

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6690

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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 SOUTH SIDE OF CHARTIER OAKS LANE, EAST OF WOLVERINE DRIVE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 4.909 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT TO AN ED-1 (PRIMARY EDUCATION DISTRICT) (WARD 3, DISTRICT 5). (2021-2310-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2310-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 HC-1 (Highway Commercial District to an ED-1 (Primary Education 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 ED-1 (Primary Education 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 HC-1 (Highway Commercial District to an ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

## EXHIBIT "A"

### **2021-2310-ZC**

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 48, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Section Corner common to Sections 9, 10 and 48, Township 7 South, Range 11 East, go South 62 degrees 30 minutes East 246.10 feet to a 1/2 inch iron rod and the Point of Beginning.

From the Point of Beginning, go North 20 degrees 36 minutes 55 seconds East 527.48 feet to an 1/2 inch iron rod set on the southern edge of Chartier Oaks Lane; thence North 68 degrees 41 minutes 11 seconds West 28.43 feet to an 1/2 inch iron rod; thence due North 64.40 feet to an inch iron rod set on the northerly edge of Chartier Oaks Lane; thence South 68 degrees 41 minutes 11 seconds East 52.58 feet; thence continue South 67 degrees 15 minutes 50 seconds East 316.71 feet to an 1/2 inch iron rod set; thence South 20 degrees 35 minutes 06 seconds West 60.04 feet to an 1/2 inch iron rod set; thence continue South 20 degrees 35 minutes 06 seconds West 305.96 feet to an 1/2 inch iron rod set; thence South 10 degrees 25 minutes 04 seconds East 312.64 feet to an 1-1/4 inch iron pipe; thence North 62 degrees 30 minutes West 482.86 feet to an 1/2 inch iron rod and the Point of Beginning.

