ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6570</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{7}$ DAY OF $\underline{\text{JANUARY}}$, $\underline{2021}$		
AN ORDINANCE AMENDING OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE HIGHWAY 1077, SOUTH OF US AND WHICH PROPERTY COMPLAND MORE OR LESS, FROM DISTRICT) TO AN NC-1 (PROFEWARD 1, DISTRICT 3) (2020-209)	A, TO RECLASSIFY A CERTAIN WEST SIDE OF LOUISIANA S HIGHWAY 190; COVINGTON RISES A TOTAL OF 2 ACRES OF ITS PRESENT A-1 (SUBURBAN FESSIONAL OFFICE DISTRICT)	
WHEREAS, the Zoning Commission of the Parilaw, <u>Case No. 2020-2098-ZC</u> , has recommended to that the zoning classification of the above reference District) to an NC-1 (Professional Office District) se	ed area be changed from its present A-1 (Suburban	
WHEREAS, the St. Tammany Parish Council I and	has held its public hearing in accordance with law;	
WHEREAS, the St. Tammany Parish Council Is the public health, safety and general welfare, to (Professional Office District).	has found it necessary for the purpose of protecting designate the above described property as NC-1	
THE PARISH OF ST. TAMMANY HEREBY O	PRDAINS, in regular session convened that:	
SECTION I: The zoning classification of the abpresent A-1 (Suburban District) to an NC-1 (Profess	ove described property is hereby changed from its ional Office District).	
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REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.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 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 becor	me effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUB FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		
ABSTAIN:		

ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\frac{4}{}$ DAY OF <u>FEBRUARY</u> , $\frac{2021}{}$; 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: <u>DECEMBER 30</u> , <u>2020</u>
Published Adoption:, <u>2020</u>
Delivered to Parish President:, 2020 at
Returned to Council Clerk: 2020 at

EXHIBIT "A"

2020-2098-ZC

A certain parcel of land, lying and situated in Section 28, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Section Corner common to Sections 28, 29, 32 and 33, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, run North 89 degrees 34 minutes 33 seconds East, a distance of 2646.86 feet to a point; Thence run North 00 degrees 01 minutes 16 seconds West, a distance of 1223.25 feet to a point; Thence run South 69 degrees 43 minutes 45 seconds East, a distance of 1006.77 feet to a point; Thence run North 00 degrees 00 minutes 54 seconds East, a distance of 839.19 feet to a point; Thence run South 85 degrees 47 minutes 05 seconds East, a distance of 874.94 feet to a point; Thence run South 24 degrees 01 minutes 24 seconds East, a distance of 366.70 feet to a point and the Point of Beginning.

From the Point of Beginning continue South 24 degrees 01 minutes 24 seconds East, a distance of 223.27 feet to a point; Thence run South 89 degrees 27 minutes 41 seconds West, a distance of 425.45 feet to a point; Thence run North 24 degrees 01 minutes 24 seconds West, a distance of 223.27 feet to a point; Thence run North 89 degrees 27 minutes 41 seconds East, a distance of 425.45 feet back to the Point of Beginning.

Said parcel contains 2.00 acres of land, lying and situated in Section 28, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana.

Case: 2020-2098-ZC

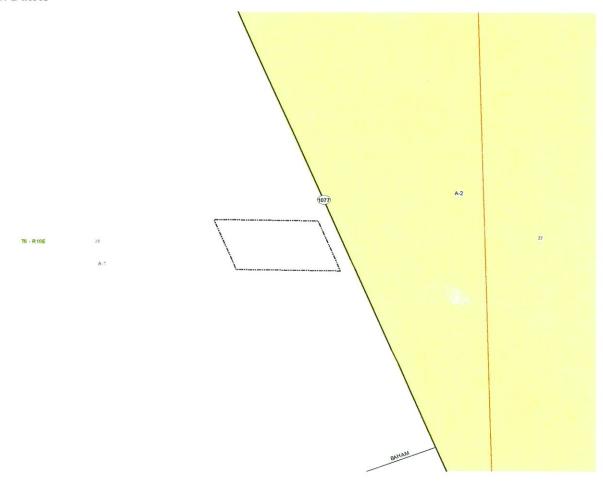
PETITIONER: Jeff Schoen

 $\textbf{OWNER:} \ \textbf{Wingfield} \ \textbf{Real} \ \textbf{Estate} \ \textbf{Company, LLC-Barbara} \ \textbf{Wingfield}$

REQUESTED CHANGE: From A-1 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the west side of Louisiana Highway 1077, south of US Highway 190; Covington

SIZE: 2 acres





MAP PREPARED FOR DUSTINAMY DIXON 80

SECTION 28, T-6-S, R-10-E, ST. TAMMANY PARISH. SHOWN A SKETCH MADE OF PROPERTY LOCATED IN

THIS MAP IS NOT 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 NO. 4894

DATE:

.**C** 10433

LAND SURVEYING LLC 518 N. Columbia Street, Covington, LA 7043 (985) 892-6277 office (985) 898-0355 fax landsurveying||Cegmail.com

BRUCE M. LOUISIANA PROFESS LICENSE

20054 NUMBER:

BUTLER, III IONAL LAND SURVEYOR NO. 4894



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 23, 2020 Meeting Date: December 1, 2020 Case No.: 2020-2098-ZC Determination: Approved

Posted: 11/20/2020

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: Wingfield Real Estate Company, LLC - Barbara Wingfield

REQUESTED CHANGE: From A-1 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the west side of Louisiana Highway 1077, south of US Highway 190; Covington

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	Surrounding Use	Surrounding Zone
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-2 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 NC-1 Professional Office District. The site is located on the west side of Louisiana Highway 1077, south of US Highway 190, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently undeveloped and flanked on all sides by property zoned to accommodate single-family residential dwellings. The purpose of the NC-1 zoning classification is to provide for the location of small-scale services in close proximity to residential development with minimal impact. While there are a few existing neighborhood scale services to the north of the petitioned property along Louisiana Highway 1077, staff notes that rezoning residential property to accommodate commercial uses may be out of character for the immediate area.

Note the reason for the request is to accommodate the construction of a sports physical therapy clinic.