

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6591 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF FEBRUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, A, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LOUISIANA HIGHWAY 40, SOUTH OF ATWOOD ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 10.018 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT) WARD 2, DISTRICT 2) (2020-2140-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2140-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-1A (Suburban District) to an ED-1 (Primary Education 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 ED-1 (Primary Education 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-1A (Suburban District) to an ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF MARCH , 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: JANUARY 27 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2140-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit: From the section corner common to Sections 26, 27, 34 and 35 of Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, thence go North 01 degrees 50 minutes 00 seconds West a distance of 929 feet to an iron serving as the Point of Beginning. From the Point of Beginning, thence go South 89 degrees 19 minutes 56 seconds West a distance of 660.0 feet to an iron; thence go North 55 degrees 22 minutes 09 seconds West a distance of 253.63 feet to an iron; thence go North 00 degrees 29 minutes 40 seconds West a distance of 931.09 feet to an iron; thence go North 89 degrees 27 minutes 47 seconds East a distance of 863.47 feet to an iron; thence go South 00 degrees 42 minutes 28 seconds East along the westerly boundary of La. Hwy. 40 (Lee Road) a distance of 1075.67 feet back to the Point of Beginning. This tract consists of 21.042 acres (10.018 Acre Parcel and 11.024 Acre Parcel). Being the property owned by St. Tammany Parish School Board and more fully shown on the survey of McLin Taylor, Inc. dated November 21 2019.

Case No.: 2020-2140-ZC

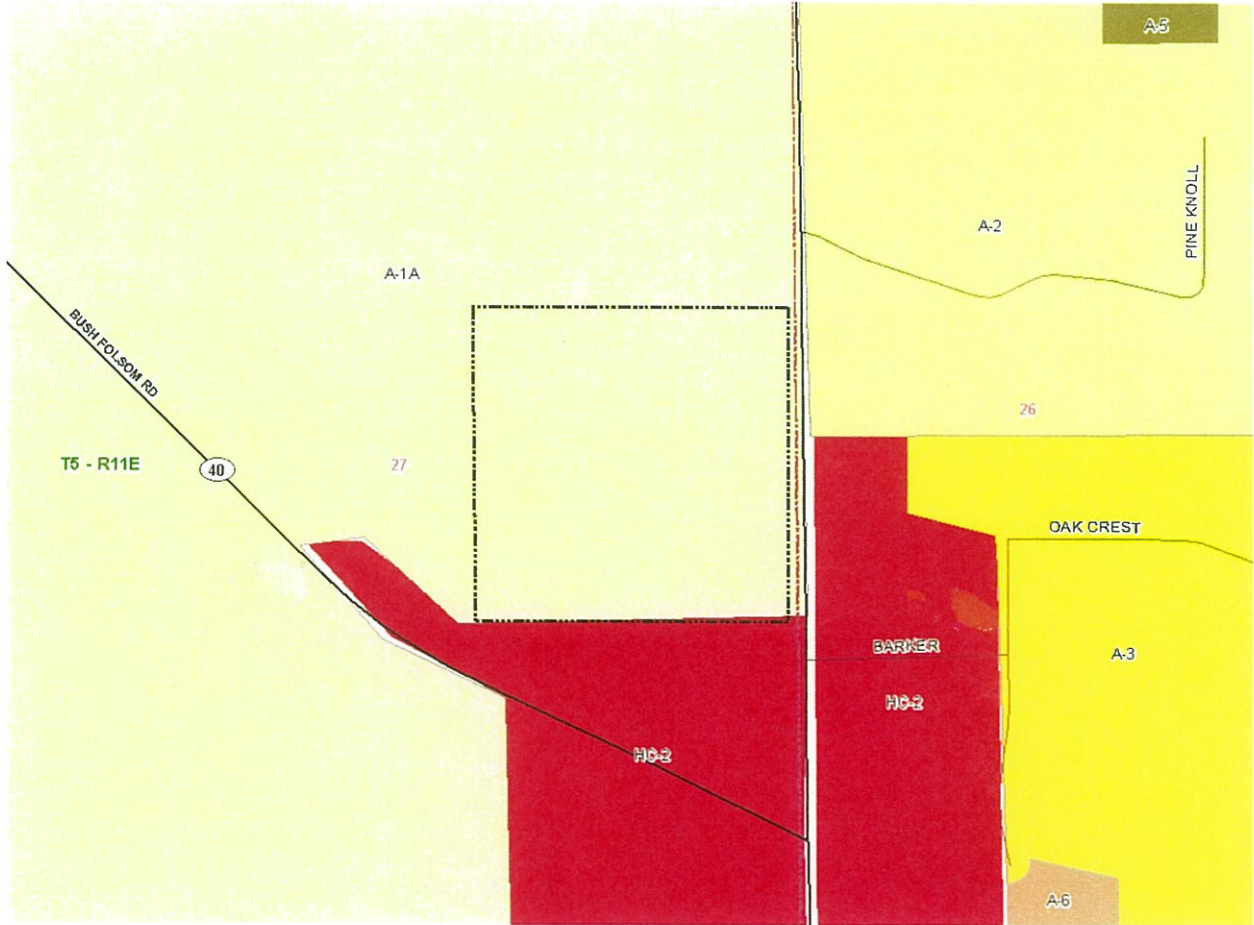
PETITIONER: Jones Fussell, LLP – Jeff Schoen