**Case No.:** 2021-2310-ZC

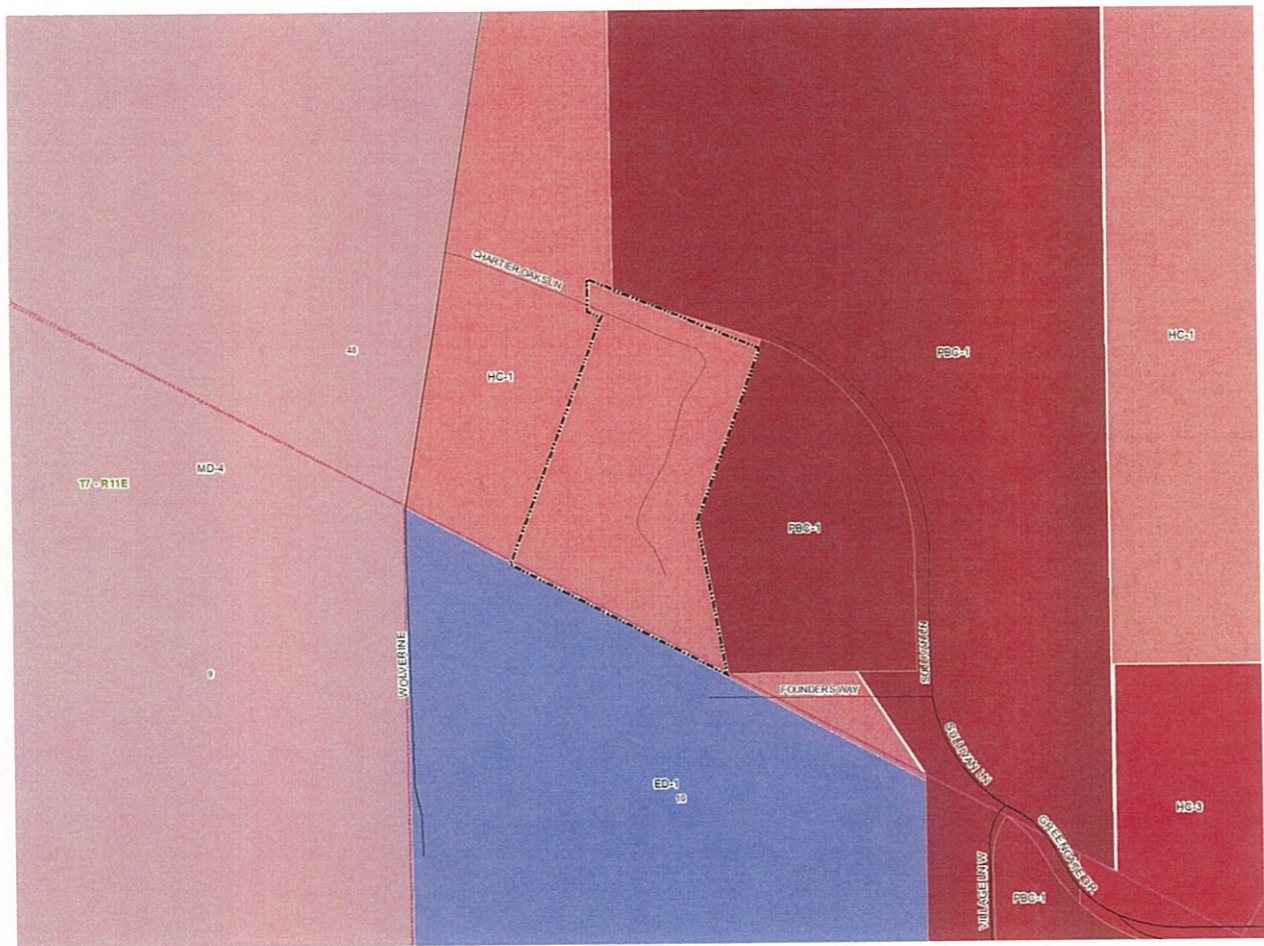
**PETITIONER:** Adam Martin

**OWNER:** North Lake Christian School - Glenn Martin

**REQUESTED CHANGE:** From HC-1 Highway Commercial District to ED-1 (Primary Education District)

**LOCATION:** Parcel located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington; S48, T7S, R11E; Ward 3, District 5

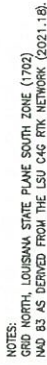
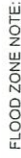
**SIZE:** 4.909 acres





SECTION 48, TOWNSHIP 7 SOUTH - RANGE 11 EAST,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

## Subject Property

VICINITY MAP

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: C  
BASE FLOOD ELEVATION: NOT INDICATED  
COMMUNITY PANEL NO. 225205 0230 C  
MAP REVISED: OCTOBER 17, 1989

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

CITY OF COVINGTON, ST. TAMMANY PARISH, LOUISIANA  
FOR: KENT DESIGN BUILD, INC.

DATE QAM	2/26/2021
ISSUED DATE	03/12/2021
ISSUED FOR	KENT DESIGN BUILD LLC
PROJECT NO	20-757
SHEET	20-757-BUILD-ARCH-2101

1-1



DATE OF SURVEY: 03/05/2021

DENNIS L GOWIN, P.L.S.: LA REG. NO. 4846  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DGOWIN@DGC.COM

SCALE IN FEET







2021-2310-ZC

48

T7-R11E

PBC-1

CHARTER OAKS

HC-1

WOLVERINE

MD-4

SULLIVAN

PBC-1

FOUNDERS

9

GREENGATE

ED-1

10

NORTHLAKE  
WOLVERINES

VILLAGE

PBC-1

A-4

16

15

NC-1

HC-2

HC-3



**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** April 27, 2021  
**Case No.:** 2021-2310-ZC  
**Posted:** April 23, 2021

**Meeting Date:** May 4, 2021  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Adam Martin

**OWNER:** North Lake Christian School - Glenn Martin

**REQUESTED CHANGE:** From HC-1 Highway Commercial District to ED-1 Primary Education District

**LOCATION:** Parcel located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington; S48, T7S, R11E; Ward 3, District 5

**SIZE:** 4.909 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Private

**Road Surface:** 1 Lane Dirt

**Condition:** Poor

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PBC-1 Planned Business Campus District
South	School	ED-1 Primary Education District
East	Residential	PBC-1 Planned Business Campus District
West	Undeveloped	HC-1 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Institutional** - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to ED-1 Primary Education District. The site is located on the south side of Chartier Oaks Lane, east of Wolverine Drive; Covington. The 2025 Future Land Use Plan designates the site to be developed with public institutional uses.

The subject property is situated to the west of the existing North Lake Christian School and is currently developed with the school’s welcome center. The purpose of the existing HC-1 Highway Commercial District is to allow for the location of limited-scale highway commercial uses. The purpose of the requested ED-1 Primary Education District is to allow for the location of public or private schools that generally serve a smaller student population. A change in zoning will allow the student welcome center to come into compliance with the appropriate zoning classification as well as allow the potential for the future expansion of the school.