

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6522 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MS. CAZAUBON SECONDED BY: MR. BINDER
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 ON THE EAST SIDE OF BOYD ROAD, EAST OF TANTELA RANCH ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.83 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 1, DISTRICT 3). (2020-1919-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1919-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF NOVEMBER , 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: OCTOBER 7 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT A

2020-1919-ZC

ONE CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging, located in Section 15, Township 6 South, Range 9 East, in St Tammany Parish, and more fully described as follows:

COMMENCING at the Quarter Corner between Sections 15 and 22, Township 6 South, Range 10 East thence run North 01 degrees 21 minutes 54 seconds East 482.91 feet to a corner being the Point of Beginning; from the Point of Beginning thence continue to run North 01 degrees 21 minutes 54 seconds East 264.00 feet and a corner; thence run East 304.02 feet to the right descending bank of the Tchefuncta River; thence run South 21 degrees 53 minutes 34 seconds East 46.19 feet; thence run South 20 degrees 18 minutes 28 seconds West 75.92 feet; thence run South 15 degrees 22 minutes 36 seconds West 50.24 feet; thence run South 11 degrees 37 minutes 43 seconds East 85.89 feet; thence run South 44 degrees 44 minutes 33 seconds East 24.35 feet to a point; thence run West 322.31 feet back to the Point of Beginning; containing 1.83 acres all as per the survey of Barrilleaux and Associates, Inc. Mark Chemay, Professional Land Surveyor No. 4560, dated the 15th day of March, 2012.

