

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6552

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF DECEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF OAK HILL DRIVE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 9.21 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT). (WARD 2, DISTRICT 2). (2020-2048-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2048-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-1A (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 present A-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 2021 ; 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: _____, 2020

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 North 86 degrees 17 minutes 31 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 as per survey prepared by this firm dated April 8, 2014

Case No.: 2020-2048-ZC

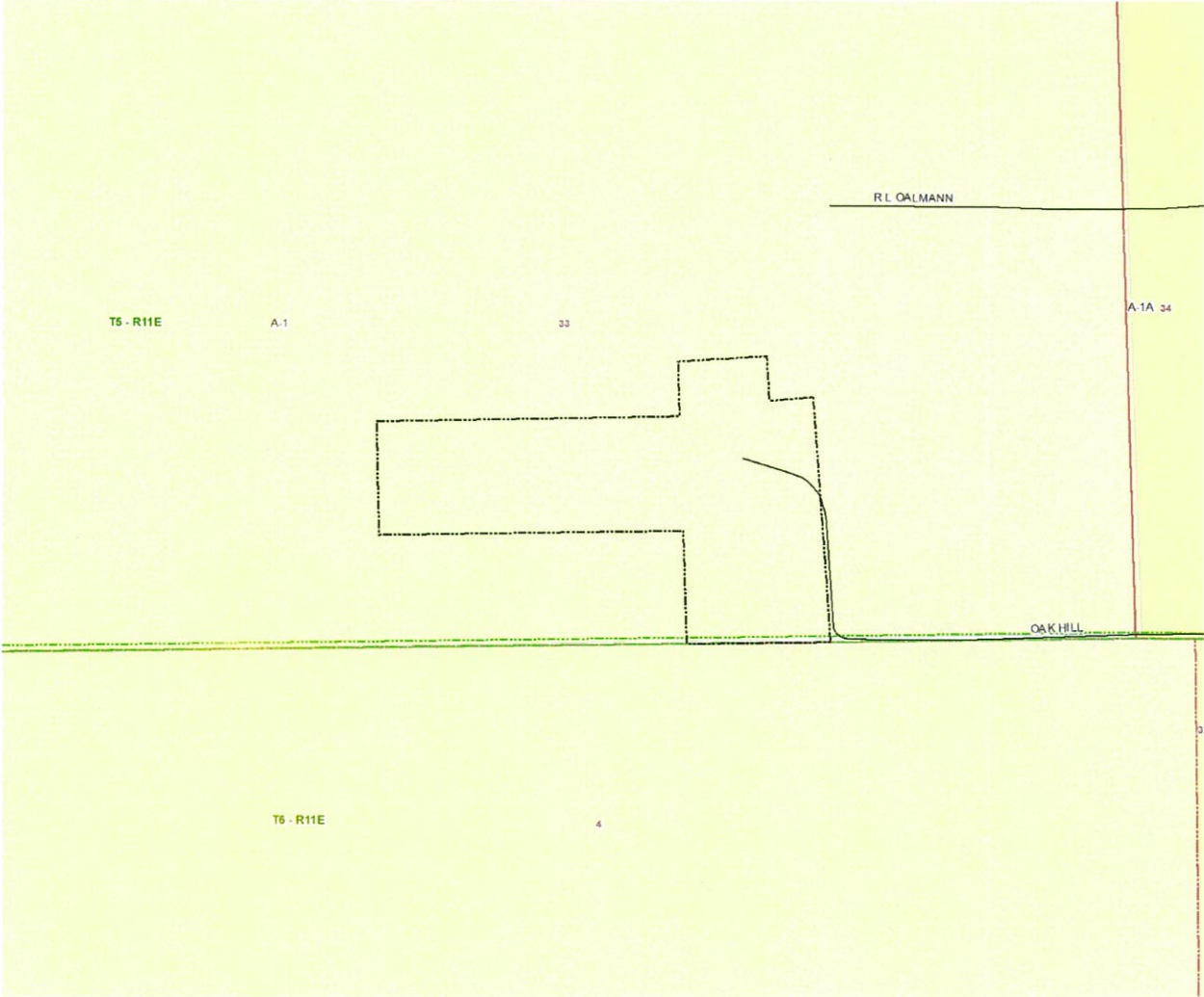
PETITIONER: Thomas Oalman

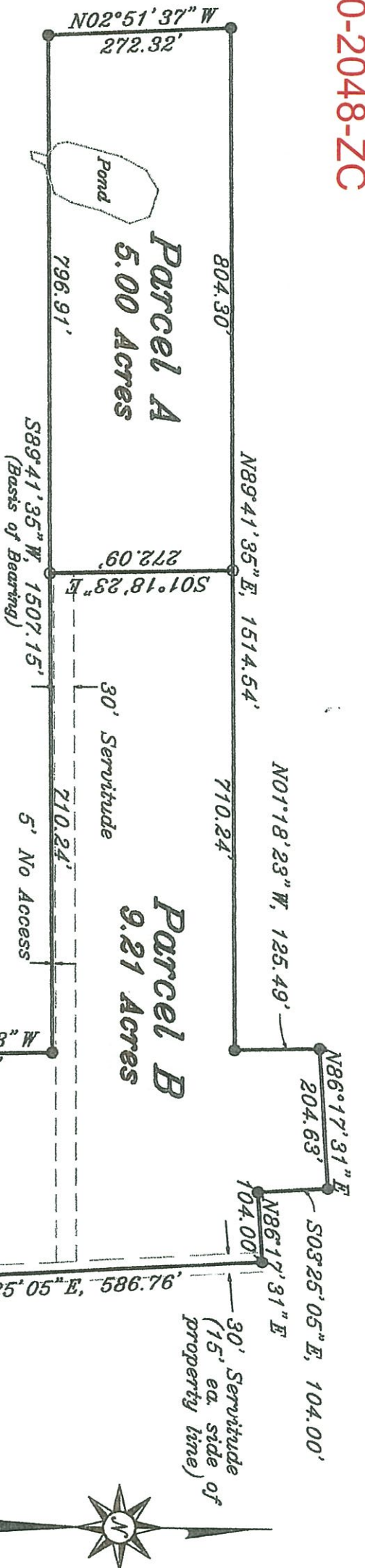
OWNER: Thomas Oalman

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





MINOR SUBDIVISION
OF PROPERTY LOCATED
IN SECTION 33
TOWNSHIP 5 SOUTH
RANGE 11 EAST INTO
PARCELS A & B,
TAMMANY PARISH,
LOUISIANA

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

Clerk of Court

8-19-2015 FILE NO. 5408F

Point "A" is S89°54'46" W, 44.63';
