

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6482

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. FITZGERALD

ON THE 26 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF JARRELL ROAD AND LOUISIANA HIGHWAY 1129, BEING 19684 JARRELL ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND, MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 2). (2020-1787-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1787-ZC, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay); 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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay), see Exhibit "A" for complete boundaries.

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-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: SEPTEMBER 16 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-1787-ZC

A parcel of land located in Section 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 22 & 27, in said township and range,
Thence North 89 degrees 51 minutes 06 seconds East 1350.44 feet to a point,
Thence North 88 degrees 55 minutes 07 seconds East 1312.61 feet to a 1;2 inch iron rod found at the intersection of the West Side of Louisiana Highway Number 1129 (Lee Road) and the South Side of Jarrell Road being the POINT OF BEGINNING,

Thence South 00 degrees 31 minutes 25 seconds East 128.17 feet along the West Side of Louisiana Highway Number 1129 (Lee Road) to a ½ inch iron rod found,
Thence South 88 degrees 55 minutes 07 seconds West 296.34 feet to a ½ inch iron rod found,
Thence South 00 degrees 31 minutes 25 seconds East 147.0 feet to a ½ inch iron rod found,
Thence South 88 degrees 55 minutes 07 seconds West 178.51 feet to a ½ inch iron rod set,
Thence North 00 degrees 34 minutes 41 seconds West 275.02 feet to a ½ inch iron rod found on the South Side of Jarrell Road,
Thence North 88 degrees 54 minutes 05 seconds East 475.01 feet along the south side of said road to the POINT OF BEGINNING, containing 2.000 Acre.

