

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6814 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 4 DAY OF NOVEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF MEYERS ROAD & SOUTH FITZMORRIS ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 20.4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT)) (WARD 3, DISTRICT 2). (2021-2527-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2527-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) 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).

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).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF DECEMBER , 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: OCTOBER 27 , 2021

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

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

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

## EXHIBIT "A"

2021-2527-ZC

:

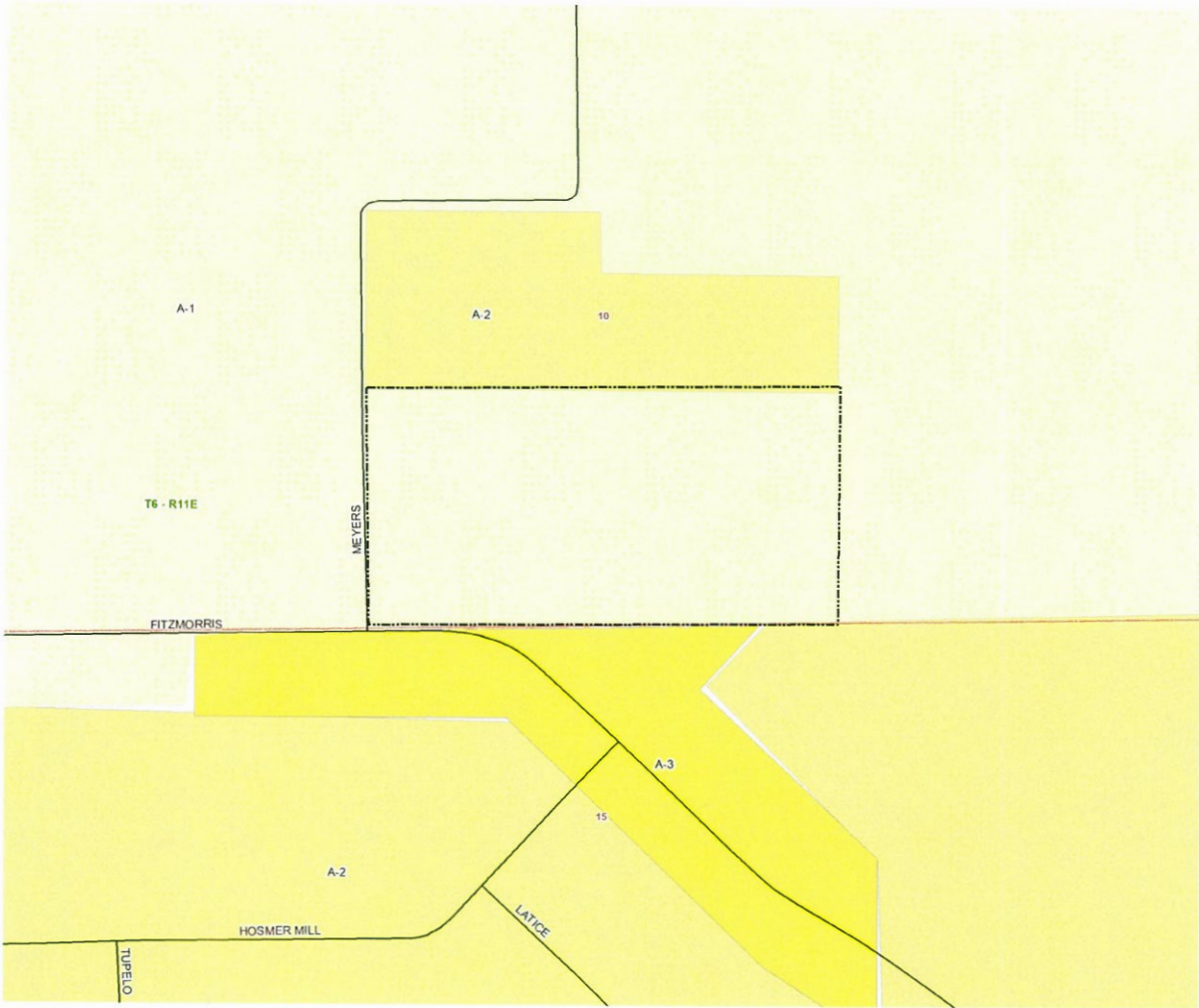
THAT CERTAIN PORTION OF GROUND, being the South Half of the Southeast Quarter of Southwest Quarter of Section 10, T6S, R11E, St. Tammany Parish, Louisiana, together with all improvements situated thereon and appurtenances and servitudes thereunto belonging, containing twenty (20) acres, more or less and being that property acquired by Al phis L. Loyd by deed dated April 19, 1941, of record in Conveyance Book 150, Page 426 of the official records of St. Tammany Parish, Louisiana.

According to the survey of Land Surveying, Inc. dated May 9, 1977, a copy of which is attached hereto and made a part hereof, said property is situated in Section 10, T6S, R11E, St. Tammany Parish, La., and measures as follows:

