

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6606

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 4 DAY OF MARCH , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BREWSTER ROAD, WEST OF FAIRFIELD OAKS SUBDIVISION, AND EAST OF GITZ LANE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .75 ACRES OF LAND MORE OR LESS, FROM ITS A-3 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 1, DISTRICT 4). (2020-2180-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2180-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-3 (Suburban District) to an A-4 (Single-Family Residential 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-4 (Single-Family Residential 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-3 (Suburban District) to an A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL , 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: FEBRUARY 24 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2180-ZC

From the section corner common to Sections 9, 10, 15 & 16 in said Township and Range, run N89 Degrees 35 Minutes 22 Seconds East for a distance of 283.97 feet to the Point of Beginning. Thence from the POB run N89 Degrees 35 Minutes 22 Seconds East for a distance of 373.28 feet to a nail set; thence S00 Degrees 01 Minutes 30 Seconds West for a distance of 899.52 feet to a square bar found; Thence South 89 Degrees 46 Minutes 39 Seconds West for distance of 252.30 feet; Thence continue South 89 Degrees 46 Minutes 39 Seconds West for distance of 98.78 feet to an iron rod set; Thence N01 Degrees 23 Minutes 24 Seconds West for a distance of 898.70 feet back to the Point of Beginning. According to the John A. Cummings and Associates survey "Parcel C" is 7.474 acres.

Case No.: 2020-2180-ZC

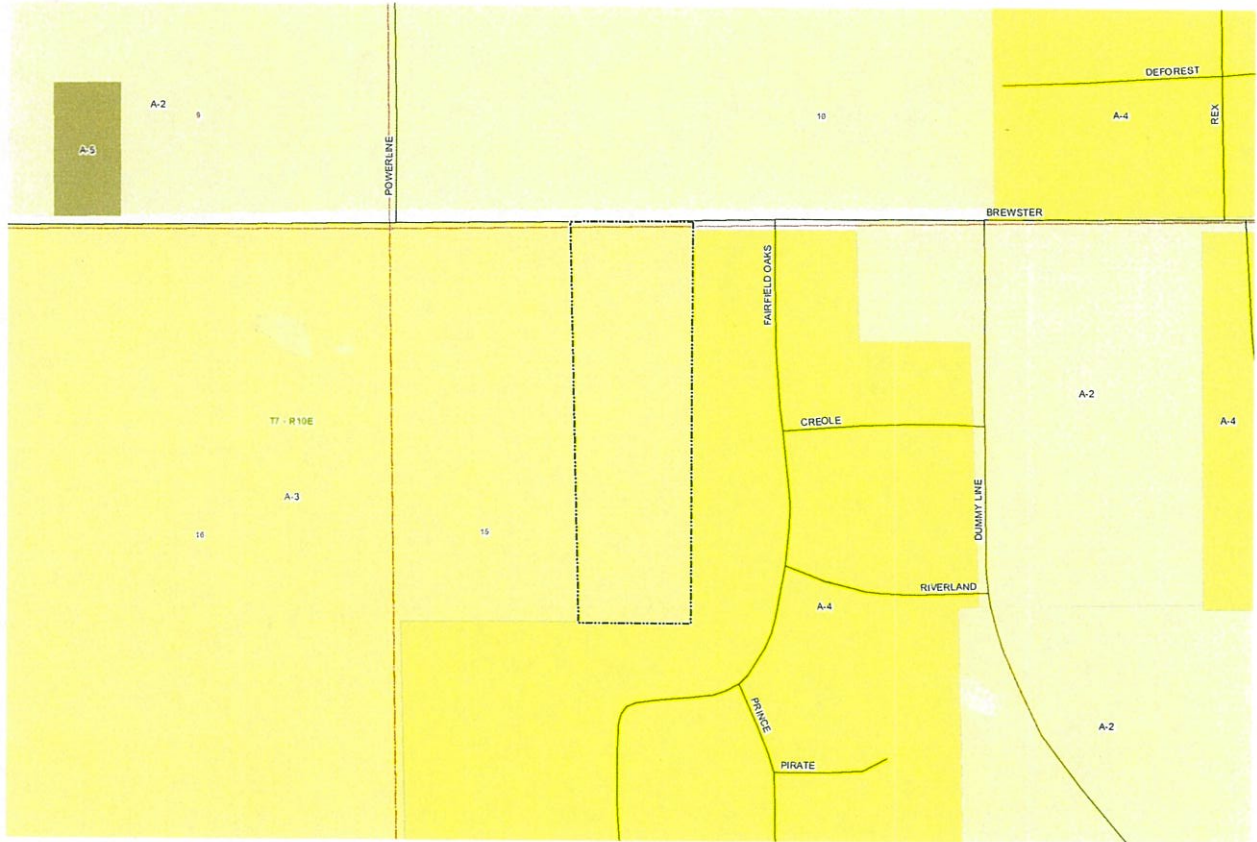
PETITIONER: John T. Campo Jr.

