ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6839</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{2}$ DAY OF <u>DECEMBER</u> , $\underline{2021}$		
AN ORDINANCE AMENDING OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE N LANE, WEST OF LOUISIANA FITZGERALD LANE; COVING COMPRISES A TOTAL OF 2 ACI FROM ITS PRESENT A-1A (SU (RURAL OVERLAY) TO AN A-1 (RURAL OVERLAY) AND MHO OVERLAY) (WARD 2, DISTRICT	A, TO RECLASSIFY A CERTAIN NORTH SIDE OF FITZGERALD HIGHWAY 437, BEING 19179 TON AND WHICH PROPERTY RES OF LAND MORE OR LESS, UBURBAN DISTRICT) AND RO LA (SUBURBAN DISTRICT), RO O (MANUFACTURED HOUSING	
WHEREAS, the Zoning Commission of the F with law, <u>Case No. 2021-2466-ZC</u> , has recommend Louisiana, that the zoning classification of the above (Suburban District) and RO (Rural Overlay) to an EMHO (Manufactured Housing Overlay) to an see Expression of the Power Review of the Power Rev	e referenced area be changed from its present A-1A A-1A (Suburban District), RO (Rural Overlay) and	
WHEREAS, the St. Tammany Parish Council land	has held its public hearing in accordance with law;	
WHEREAS, the St. Tammany Parish Council ha public health, safety and general welfare, to designa District), RO (Rural Overlay) and MHO (Manufactu	·	
THE PARISH OF ST. TAMMANY HEREBY O	PRDAINS, 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 A-1A (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay)		
SECTION II: The official zoning map of the Par to incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended a Section I hereof.	
REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.	
SEVERABILITY: If any provision of this Ordin not affect other provisions herein which can be given the provisions of this Ordinance are hereby declared	_	
EFFECTIVE DATE: This Ordinance shall becor	me 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 $\underline{6}$ DAY OF $\underline{\text{JANUARY}}$, $\underline{2022}$; 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: NOVEMBER 24 , 2021
Published Adoption:, <u>2021</u>
Delivered to Parish President:, 2021 at
Returned to Council Clerk:, 2021 at

EXHIBIT "A"

2021-2466-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 anywise appertaining thereto, situated in Section 34, T5S, R11E, St. Tammany Parish, Louisiana, and designated as Estates of Martin G. Sharp, et ux (2.00 Acres) on the map prepared by Land Surveying, Inc., for Frank Sharp, et al, on file and of record in the office of the Clerk of Recorder for the Parish of St. Tammany, State of Louisiana, as Map File No. 1108, and measuring 281.05 feet on the North side; 305.28 feet on the West side; 294.20 feet on the South side and 295.64 feet on the East side.

Case No.: 2021-2466-ZC
PETITIONER: Dale Jenkins
OWNER: Brenda Core Jenkins

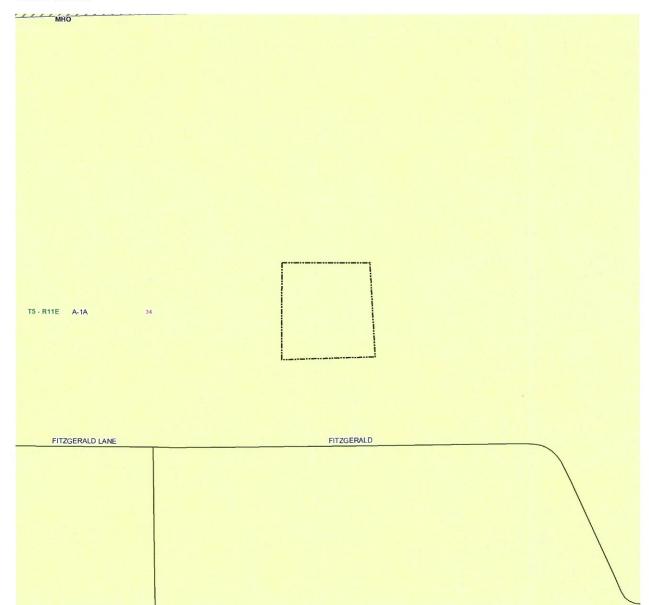
REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay TO A-1A Suburban District, RO

