

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6710

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: FITZGERALD

SECONDED BY: DEAN

ON THE 3 DAY OF JUNE , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF LOUISIANA HIGHWAY 25 AND MILLION-DOLLAR ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 5.693 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) AND A-2 (SUBURBAN DISTRICT) (WARD 3, DISTRICT 3). (2021-2304-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2304-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) and A-2 (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 A-1A (Suburban District) and A-2 (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) and A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY, 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: MAY 26, 2021, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2304-ZC

ALL THAT CERTAIN PORTION OF GROUND, together with all buildings, and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, in Section 1 Township 6 South, Range 10 East described as follows, to—wit:

FROM the Southwest corner of Section 6, Township 6, South Range 11 East run North 89 degrees 33 minutes East 290.4 feet to the East side of the Covington—Franklinton Road; thence along the East side of the said road and 30 feet from the center thereof run North 32 degrees 30 minutes West 3025 feet to the Northwest corner of the property of William E. Groves which is the point of beginning.

From the point of beginning run North 58 degrees 30 minutes East 394.6 feet to a point on the Bogue Falaya River; thence recommence at the point of beginning and run North 32 degrees 30 minutes West 897 feet to the corner of Million Dollar Road; thence run South 80 degrees 0 minutes East along said Road .450 feet to a point; thence along the meanderings of the Bogue Falaya River downstream to the Southeast corner of the above described property.

LESS AND EXCEPTING THEREFROM that parcel of ground donated by GENELLE BRENNAN GAVIN to KEITHA KENDRICK wife of/and ERIK FRITZ WAGNER by Act of Donation dated November 16, 1998 of record in Instrument Number 11 23631 of the records of St. Tammany Parish, Louisiana, more fully described as:

A certain parcel of ground situated in Section 1, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Southwest corner of Section 6, Township 6 South,

Range 11 East and run North 89 degrees 33 minutes East a distance of 290.40 feet; thence North 32 degrees 30 minutes West a distance of 3025.00 feet; thence North 32 degrees 32 minutes West a distance of 897.00 feet; thence South 80 degrees 00 minutes East a distance of 451.50 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 77 degrees 50 minutes 00 seconds East a distance of 264.00 feet; thence South 12 degrees 10 minutes 00 seconds West a distance of 1 65.00 feet; thence North 77 degrees 50 minutes 00 seconds West a distance of 264.00 feet; thence North 1 2 degrees 1 0 minutes 00 seconds East a distance of 1 65.00 feet to the POINT OF BEGINNING, and containing 1.000 acres of land, more or less, all as per survey and plat by Kelly J. McHugh and Associates, Inc. dated May 22, 1998 and numbered 98-148, a copy of which is attached hereto.

Being the same property acquired by Genelle Brennan, wife of/and Martin E. Gavin, Jr., by Act of Partition between themselves and Patricia Brennan, wife of/and John D. Sicher, Sr., registered in C.O.B. 653, folio 259, Parish of St. Tammany, Louisiana; and further acquired by Genelle Brennan Gavin, by Judgment of Possession dated January 25, 1990 in the Succession of Martin E. Gavin, No. 89—1 8957, Civil District Court for the Parish of Orleans, State of Louisiana, and recorded as Instrument No. 742603 in COB 1 41 2, Folio 51 2, of the records of the Parish of St. Tammany, State of Louisiana.

Case No.: 2021-2304-ZC

PETITIONER: Erik Wagner

OWNER: John Wagner Jr.

REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District and A-2 Suburban District

LOCATION: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road;
Covington; S1, T6S, R10E; Ward 3, District 3

SIZE: 5.693 acres



2021-2304-ZC

Subject Property

APPROVAL:

SECRETARY PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 DATE FILED FILE NO.
 CLERK OF COURT

REFERENCES:

- 1) SURVEY BY LOWELL E. CUMMINGS, DATED APRIL 23, 1971.
- 2) SURVEY OF 15.3 ACRES BY NED R. WILSON, DATED AUGUST 18, 1980.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OR RECORDS MAY BE FOUND ON FILE REQUEST AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

KELLY J. MCHUGH
 License No. #443
 PROFESSIONAL SURVEYOR
 State of Louisiana

CERTIFIED TO BE IN ACCORDANCE WITH PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

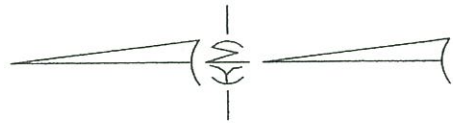
A RESUBDIVISION OF 5.693 ACRES INTO PARCEL A (2.000 AC) & PARCEL B (3.693 AC) LOCATED IN SECTION 1, T-6-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