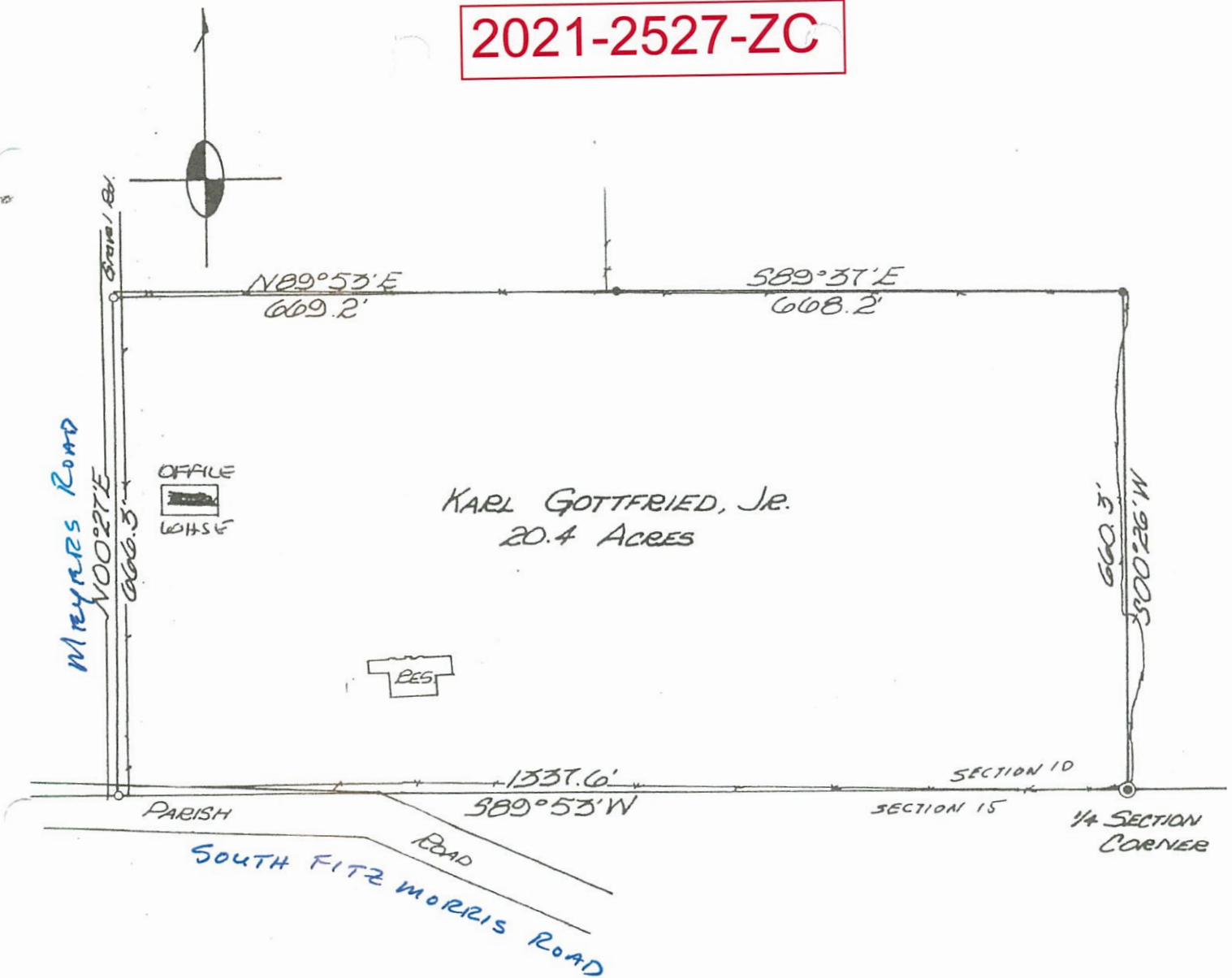
From the Quarter Section Corner common to Sections 10 and 15, which is the Point of Beginning, go South 89° 53' West, 1337.6 feet to a point; thence North 00° 27' East 666.3 feet to a point; thence North 89° 53' East 669.2 feet to a point; thence South 89° 37' East 668.2 feet to a point; thence South 00° 26' West 660.3 feet to the Point of Beginning.

Said portion of ground containing 20.4 acres.

**Case No.:** 2021-2527-ZC  
**PETITIONER:** Karl Gottfried  
**OWNER:** Karl and Carol Gottfried  
**REQUESTED CHANGE:** From A-1 Suburban District to A-1A Suburban District  
**LOCATION:** Parcel located on the northeast corner of Meyers Road & South Fitzmorris Road, Covington; S10, T6S, R11E; Ward 3, District 2  
**SIZE:** 20.4 acres



2021-2527-ZC



MAP PREPARED FOR

KARL GOTTFRIED, JR.

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN Section 10 Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

*John R. Ferguson*  
LOUISIANA REGISTERED LAND SURVEYOR

REVISED MAY 11, 1978 (HOUSE & BARN LOCATION)

SCALE: 1" = 200'

DATE: May 9, 1977

NUMBER 1073



A-1

10

A-2

T6 - R11E 3  
District 2

MEYERS

A-3

FITZMORRIS

15

A-2

HOSMER MILL

LATICE





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

Date: September 28, 2021  
Case No.: 2021-2527-ZC  
Posted: August 23, 2021

Meeting Date: October 5, 2021  
Determination: Approved

**GENERAL INFORMATION**

**PETITIONER:** Karl Gottfried  
**OWNER:** Karl and Carol Gottfried  
**REQUESTED CHANGE:** From A-1 Suburban District to A-1A Suburban District  
**LOCATION:** Parcel located on the northeast corner of Meyers Road & South Fitzmorris Road, Covington; S10, T6S, R11E; Ward 3, District 2  
**SIZE:** 20.4 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	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
		A-3 Suburban District
East	Undeveloped	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.

**Residential / Agricultural** – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located on the northeast corner of Meyers Road & South Fitzmorris Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density as well as agricultural uses.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings on five-acre lots. The purpose of the requested A-1A Suburban District is to provide single-family dwellings on three-acre lots (see below table). A change in zoning will allow an increase in single-family uses on the subject property.

	Zoning	Max Density	Min Lot Width
Existing	A-1 Suburban District	One unit per five acres	300 ft.
Proposed	A-1A Suburban District	One unit per three acres	200 ft.