

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6600 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. FITZGERALD SECONDED BY: MS. CAZAUBON
ON THE 2 DAY OF APRIL , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1081, SOUTH OF SMITH ROAD, NORTH OF THIBODEAUX ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 98 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 3, DISTRICT 2). (2019-1753-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1753-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-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 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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF MARCH , 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: FEBRUARY 17 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2019-1753-ZC

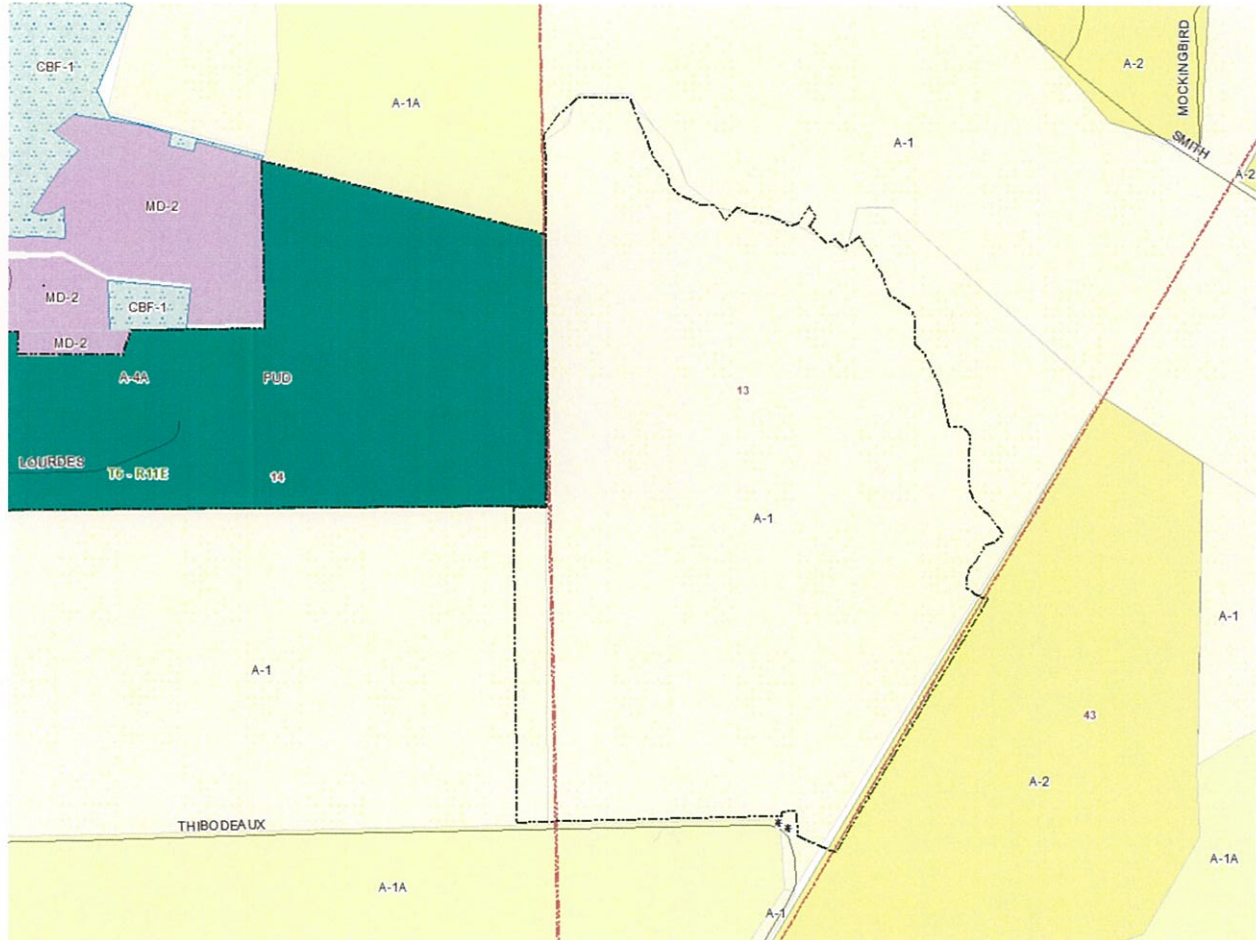
Located in Sections 13 & 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 11, 12, 13 & 14 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South 00 degrees 32 minutes 35 seconds East, 1087.93 feet to a point in the center of a drainage ditch and the Point of Beginning.

