

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6588

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, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LOUISIANA HIGHWAY 437, NORTH OF KNIGHTS ROAD, AND SOUTH OF A W GALLOWAY ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 9.65 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 2, DISTRICT 2) (2020-2119-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2119-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) and RO (Rural Overlay) to an PF-1 (Public Facilities 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 PF-1 (Public Facilities 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) and RO (Rural Overlay) to an PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2020-2119-ZC

All that certain piece or portion of land, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in any wise appertaining being situated in the Northwest Quarter of the Northwest Section 35, Township 4 South, Range 11 East, St Tammany Parish, Louisiana, and being designated as Lot No. Four (4) according to a survey by Lowell E. Cummings, Surveyor, dated September 8, 1951 annexed to an act of sale to Lydia M Galloway.

Said Lot 4 is more fully described as follows to wit: From an iron set at the intersection of the south line of Million Dollar Road and the east line of Lee Road, go South 1026.0 feet to an iron set on the east line of Lee Road; thence continue South along the east line of Lee Road, 318.0 feet to an iron; thence South 89 degrees 20 minutes East 1307.0 feet to an iron; thence North 0 degrees 35 minutes West 323 feet to an iron; thence North 89 degrees 33 minutes West 1303 feet to the Point of Beginning.

Case No.: 2020-2119-ZC

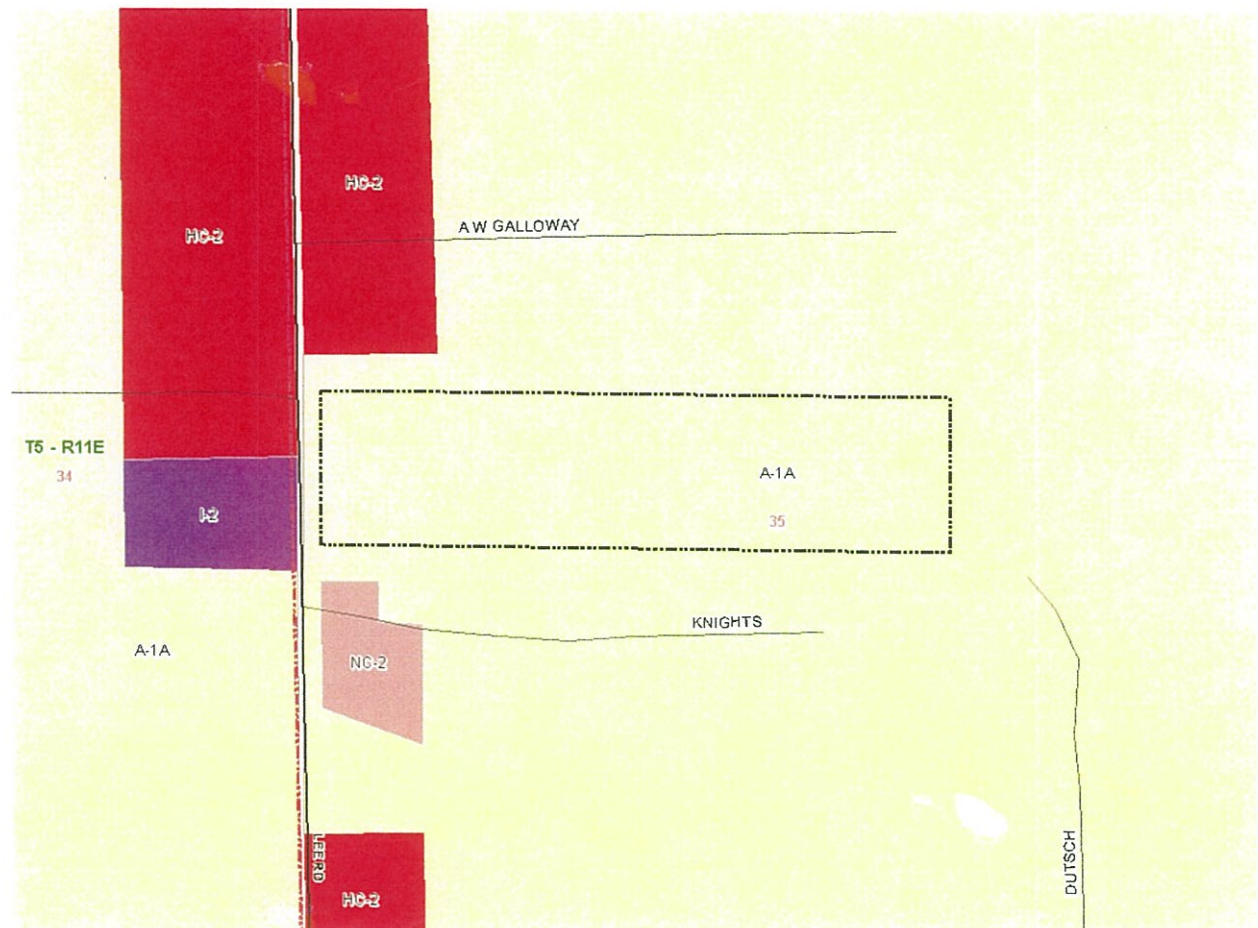
PETITIONER: John P. Taylor

OWNER: St. Tammany Parish Fire District 6 – John P. Taylor

REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 437, north of Knights Road, and south of A W Galloway Road; Covington

SIZE: 9.65 acres



Reference: A Survey Plat of Lots 1, 2, 3 & 4 by Lowell Cummings, Dated 9-8-1951 #135, (Based Bearings)

Reference bearing calls not shown

The P.O.B. is described being N00°40'W-735.3'; N89°45'E-30.0'; N00°17'W-268.0'; N00°17'52"W-262.81'; N02°52'22"W-74.8' from the Section Corner common to Sections 34 & 35, T-5-S, R-11-E, St. Tammany Parish, Louisiana

LA. HWY. 437
(Lee Road)

N00°00'07"E-211.74'