Case No.: 2020-1787-ZC

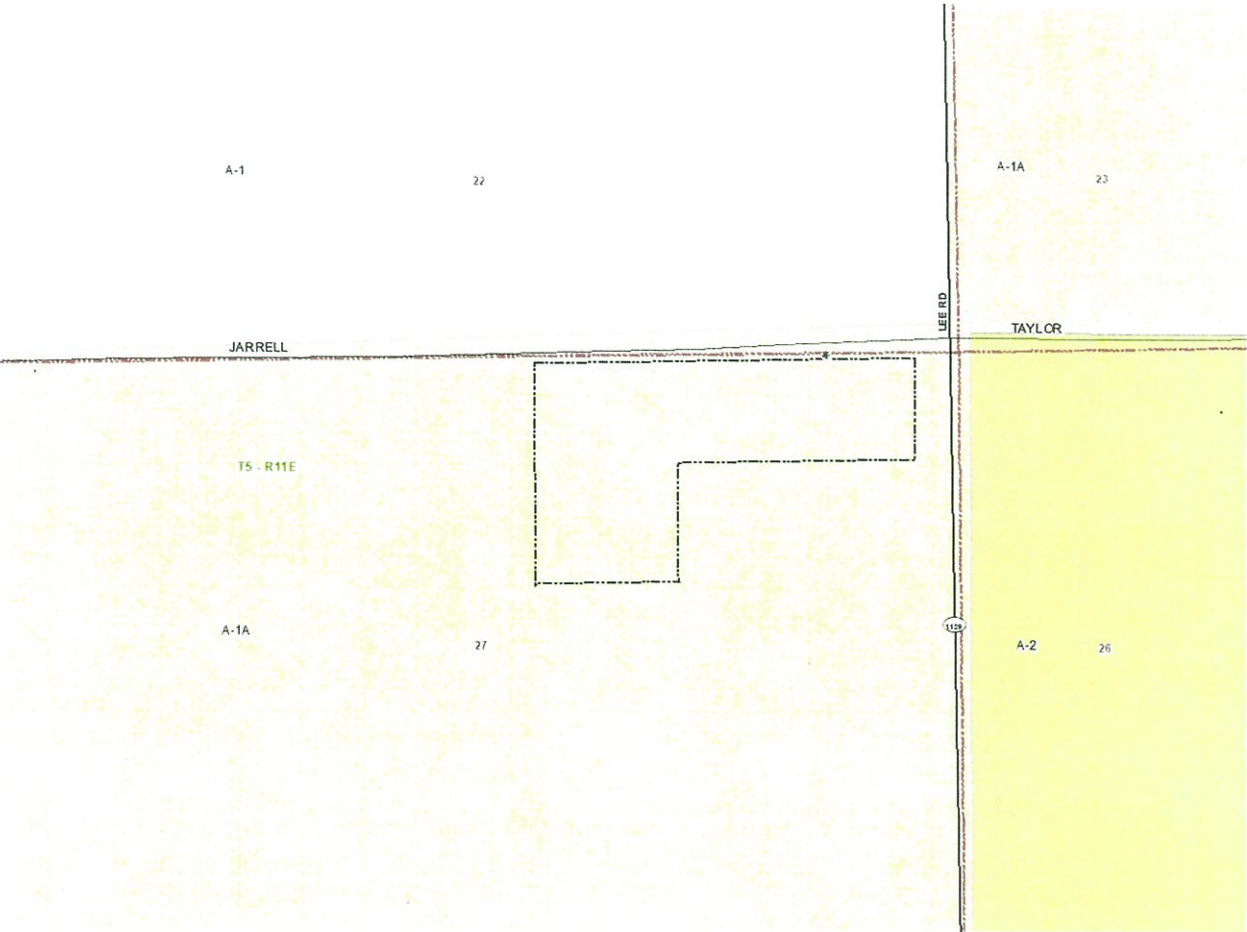
PETITIONER: Vickylee M. Clelland

OWNER: Vickylee M. Clelland and Laurie Anne Metevier

REQUESTED CHANGE: From A-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay

LOCATION: Parcel located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington

SIZE: 2 acres



2020-1787-ZC

JARRELL ROAD (ASPHALT)

N88°54'05"E 475.01'

12.2' 0.6' 135.17' 275.02' 1.0' 0.9' 178.51' 1.9'

S00°31'25"E 128.06'

N00°31'25"W 128.06'

PARCEL B
1.000 ACRE

PARCEL A
1.000 ACRE

N88°55'07"E
43.60'

S88°55'07"W 339.94'

LEGEND
⊗ = 1/2" IRON ROD FOUND
⊗ = 1/2" IRON ROD SET
-X- = FENCE

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0150 C,
dated October 17, 1989.

REFERENCE SURVEYS:

1. Survey for Vicky Lee M. Clelland & Laurie Anne Metevier by James H. Couturie, Surveyor, dated February 20, 1997.
2. Survey for Freddie & Terry Dash by John G. Cummings, Surveyor, dated February 26, 2004, Job No. 04033.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S88°55'07"W
(per Reference Survey No. 2)

POB is reported to be N89°51'06"E
1350.44' & N88°55'07"E 1312.61' from
the 1/4 Corner common to Sections
22 & 27, T5S, R11E.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

Laurie Ann Metevier & Vicky Lee M. Clelland

SCALE
1" = 60'

DATE:
7/26/2019

THIS PLAT REPRESENTS A PHYSICAL
SURVEY MADE ON THE GROUND BY
ME OR THOSE UNDER MY DIRECTION
AND IS IN ACCORDANCE WITH THE
APPLICABLE STANDARDS OF PRACTICE
AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