S89°38'51" W, 674.30' from the
Section Corner common to Sections
33 & 34 T5S R11E and Section 4
T6S R11E, St. Tammany Parish,
Louisiana

This property is located
in Flood Zone C as per
FEMA FIRM, Comm.
Panel No. 225205 0150 C,
map dated 10-17-1989

Reference Survey:
Survey prepared by Land
Surveying, Inc. dated
June 14, 2002 Survey No.
9708 (Basis of Bearings)

Building setback lines should be
determined by owner or contractor
prior to any construction

Legend:
1/2" Rebar Set
1/2" Rebar Found

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OR IN RECORD 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 LICENSED
AND THE APPLICABLE STANDARDS OF PRACTICE SET FORTH IN LA-LS-16
THIS MAP IS IN ACCORDANCE WITH THE PHYSICAL SURVEY MAJORON THE
GROUND UNDER THE SUPERVISION OF THE SUPERVISOR OF PROFESSIONAL

BRUCE M. BUTLER, III
LA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433

Scale: 1" = 200' DATE: April 8, 2014 NUMBER: 16264
Revised: July 2, 2015; Aug. 7, 2015; Aug. 10, 2015





34
A-1

T5 -R11E

A-1

33

R L OALMANN

OAK HILL

T6 -R11E

A-1

4

SAVOIE

COIN

A-1

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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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-1A 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.