

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6552

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MS. TANNER

ON THE 3 DAY OF DECEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF OAK HILL DRIVE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 9.21 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT). (WARD 2, DISTRICT 2). (2020-2048-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2048-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-1A (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 present A-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 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: NOVEMBER 25 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-2048-ZC

Located in Section 33 Township 5 South Range 11 East, St. Tammany Parish Louisiana.

From the Section Corner common to Sections 33 and 34 Township 5 South Range 11 East and Section 4 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 54 minutes 46 seconds West, 44.63 feet; thence South 89 degrees 38 minutes 51 seconds West, 674.30 feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 38 minutes 51 seconds West, 333.86 feet to a point; thence North 01 degrees 18 minutes 23 seconds West, 274.23 feet to a point; thence South 89 degrees 41 minutes 35 seconds West, 710.24 feet to a point; thence North 01 degrees 18 minutes 23 seconds West, 272.09 feet to a point; thence North 89 degrees 41 minutes 35 seconds East, 710.24 feet to a point; thence North 01 degrees 18 minutes 23 Seconds West, 125.49 feet to a point; thence North 86 degrees 17 minutes 31 seconds East, 204.63 feet to a point; thence South 03 degrees 25 minutes 05 seconds East, 104.00 feet to a point, thence North 86 degrees 17 minutes 31 seconds East, 104.00 feet to a point; thence South 03 degrees 25 minutes 05 Seconds East, 586.76 feet back to the Point of Beginning.

This tract Contains 9.21 Acres as per survey prepared by this firm dated April 8, 2014

