

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6630

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF APRIL , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON LOCATED NORTH SIDE OF PENN MILL ROAD, WEST OF COVINGTON VINCENT AIRPORT ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.49 ACRES OF OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 3, DISTRICT 3). (2021-2217-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2217-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-3 (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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MAY, 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: MARCH 24, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2217-ZC

A CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon or in anywise appertaining, situated in and being part of SECTION NO. 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST, in the Parish of St. Tammany, State of Louisiana, and said piece or parcel of ground is described and measures as follows to-wit:

From the corner common to Sections 23, 24, 25, and 26, Township 6 South, Range 10 East, St. Tammany Parish, State of Louisiana, measure North 89 degrees 55 minutes East 2007.72 feet; thence North 89 degrees 30 minutes East 314.60 feet; thence North 327.06; thence North 03 degrees 40 minutes East 106.8 feet; thence South 70 degrees, 56 minutes West 67.3 feet; thence North 69 degrees 45 minutes West 165.65 feet to an iron post on the North right-of-way line of a Parish gravel road, THE POINT OF BEGINNING.

From the said point of beginning measure along said right-of-way line North 69 degrees 45 minutes West 313.0 feet to an iron post; thence North 17 degrees, 35 minutes East 208.7 feet to an iron post; thence South 69 degrees, 45 minutes East 313.0 feet to an iron post; thence South 17 degrees 35 minutes West 208.7 feet to the point of beginning. The above describes tract containing 1.50 acres.

Case No.: 2021-2217-ZC

PETITIONER: Aparicio Enterprise, LLC - Christine Aparicio

OWNER: Aparicio Enterprise, LLC - Christine Aparicio

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the north side of Penn Mill Road, west of Covington Vincent Airport Road;
Covington