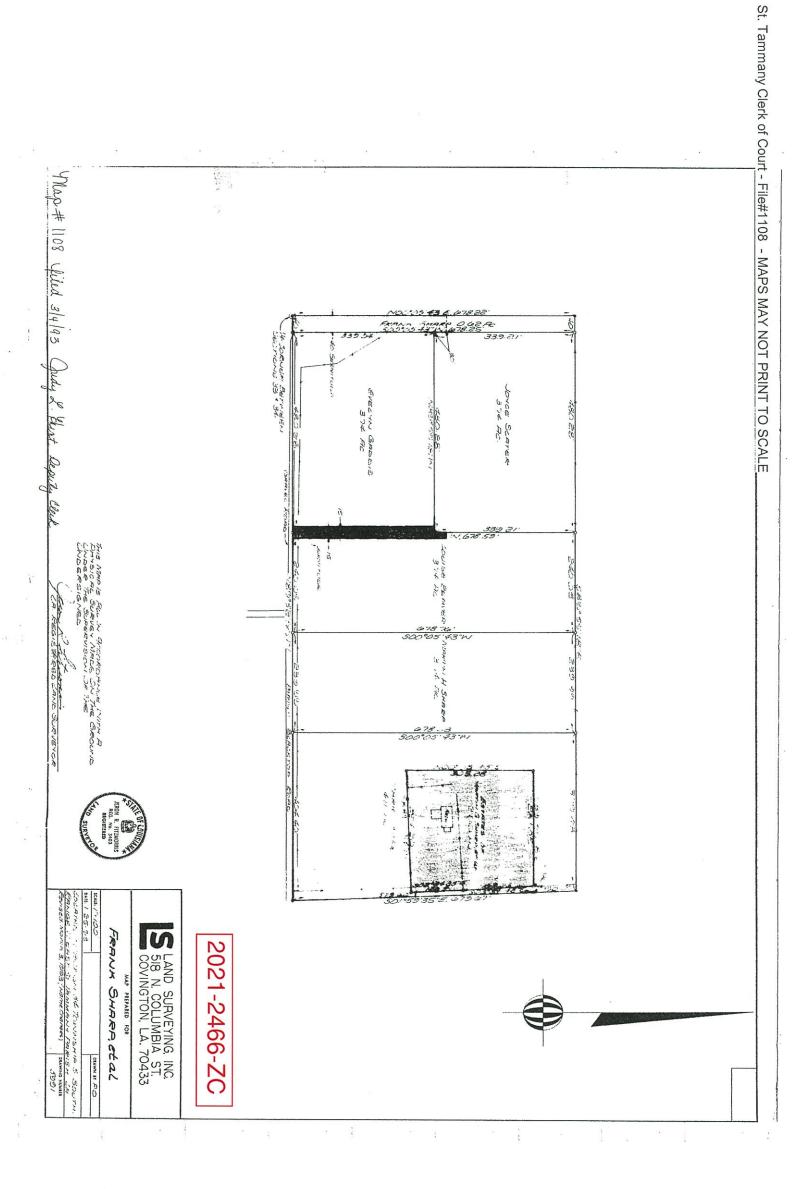
Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179