ERIC WAGNER

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70401

SCALE: 1" = 120'
 DRAWN: DB
 DATE: 06-29-2020
 JOB NO.: 20-117
 REVISED: 3-9-21



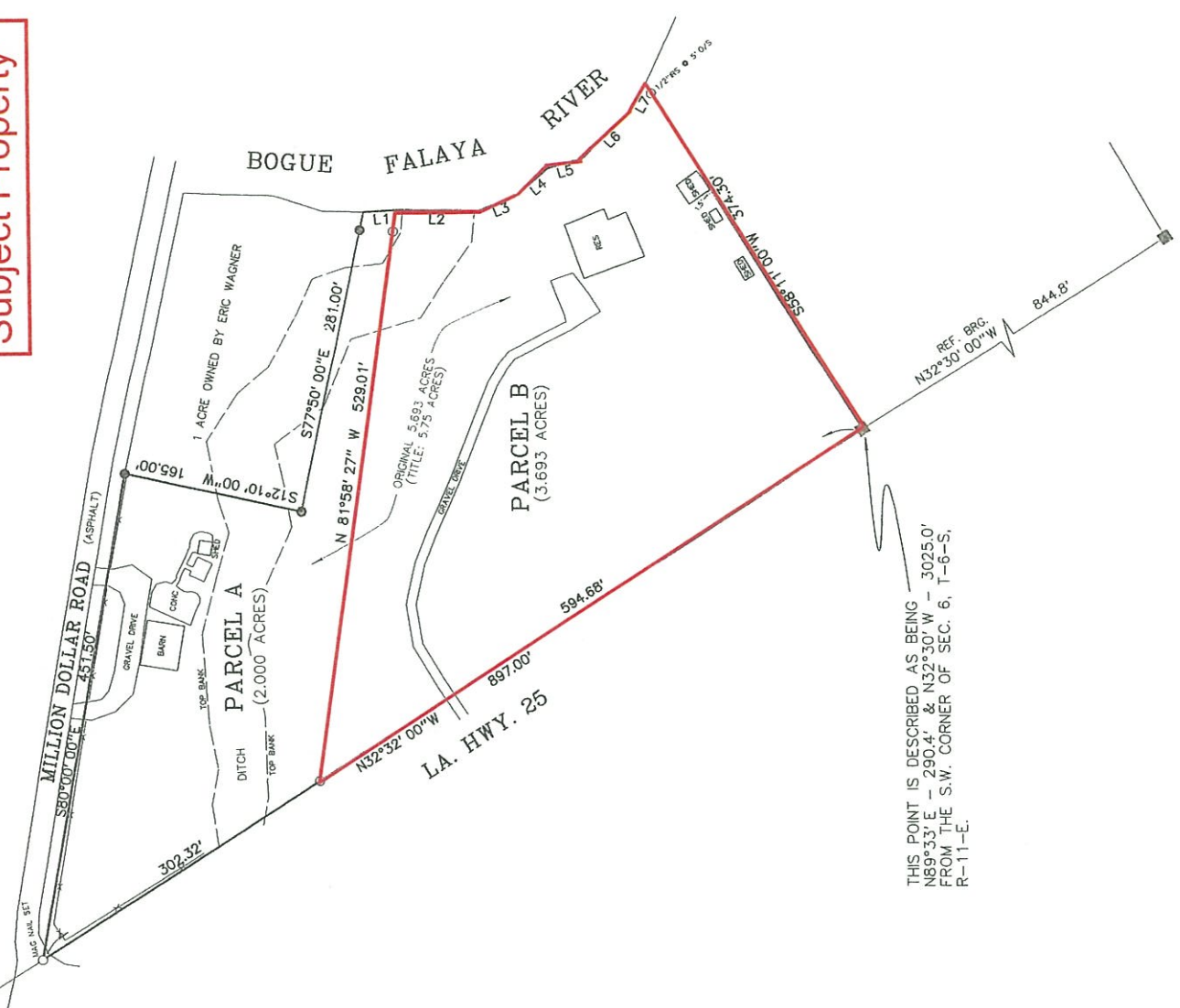
LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	S03°34'48"E	29.88'
L2	S00°46'44"W	75.89'
L3	S21°02'37"E	38.33'
L4	S40°47'44"E	37.75'
L5	S14°58'58"E	32.03'
L6	S44°02'04"E	63.00'
L7	S60°51'28"E	28.13'

THIS PROPERTY IS LOCATED IN FLOOD ZONES: "B" & "A8" BASE FLOOD ELEV: 57' F.I.R.M. PANEL NO: 225205 0125 C MAP REVISED: OCTOBER 17, 1989

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = CORNER SET AS NOTED
- = 1/2" IRON PIPE FOUND



THIS POINT IS DESCRIBED AS BEING N89°33'E - 290.4' & N32°30'W - 3025.0' FROM THE S.W. CORNER OF SEC. 6, T-6-S, R-11-E.



A-1

NC-4

MILLION DOLLAR

T6 - R10E

1

25

A-1

A-1

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2304-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Erik Wagner

OWNER: John Wagner Jr.

REQUESTED CHANGE: From A-1 Suburban District to A-1A Suburban District and A-2 Suburban District

LOCATION: Parcel located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; Covington; S1, T6S, R10E; Ward 3, District 3

SIZE: 5.693 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-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes

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 A-1A Suburban District and A-2 Suburban District. The site is located on the southwest corner of Louisiana Highway 25 and Million-Dollar Road; 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 site is flanked on all sides by property that is zoned A-1 Suburban District. As currently zoned, the property allows one single-family residence per every five acres. A change in zoning to A-1A Suburban District will allow one single-family residence per every three acres and a change to A-2 Suburban District will allow one single-family residence per an acre (See Table # 1). This rezoning request will increase the allowable density on the subject site.

The reason for this request is to allow for a minor subdivision.

	Zoning Classification	Density	Acreage
Exiting Zoning	A-1 Suburban District	1 Unit Per Every 5 Acres	5.693 acres
	A-1A Suburban District	1 Unit Per Every 3 Acres	3.693 acres
Proposed Zoning	A-2 Suburban District	1 Unit Per Every Acre	2 acres