SIZE: 1.49 acres



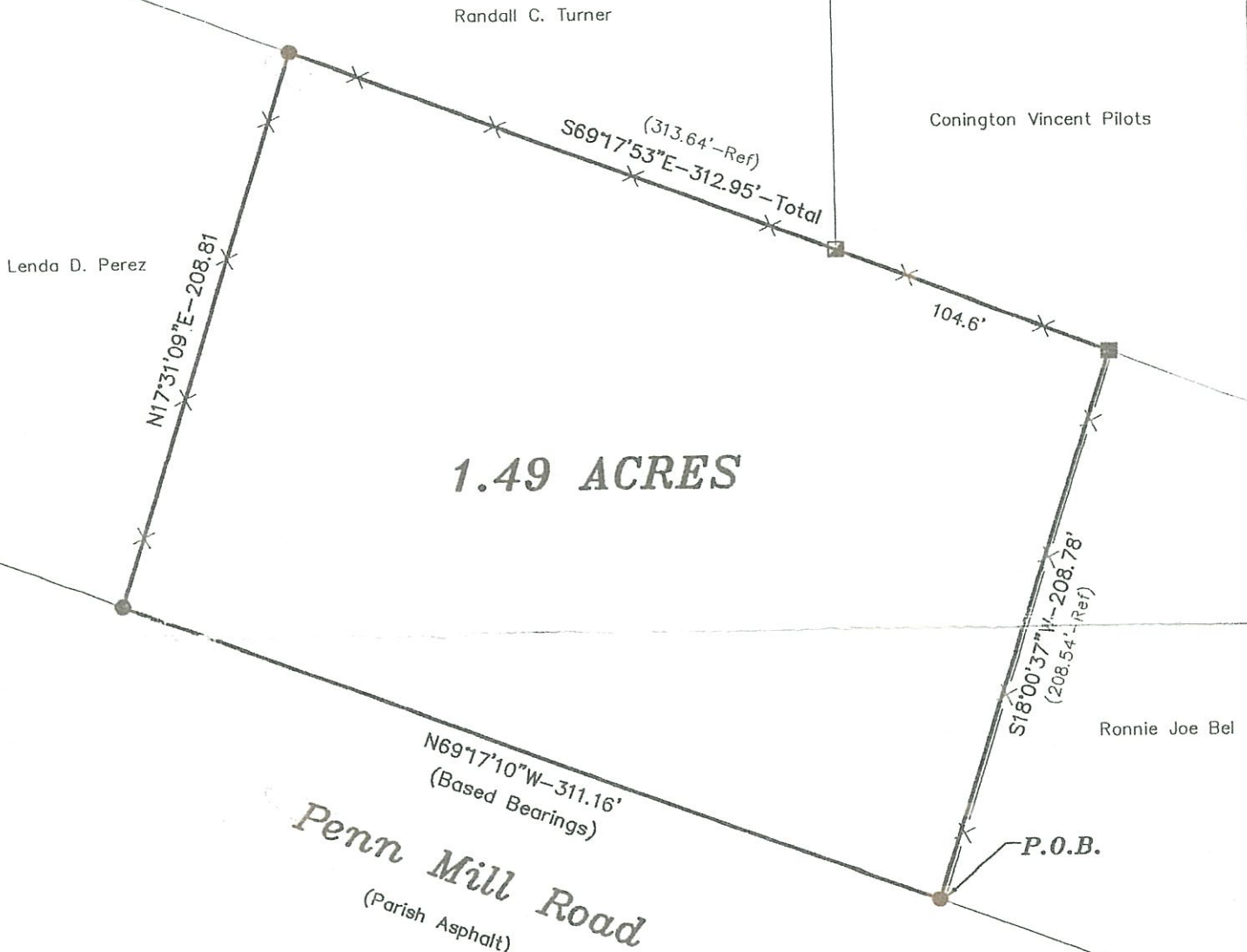
2021-2217-ZC



Reference:
 1) A Survey Map by Jeron Fitzmorris, Dated
 4-12-2002, #9622 (Based Bearings)
 2) A Survey Map by Jeron Fitzmorris, Dated
 4-12-2002, #9623

Reference bearing calls not shown

THIS P.O.B. IS
 N89°55'E, 2007.72';
 N89°30'E, 314.6';
 NORTH, 327.05';
 N03°40'E, 106.8';
 S70°56'W, 67.3';
 N69°45'W, 165.65';
 FROM THE CORNER
 COMMON TO SECTIONS
 23, 24, 25, & 26,
 T6S, R10E, ST.
 TAMMANY
 PARISH, LOUISIANA
 (As per Ref)



LEGEND:

- = Fnd. 3/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- ▣ = Fnd. 3/4" Iron Pipe
- X— = Fence

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR 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 C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

(Must verify prior to Construction)
 Building Setbacks
 Front:
 Side:
 Rear:
 Side Street:

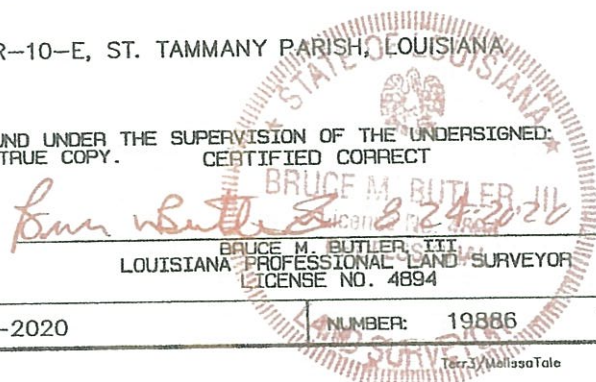
MAP PREPARED FOR **MELISSA FLORES-TALE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 24, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. **CERTIFIED CORRECT**

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurveyingllc@gmail.com



SCALE: 1" = 60'

DATE: 8-5-2020

NUMBER: 19886



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 22, 2021
Case No.: 2021-2217-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Aparicio Enterprise, LLC - Christine Aparicio

OWNER: Aparicio Enterprise, LLC - Christine Aparicio

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the north side of Penn Mill Road, west of Covington Vincent Airport Road; Covington

SIZE: 1.49 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 and Airport	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 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-1 Suburban District to A-3 Suburban District. The site is located on the north side of Penn Mill Road, west of Covington Vincent Airport Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The site is flanked on all sides by property that is zoned A-1 Suburban District, which requires five-acre parcel sizes. The reason for the requested A-3 Suburban District, which requires half-acre parcel sizes is to allow for the property to be subdivided.