From the Point of Beginning run South 00 degrees 32 minutes 35 seconds East, 1516.76 feet to a point; thence South 89 degrees 04 minutes 13 seconds West, 138.55 feet to a point, thence South 00 degrees 44 minutes 11 seconds East, 1322.75 feet to a point; thence North 88 degrees 27 minutes 59 seconds East, 1086.16 feet to a point; thence North 03 degrees 42 minutes 05 seconds West, 19.39 feet to a point; thence North 86 degrees 17 minutes 55 seconds East, 60.00 feet to a point, thence South 03 degrees 42 minutes 05 seconds East, 98.31 feet to a point; thence South 65 degrees 37 minutes 13 seconds East, 165.37 feet to the section line of Section 13 and 43 Township 6 South Range 11 East; thence run along said section line North 31 degrees 06 minutes 04 seconds East, 1338.18 feet to a point in the center of the Little Bogue Falaya River; thence recommence at the Point of Beginning and run along the center of a drainage ditch downstream approximately 1926 feet more or less to intersect the center of the Little Bogue Falaya River; thence run along said center of river downstream approximately 1965 feet more or less to intersect the section line common to Sections 13 and 43 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

This tract contains 98.0 Acres of land more or less as per sketch map prepared by this firm dated November 19, 2019 Survey Number 19550.

SIZE: 98 acres




A Sketch Map of a 141.0 Acre Parcel of Land (More or Less) in Sections 13, 14 & 43, T-6-S, R-11-E, St. Tammany Parish Louisiana

*This Map is for Zoning Purposes Only

- Reference:
- 1) A Survey Plat by John Bonneau, Dated 5-31-1996, #96022, in Inst. #1011625, Clerk of Courts Office
 - 2) A Survey Plat by John Bonneau, Dated 11-28-2012, #1996022 Property
 - 3) A Deed of a 60' Servitude of Passage in Inst. #1019065, Clerk of Courts Office
 - 4) A Deed of 29.32 Acres to Andree G. Planche, in Inst. #1019065, Clerk of Courts Office

The P.O.B. is described as being S00°32'35"E-1087.93' from the Section Corner common to Sections 11, 12, 13 & 14, T-6-S, R-11-E, St. Tammany Parish, Louisiana