(318.0'-Ref)

N00°00'12"W-319.56'

74.8'

S02°52'22"E

(1303.0'-Ref-Total)

S89°26'39"E-789.08'

267.0'

522.0'

S89°31'41"E-520.34'

(323.0'-Ref)

S00°04'04"W-322.85'

Lot 4
9.65 ACRES

Pond

Barn

House

4.2'

(1307.0'-Ref)

N89°20'00"W-1309.06' (Base Bearing)

Juan D. Miraflores

Alvin Leon Knight

Tara Marie Courage

- LEGEND:
- ▣ = Fnd. 5/8" Iron Rod
 - = Fnd. 3/4" Iron Pipe
 - = Fnd. 1/2" Iron Rod
 - X— = Fence
 - = Powerline

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

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

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler III
8-24-2020
BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

LS
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

St. Tammany Parish Fire Dist. #6

SCALE: 1"= 100'	DRAWN BY: JWG
DATE: 8-19-2020	
In Section 35, T-5-S, R-11-E, St. Tammany Parish, La.	
DRAWN NUMBER	19980



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 28, 2020
Case No.: 2020-2119-ZC
Posted: December 25, 2020

Meeting Date: January 5, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: John P. Taylor

OWNER: St. Tammany Parish Fire District 6 – John P. Taylor

REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay to PF-1 Public Facilities District

LOCATION: Parcel located on the east side of Louisiana Highway 437, north of Knights Road, and south of A W Galloway Road; Covington

SIZE: 9.65 acres

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	Residential	A-1A Suburban District, RO Rural Overlay
South	Residential	A-1A Suburban District, RO Rural Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay
West	Undeveloped	I-2 Industrial District, HC-2 Highway Commercial

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 Residential District and RO Rural Overlay to PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 437, north of Knights Road, and south of A W Galloway Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential that vary in size or type and agricultural uses.

The site is currently developed with a single-family residence which fronts on Louisiana Highway 437. Although flanked by property that is zoned A-1A Suburban District, the immediate area along the corridor is lined with existing commercial zoning designations. Note the purpose of the request is to accommodate a potential fire station for the area. As such, staff is not opposed to the request.