Case No.: 2020-1919-ZC

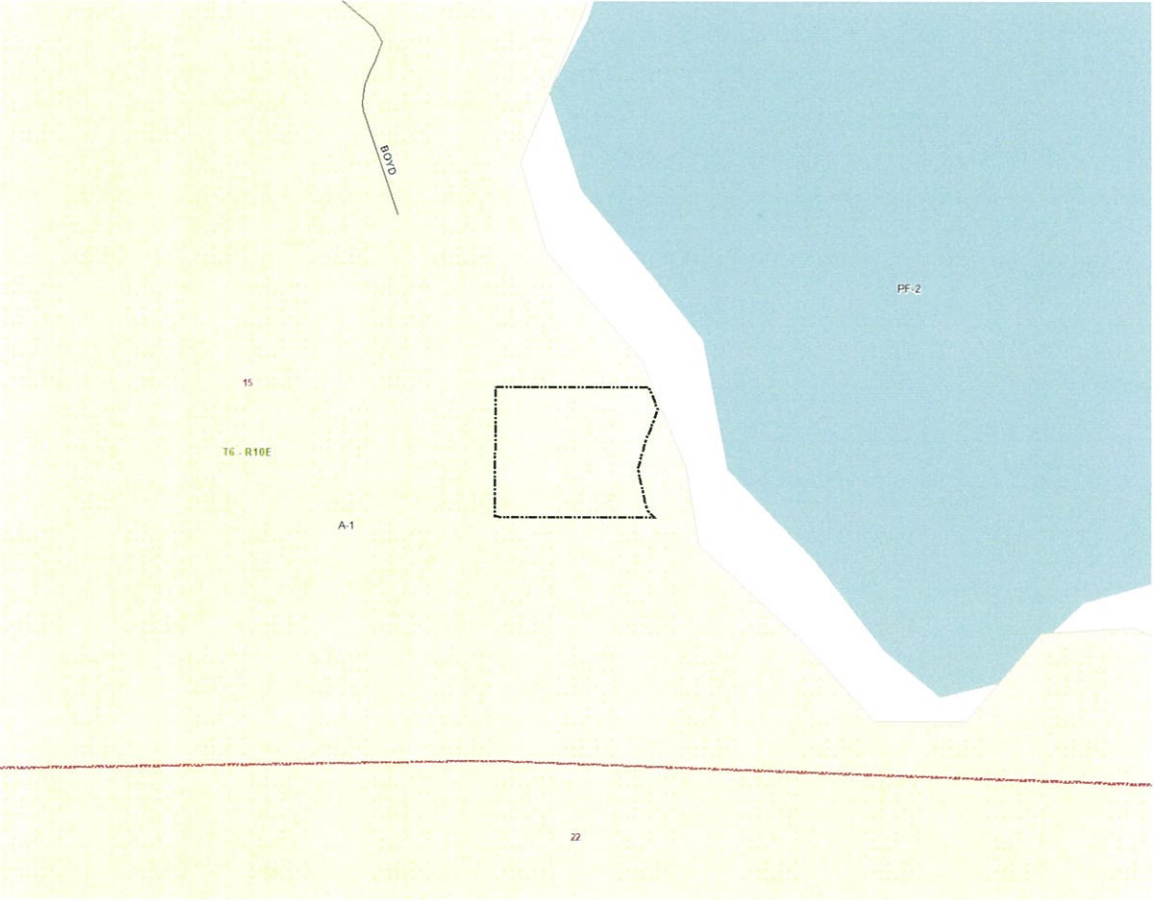
PETITIONER: William Sifert

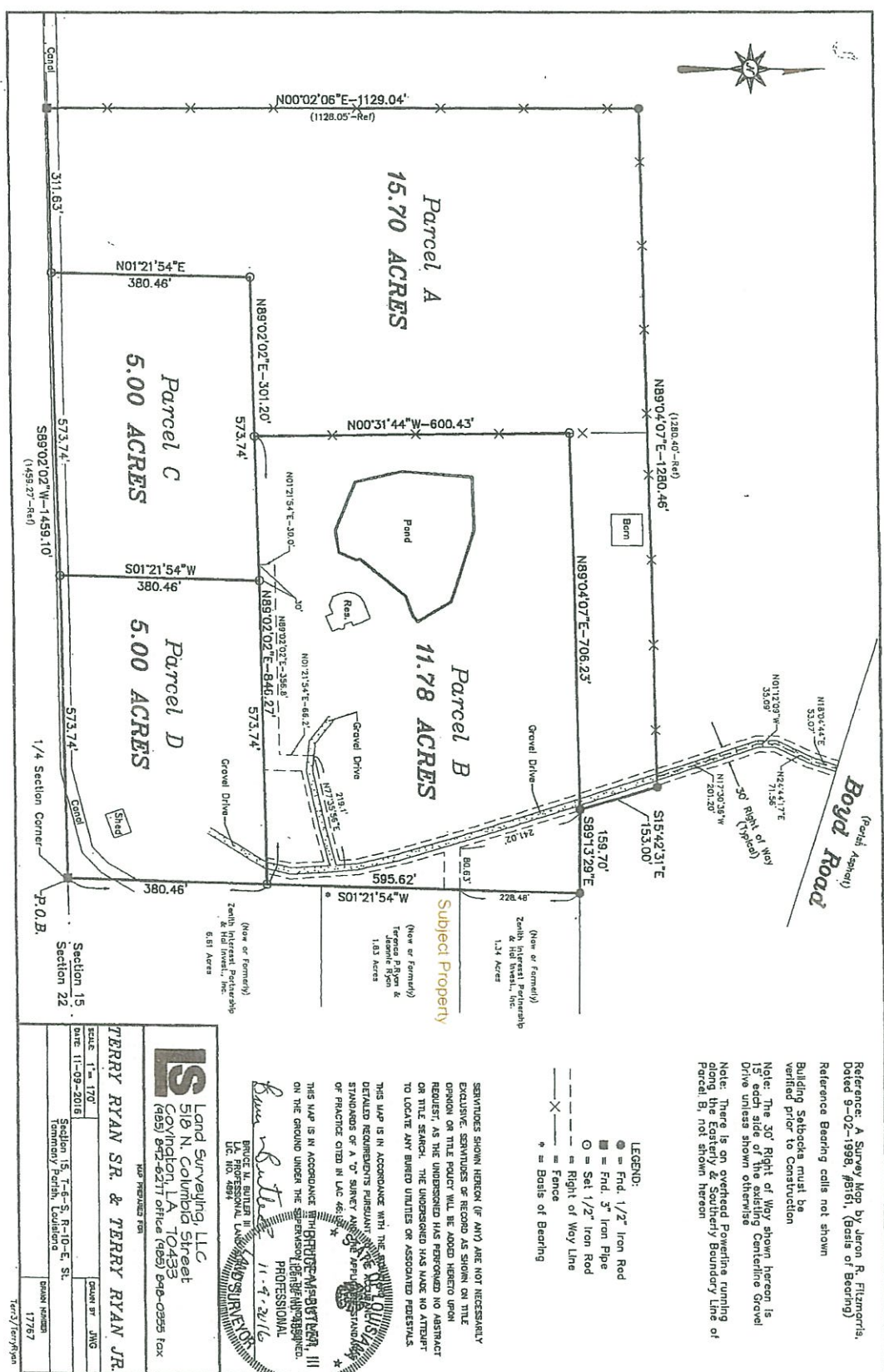
OWNER: Jeannie Ryan

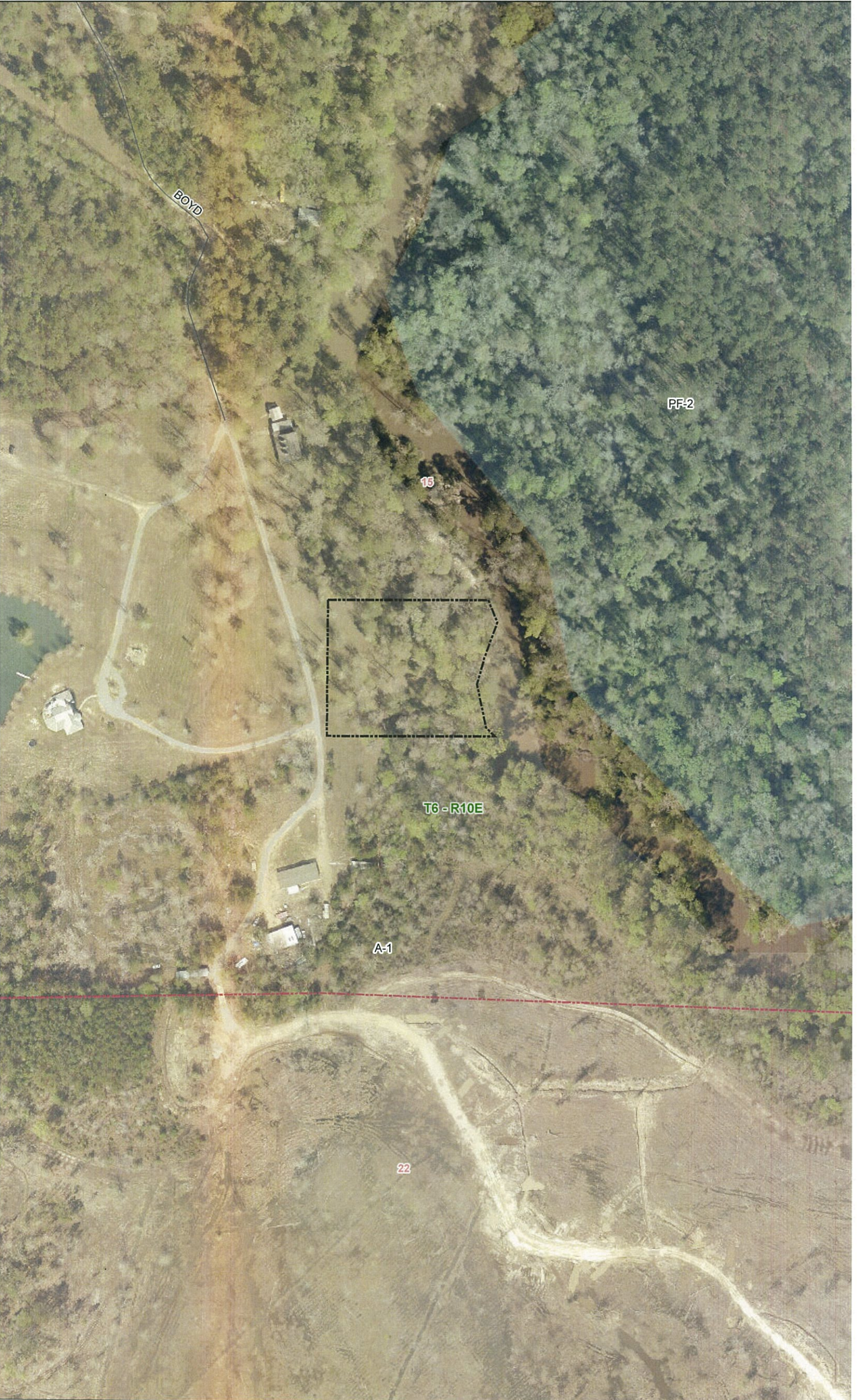
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the east side of Boyd road, east of Tantela Ranch Road, Covington

SIZE: 1.83 acres







ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1919-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: William Sifert
OWNER: Jeannie Ryan
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the east side of Boyd road, east of Tantela Ranch Road, Covington
SIZE: 1.83 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private **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	Residential	A-1 Suburban District
East	Tchefuncta River	N/A
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Conservation -- Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

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 east side of Boyd road, east of Tantela Ranch Road, Covington. The 2025 Future Land Use Plan designates the site as a conservation district, which includes a private landowner’s understanding to wisely manage land resources.

The applicant is petitioning to rezone a 1.83-acre tract of land to accommodate a future minor subdivision. The request is to rezone the property 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.