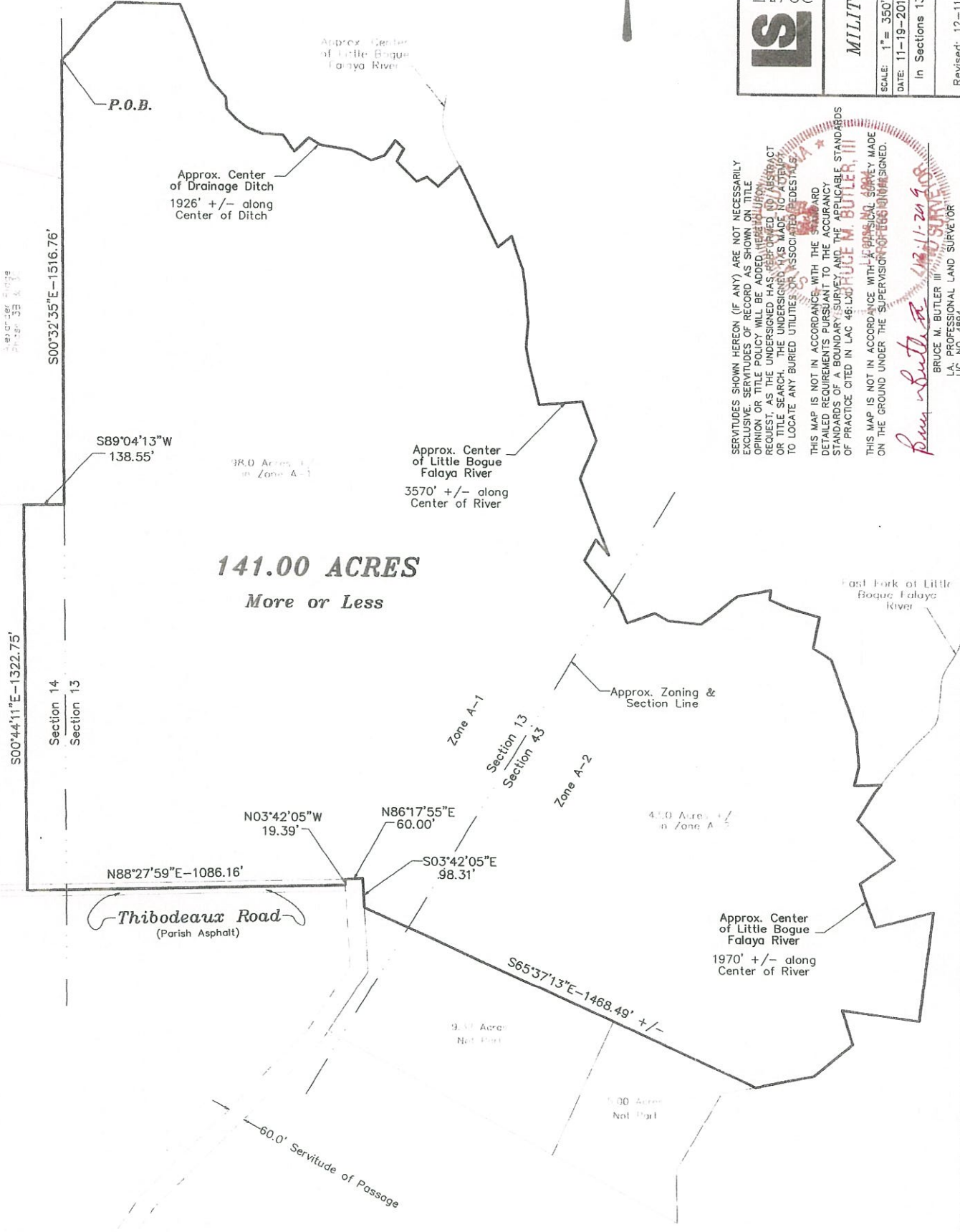




Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 Fax

MAP PREPARED FOR
MILITARY ROAD LAND CO., LLC

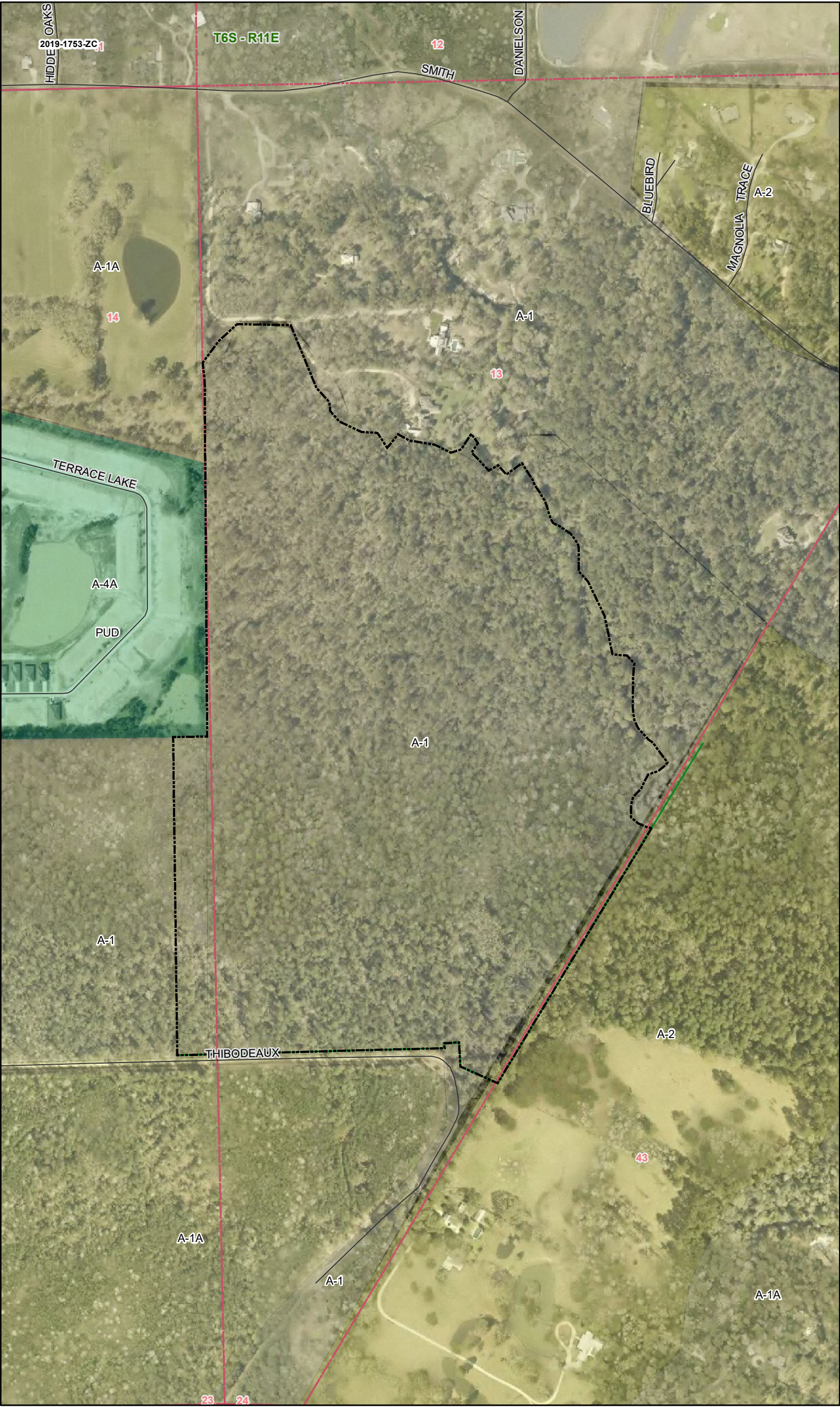
SCALE: 1" = 350'	DRAWN BY: JWG
DATE: 11-19-2019	
In Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.	
DRAWN NUMBER: 19550	
Revised: 12-11-2019 (11x17)	



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON 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 FEEDLINES.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:140. THE SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler
12-11-2019
BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/21/2020Meeting Date: March 3, 2020

Case No.: 2019-1753-ZCDetermination: Approved

Posted: 02/21/2020Prior Action: 2/4/2020 - Postponed

GENERAL INFORMATION

PETITIONER: Kenneth Lopiccolo Sr.
OWNER: Graber, LLC - William Graber III
REQUESTED CHANGE: A-1 Suburban District and RO Rural Overlay TO A-3 Suburban District
LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road, north of Thibodeaux Road, Covington
SIZE: 98 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Terrace Lake Drive - ParishRoad Surface: 1 Lane AsphaltCondition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
South	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, and RO Rural Overlay
East	Undeveloped and Residential	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
West	Residential (Terra Mariae Subdivision)	A-4A Single-Family Residential District, MD-2 Medical Clinic District, CBF-1 Community Based Facilities District, and RO Rural Overlay

EXISTING LAND USE:

Existing development: NoMulti occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification on a 98 acre site from A-1 Suburban District and RO Rural Overlay to A-3 Suburban District. The subject property is currently undeveloped and is located to the east of the existing Terra Mariae and Alexander Ridge subdivisions off of LA Highway 1081, south of Smith Road, and north of Thibodeaux Road. The objective of the request is to increase the density of the underlying zoning classification from the existing A-1 Suburban District which permits one residential unit per every five acres to A-3 Suburban District which permits two residential units per acre. This request will establish the underlying zoning designation of a proposed residential subdivision. Note that a concurrent application has also been made to establish the PUD Planned Unit Development Overlay (2019-1754-ZC) which will allow the developer to construct Phase 4 of the Alexander Ridge subdivision

The adjoining PUD has an underlying zoning designation of A-4A Single-Family Residential making the current request less dense than the existing Terra Mariae and Alexander Ridge developments.