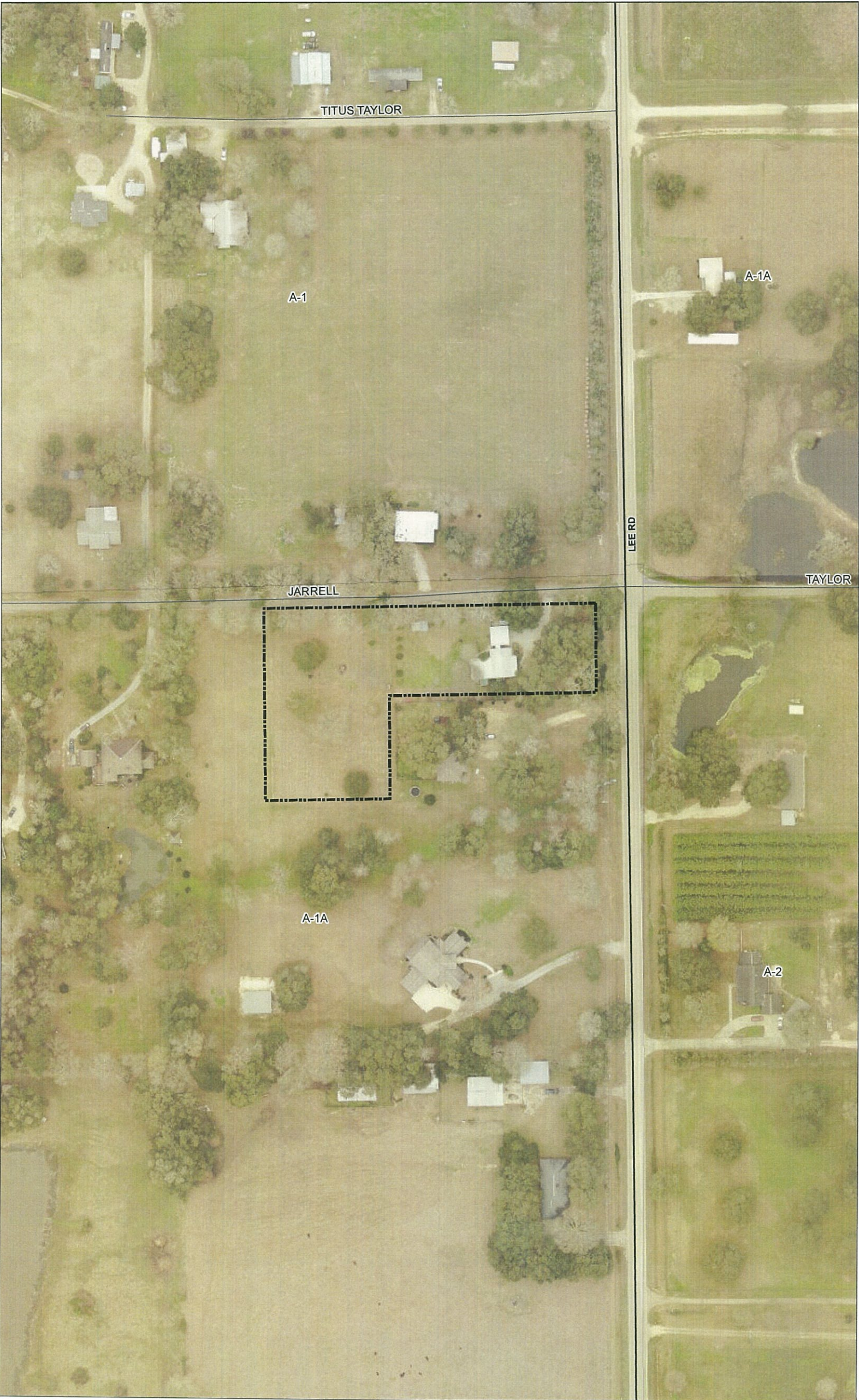
A MINOR SUBDIVISION OF 2.000 ACRES INTO PARCELS A & B,
LOCATED IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

(985) 892-1549
503 N. JEFFERSON AVE.
COVINGTON, LA 70433

JOB NO.

19153



ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1787-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Denied
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Vickylee M. Clelland
OWNER: Vickylee M. Clelland and Laurie Anne Metevier
REQUESTED CHANGE: From A-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
LOCATION: Parcel located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington
SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Fair

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, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Residential	A-1A Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Residential	A-1A Suburban District, MHO Manufactured Housing Overlay, 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-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay. The site is located on the southwest corner of Jarrell Road and Louisiana Highway 1129, being 19684 Jarrell Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and agricultural uses.

The petitioned site is flanked by parcels that maintain the A-1A Suburban Residential zoning designation. A change in the site’s zoning will allow for a higher density in the immediate area. As such, staff objects to the requested zoning change to the A-2 Suburban District designation.

The objective of the request is to allow for the parcel to be subdivided into two-one acre parcels, as shown on the attached survey.