

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6630 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. FITZGERALD
ON THE 1 DAY OF APRIL , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON LOCATED NORTH SIDE OF PENN MILL ROAD, WEST OF COVINGTON VINCENT AIRPORT ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.49 ACRES OF OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 3, DISTRICT 3). (2021-2217-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2217-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-3 (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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MAY , 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: MARCH 24 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2217-ZC

A CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon or in anywise appertaining, situated in and being part of SECTION NO. 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST, in the Parish of St. Tammany, State of Louisiana, and said piece or parcel of ground is described and measures as follows to-wit:

From the corner common to Sections 23, 24, 25, and 26, Township 6 South, Range 10 East, St. Tammany Parish, State of Louisiana, measure North 89 degrees 55 minutes East 2007.72 feet; thence North 89 degrees 30 minutes East 314.60 feet; thence North 327.06; thence North 03 degrees 40 minutes East 106.8 feet; thence South 70 degrees, 56 minutes West 67.3 feet; thence North 69 degrees 45 minutes West 165.65 feet to an iron post on the North right-of-way line of a Parish gravel road, THE POINT OF BEGINNING.

From the said point of beginning measure along said right-of-way line North 69 degrees 45 minutes West 313.0 feet to an iron post; thence North 17 degrees, 35 minutes East 208.7 feet to an iron post; thence South 69 degrees, 45 minutes East 313.0 feet to an iron post; thence South 17 degrees 35 minutes West 208.7 feet to the point of beginning. The above describes tract containing 1.50 acres.

Case No.: 2021-2217-ZC
PETITIONER: Aparicio Enterprise, LLC - Christine Aparicio

OWNER: Aparicio Enterprise, LLC - Christine Aparicio

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the north side of Penn Mill Road, west of Covington Vincent Airport Road;
Covington

SIZE: 1.49 acres

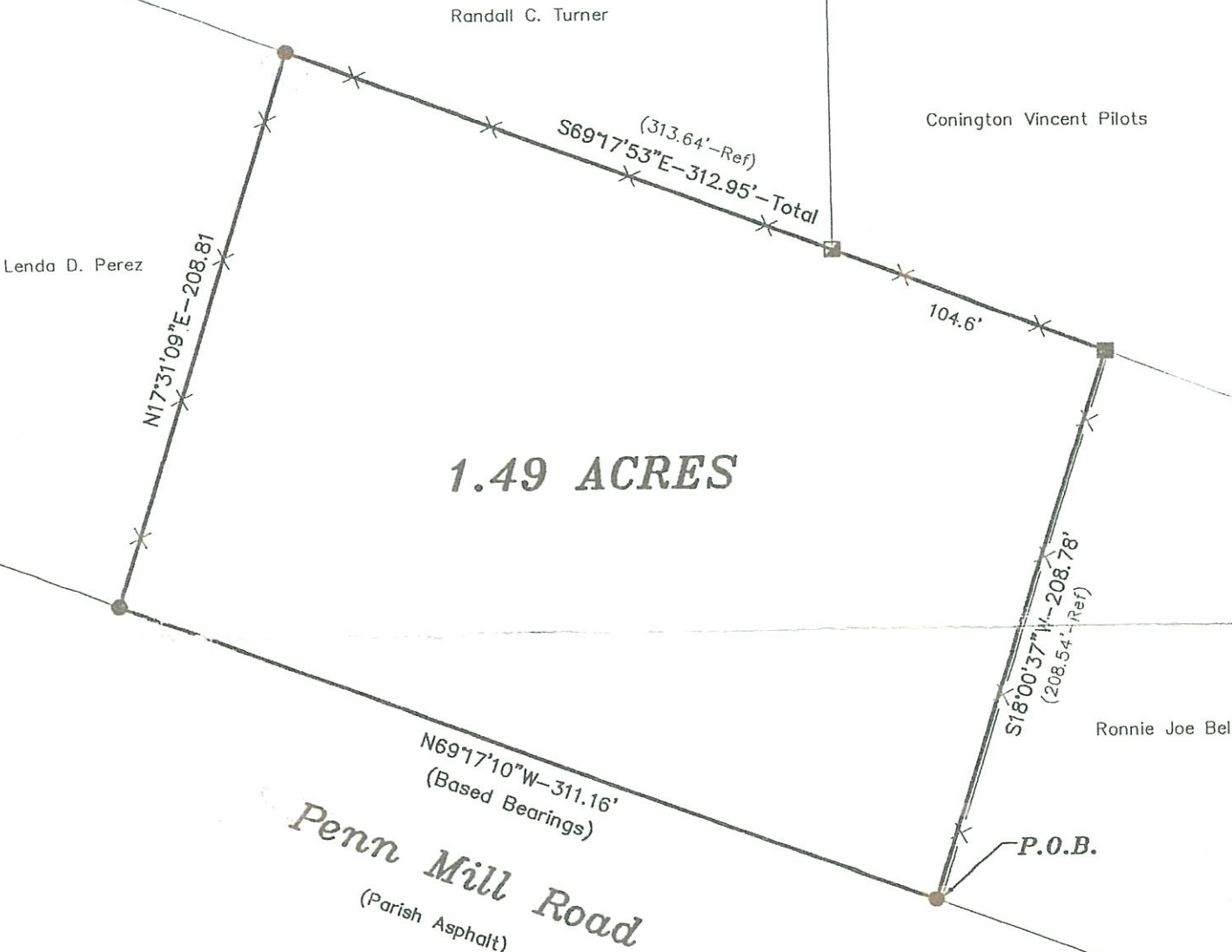




Reference:
1) A Survey Map by Jeron Fitzmorris, Dated
4-12-2002, #9622 (Based Bearings)
2) A Survey Map by Jeron Fitzmorris, Dated
4-12-2002, #9623

Reference bearing calls not shown

THIS P.O.B. IS
N89°55'E, 2007.72';
N89°30'E, 314.6';
NORTH, 327.05';
N03°40'E, 106.8';
S70°56'W, 67.3';
N69°45'W, 165.65';
FROM THE CORNER
COMMON TO SECTIONS
23, 24, 25, & 26,
T6S, R10E, ST.
TAMMANY
PARISH, LOUISIANA
(As per Ref)



- LEGEND:
- = Fnd. 3/8" Iron Rod
 - = Fnd. 1/2" Iron Rod
 - ▣ = Fnd. 3/4" Iron Pipe
 - X— = Fence

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR 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 C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **MELISSA FLORES-TALE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 24, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS 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

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
8-24-2020
Terry J. Melissa Tale



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

| | |
|---|--|
| Date: February 22, 2021 Case No.: 2021-2217-ZC Posted: February 19, 2021 | Meeting Date: March 2, 2021 Determination: Approved |
|---|--|

GENERAL INFORMATION

PETITIONER: Aparicio Enterprise, LLC - Christine Aparicio
OWNER: Aparicio Enterprise, LLC - Christine Aparicio
REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District
LOCATION: Parcel located on the north side of Penn Mill Road, west of Covington Vincent Airport Road; Covington
SIZE: 1.49 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

| | | |
|---------------------|-------------------------------------|------------------------|
| Type: Parish | 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 | Undeveloped and Airport | A-1 Suburban District |
| South | Residential | A-1 Suburban District |
| East | Residential | A-1 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 A-3 Suburban District. The site is located on the north side of Penn Mill Road, west of Covington Vincent Airport 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 site is flanked on all sides by property that is zoned A-1 Suburban District, which requires five-acre parcel sizes. The reason for the requested A-3 Suburban District, which requires half-acre parcel sizes is to allow for the property to be subdivided.