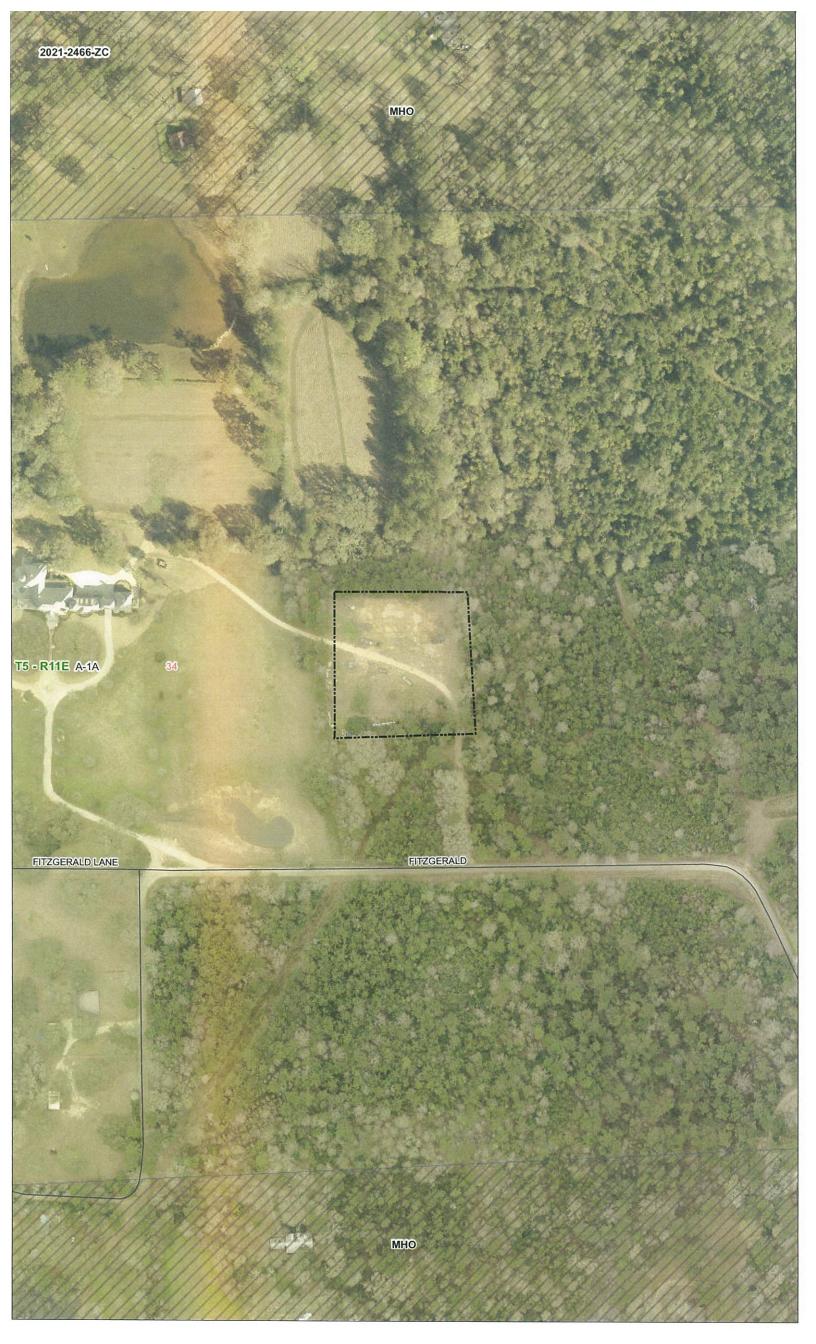
Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2

SIZE: 2 acres





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ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 5, 2021 Meeting Date: October 19, 2021

Case No.: 2021-2466-ZC Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)

Posted: October 8, 2021 Determination: Approved

GENERAL INFORMATION

PETITIONER: Dale Jenkins

OWNER: Brenda Core Jenkins

REQUESTED CHANGE: From A-1A Suburban District and RO Rural Overlay TO A-1A Suburban District, RO

Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179

Fitzgerald Lane; Covington, S34, T5S, R11E, Ward 2, District 2

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Surrounding Use	Surrounding Zone
Undeveloped	A-1A Suburban District
Undeveloped	A-1A Suburban District
Undeveloped	A-1A Suburban District
Residential	A-1A Suburban District
	Undeveloped Undeveloped Undeveloped

EXISTING LAND USE:

Existing development: No 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 and RO Rural Overlay TO A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Fitzgerald Lane, west of Louisiana Highway 437, being 19179 Fitzgerald Lane; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density as well as agricultural uses.

The subject property does not currently have a manufactured home. The site is surrounded by stick-built home sites.