OWNER: Centerfire, LLC – John Campo

REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Brewster Road, west of Fairfield Oaks Subdivision, and east of Gitz Lane; Covington

SIZE: 7.474 acres



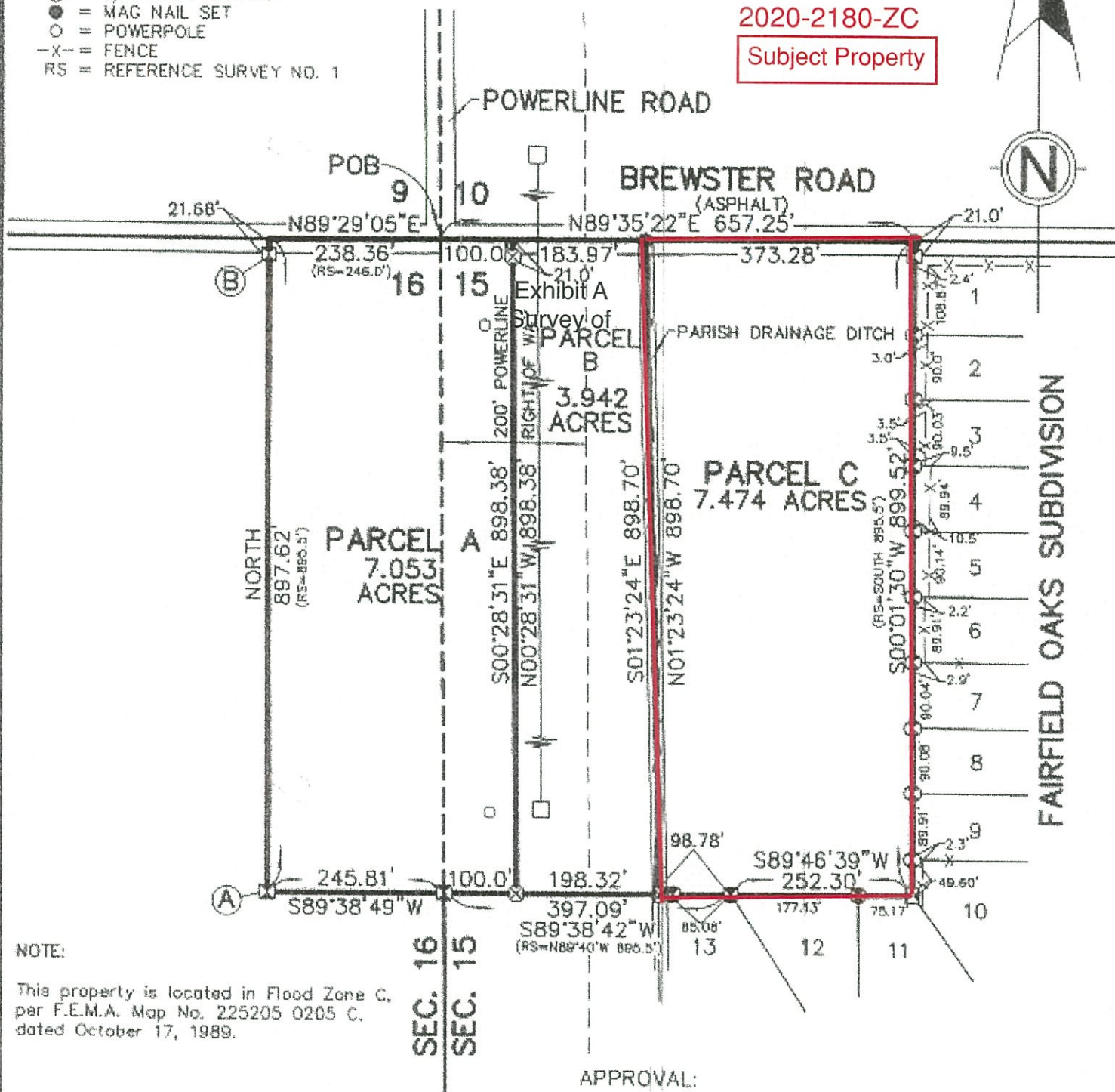
LEGEND

- ☒ = 1-1/2" SQUARE BAR FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- = MAG NAIL SET
- = POWERPOLE
- X- = FENCE
- RS = REFERENCE SURVEY NO. 1

REFERENCE BEARING:
Square Bar A to Square Bar B
North
(per Reference Survey No. 1)

2020-2180-ZC

Subject Property



NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEYS:

1. Survey for the Emile Gitz Estate by Lowell E. Cummings, Surveyor, dated April 9, 1978.
2. Plat of Fairfield Oaks, Phase 1 by Kelly J. McHugh, Surveyor, dated July 10, 1997, latest revision November 18, 1998, filed St. Tammany Parish Clerk of Court Map File No. 1706.

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 TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: *Astrid Koppenol*

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 18.469 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTIONS 15 & 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 18286-A

DATE: 5/14/2019

REVISED:



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 25, 2021
Case No.: 2020-2180-ZC
Posted: January 22, 2021

Meeting Date: February 2, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: John T. Campo Jr.

OWNER: Centerfire, LLC – John Campo

REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Brewster Road, west of Fairfield Oaks Subdivision, and east of Gitz Lane; Covington

SIZE: 7.474 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 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-2 Suburban District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-3 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-3 Suburban District to A-4 Single-Family Residential District. The site is located on the south side of Brewster Road, west of Fairfield Oaks Subdivision, and east of Gitz Lane, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The purpose of the requested A-4 zoning designation is to provide single-family residential dwellings in a setting of moderate density. The subject property is adjacent to the existing Fairfield Oaks Subdivision, which is zoned A-4 Single-Family Residential District to the south and to the east. Alternatively, the site is adjacent to existing A-3 Suburban District zoning to the west, and A-2 Suburban District zoning to the north. The requested A-4 designation will double the allowable density on the subject site. Staff has determined that an increase in density may have adverse impacts on drainage, traffic, and utilities.

	Zoning	Acreage	Max. Density	Net Density
<u>Existing Zoning</u>	A-3 Suburban District	7.474 acres	2 units per acre	14.948 units
<u>Proposed Zoning</u>	A-4 Single-Family Residential	7.474 acres	4 units per acre	29.896 units