District, which allows a density of one unit per every five acres. The applicant is requesting to rezone the property to A-1A Suburban District, which allows a density of one unit per every three acres. The site is flanked on all sides by property that is zoned A-1 and a change in zoning would increase the density of the subject site. As such, staff is not in favor of the request.

The reason for the request is to accommodate a subsequent subdivision of property.