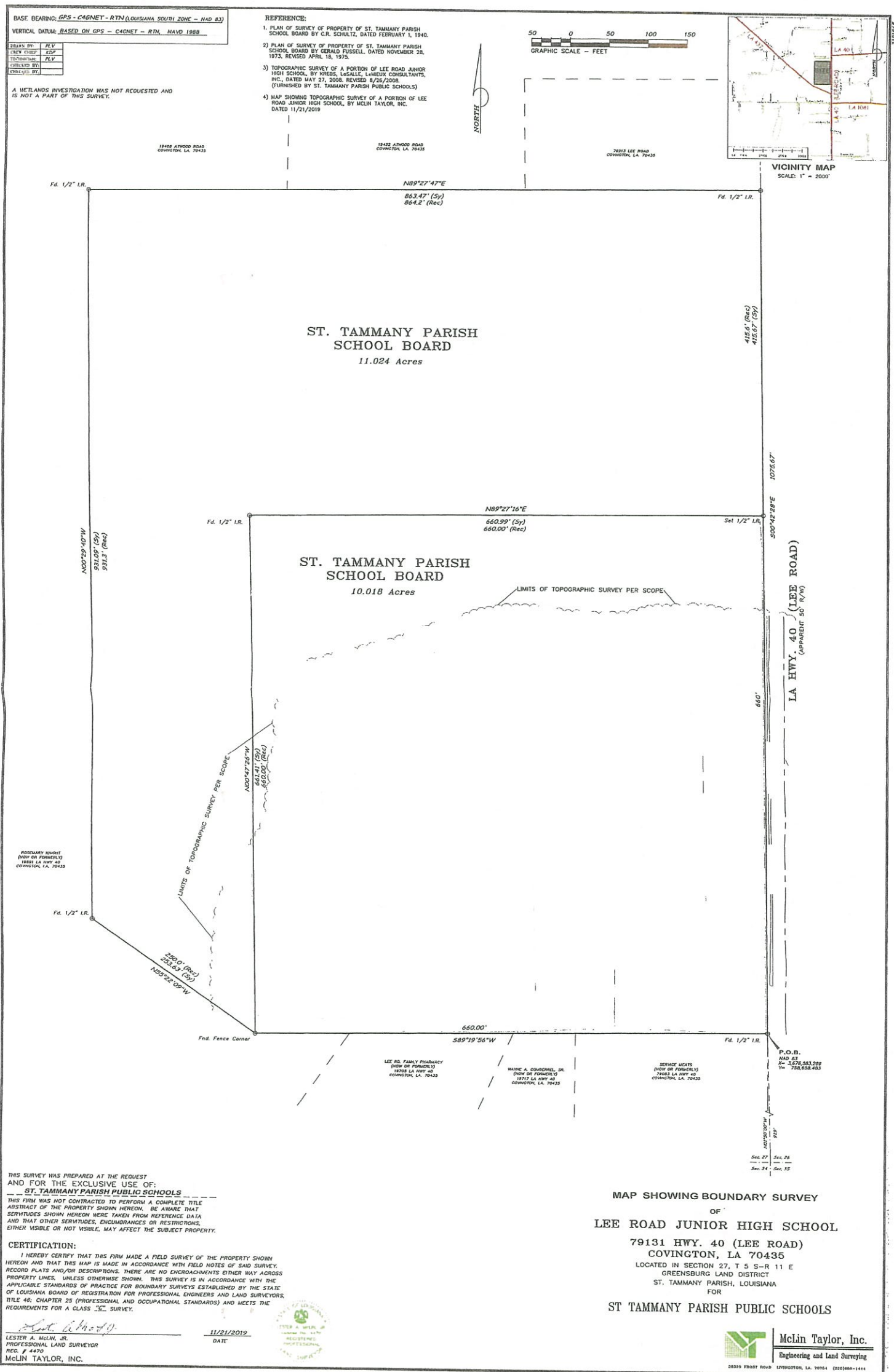
OWNER: St. Tammany Parish School Board

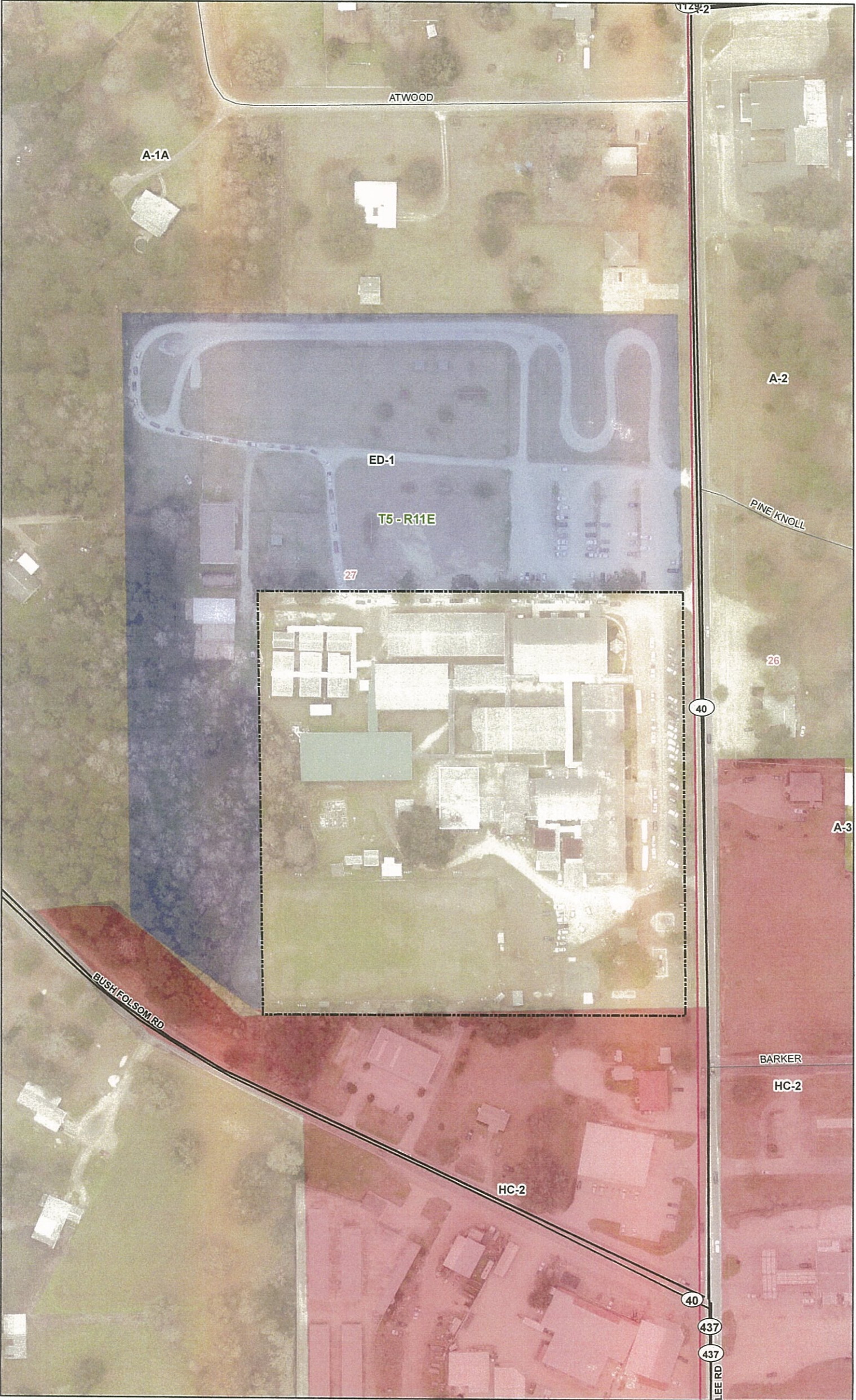
REQUESTED CHANGE: From A-1A Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of Louisiana Highway 40, south of Atwood Road; Covington

SIZE: 10.018







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 28, 2020
Case No.: 2020-2140-ZC
Posted: December 25, 2020

Meeting Date: January 5, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLP – Jeff Schoen

OWNER: St. Tammany Parish School Board

REQUESTED CHANGE: From A-1A Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the west side of Louisiana Highway 40, south of Atwood Road; Covington

SIZE: 10.018

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway

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	Recreation	ED-1 Primary Education District, RO Rural Overlay and MHO Manufactured Housing Overlay
South	Commercial	HC-2 Highway Commercial
East	Commercial	HC-2 Highway Commercial
West	Undeveloped	ED-1 Primary Education District, RO Rural Overlay and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to ED-1 Primary Education District. The site is located on the west side of Louisiana Highway 40, south of Atwood Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with institutional uses such as churches, schools, or community centers.

The subject site is part of the existing Lee Road Junior High development site. The 10.018-acre property consists of a majority of the school campus including the school buildings and recreation field. The requested ED-1 Primary Education District will allow the existing uses on the site to come into compliance with the correct zoning designation which will also allow future expansion of the school. As such, staff is in favor of the requested rezoning.