**Case No.:** 2020-2048-ZC

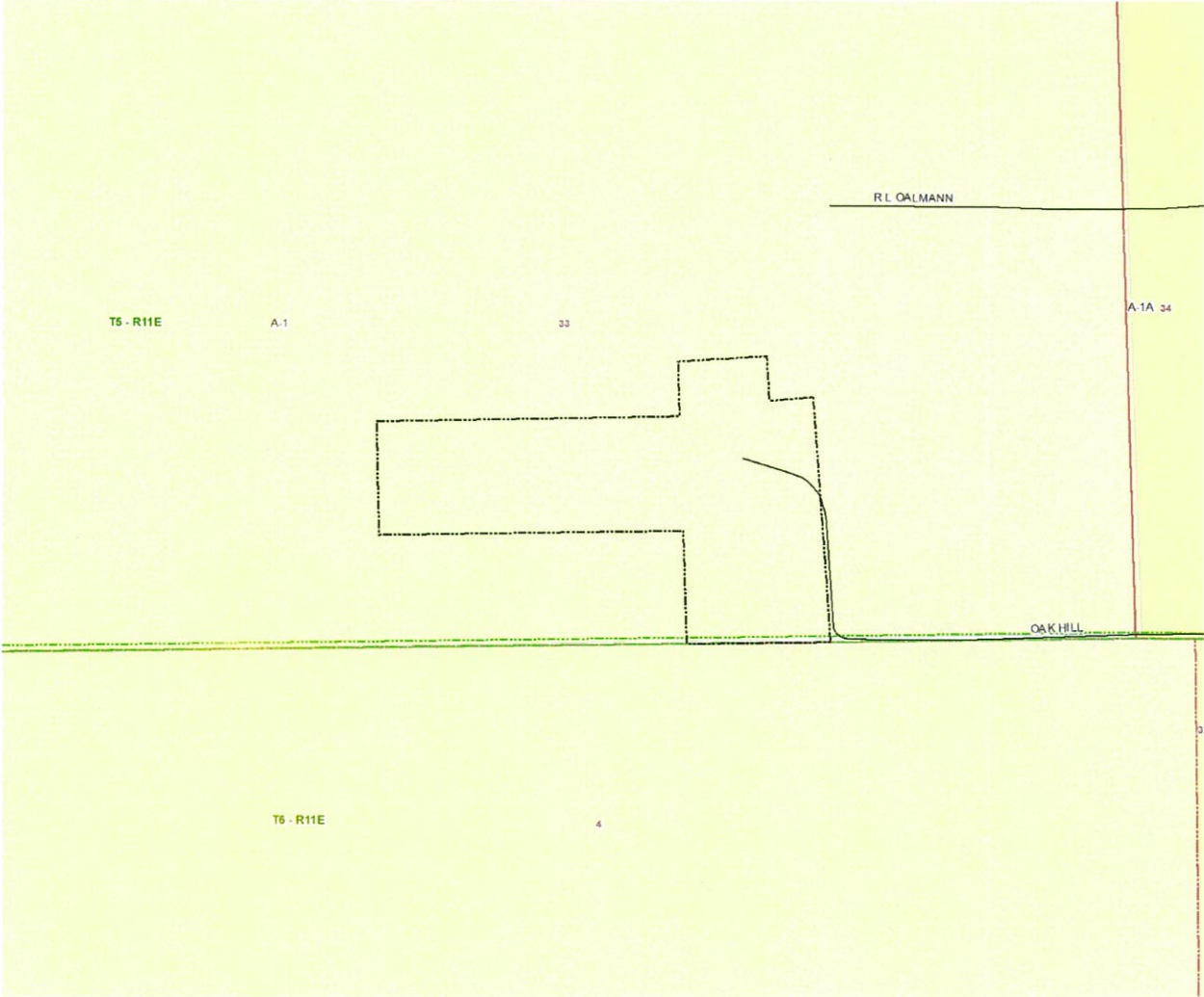
**PETITIONER:** Thomas Oalman

**OWNER:** Thomas Oalman

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

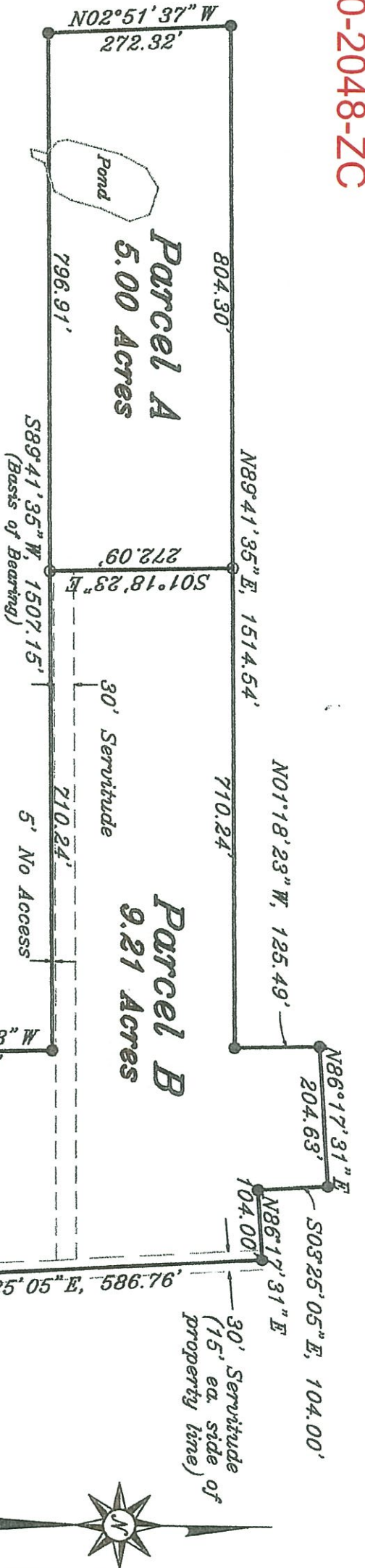
**LOCATION:** Parcel located at the end of Oak Hill Drive, Covington

**SIZE:** 9.21 acres



2020-2048-ZC

MINOR SUBDIVISION  
OF PROPERTY LOCATED  
IN SECTION 33  
TOWNSHIP 5 SOUTH  
RANGE 11 EAST INTO  
PARCELS A & B,  
TAMMANY PARISH,  
LOUISIANA



DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

*Donna Wiley*  
CLERK OF COURT

8-19-2015 5408 F  
DATE FILE NO.

Point "A" is 589'54.46" W, 44.63';  
589'38.51" W, 674.30' from the  
Section Corner common to Sections  
33 & 34 T5S R11E and Section 4  
T6S R11E, St. Tammany Parish,  
Louisiana

This property is located  
in Flood Zone C as per  
FEMA FIRM, Comm.  
Panel No. 225205 0150 C,  
map dated 10-17-1989

Reference Survey:  
Survey prepared by Land  
Surveying, Inc. dated  
June 14, 2002 Survey No.  
9708 (Basis of Bearings)

Building setback lines should be  
determined by owner or contractor  
prior to any construction

Legend:  
1/2" Rebar Set  
1/2" Rebar Found

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
SERVITUDES OF RECORD AS SHOWN ON TITLE OR IN RECORD 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 LICENSED SURVEYOR  
AND THE APPLICABLE STANDARDS OF PRACTICE SET FORTH IN LA-REG-101  
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE UPON THE  
GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED PROFESSIONAL

*Bruce M. Butler*  
5-11-2015

**LS** Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
BRUCE M. BUTLER, III  
LA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894  
Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433

SCALE: 1" = 200' DATE: April 8, 2014 NUMBER: 16264  
Revised: July 2, 2015; Aug. 7, 2015; Aug. 10, 2015





34  
A-1

T5 -R11E

A-1

33

R L OALMANN

OAK HILL

T6 -R11E

A-1

4

SAVOIE

COIN

A-1

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 10/27/2020  
**Case No.:** 2020-2048-ZC  
**Posted:** 10/23/2020

**Meeting Date:** November 4, 2020  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Thomas Oalmann  
**OWNER:** Thomas Oalmann  
**REQUESTED CHANGE:** From A-1 Suburban District to A-1A Suburban District  
**LOCATION:** Parcel located at the end of Oak Hill Drive, Covington S33, T5S, R11E, Ward 2, District 2  
**SIZE:** 9.21 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 1 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-1 Suburban District, MHO Manufactured Home Overlay, RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, MHO Manufactured Home Overlay, RO Rural Overlay
East	Residential	A-1 Suburban District, MHO Manufactured Home Overlay, RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay

**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-1 Suburban District to A-1A Suburban District. The site is located at the end of Oak Hill Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings and agricultural buildings that vary by size or type.

The subject property consists of 9.21 acres and is currently zoned A-1 Suburban District, which allows a density of one unit per every five acres. The applicant is requesting to rezone the property to A-1A Suburban District, which allows a density of one unit per every three acres. The site is flanked on all sides by property that is zoned A-1 and a change in zoning would increase the density of the subject site. As such, staff is not in favor of the request.

The reason for the request is to accommodate a subsequent subdivision of property.