

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6767

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 2 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED SOUTHWEST CORNER OF JOINER WYMER ROAD AND BUNNY LANE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 25.31 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) (WARD 1, DISTRICT 3). (2021-2432-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2432-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF OCTOBER , 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: AUGUST 25 , 2021

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

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

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

## EXHIBIT "A"

### 2021-2432-ZC

All that certain piece or parcel of land in Section 33, Township 6 South, Range 10 East, and more particularly described as follows, to wit:

From the quarter section corner between Section 33 and 34 of the above Township and Range run West 1,533.5 feet to a stake set for the Northeast corner of the property to be described, and the point of beginning.

From the above point of beginning, run west 1152.5 feet to a stake; thence South 0 degrees, 25 minutes East 1347.5 feet to a stake, thence North 89 degrees 55 minutes East 1152.5 ft. to a stake; then North 0 degrees 25 minutes West 1346 ft. to a point of beginning containing 35.66 acres.

Less and except:

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 33, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

Commencing from the Southeast corner of Section 33, of said Township and Range; thence measure South 89 degrees 55 minutes 10 seconds West, a distance of 1046.34 feet to a point, thence measure North 89 degrees 40 minutes 02 seconds West, a distance of 480.33 feet to a point; thence measure North 00 degrees 34 minutes 13 seconds West a distance of 1342.80 feet to a point; thence measure South 89 degrees 51 minutes 38 seconds West, a distance of 30 feet to the POINT OF BEGINNING.

FROM THE POINT OF BEINNING, continue South 89 degrees 51 minutes, 38 seconds West, a distance of 1124.75 feet to a point; thence measure North 01 degrees 10 minutes 14 seconds West, a distance of 400.05 feet to a point; thence measure North 89 degrees 51 minutes 38 seconds East, a distance of 1128.85 feet to a point; thence measure South 00 degrees 35 minutes East, a distance of 400 feet back to the point of beginning containing 10.35 acres.

**Case No.:** 2021-2432-ZC

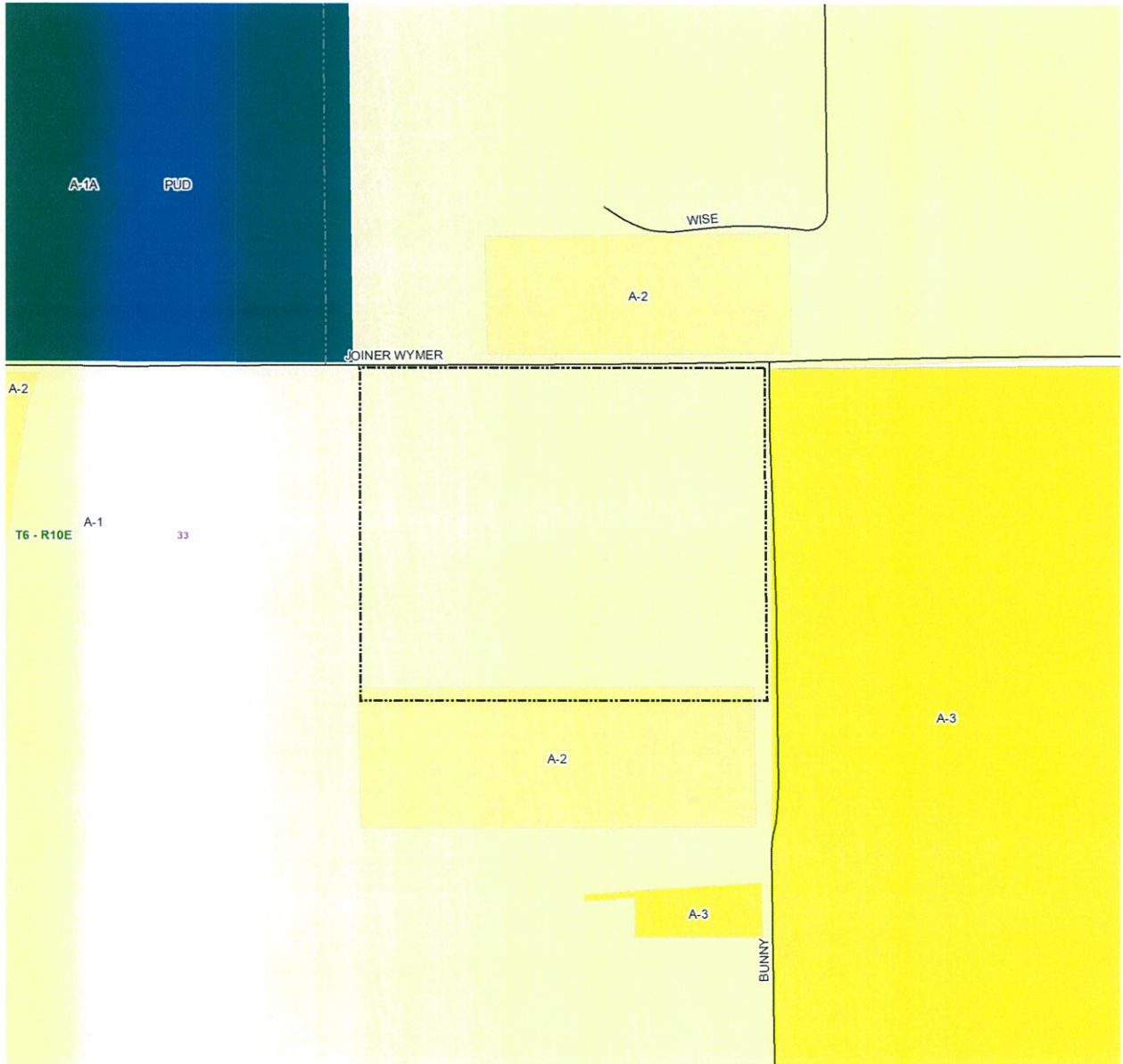
**PETITIONER:** Blaine Stanga

**OWNER:** Virginia Coleman Stanga

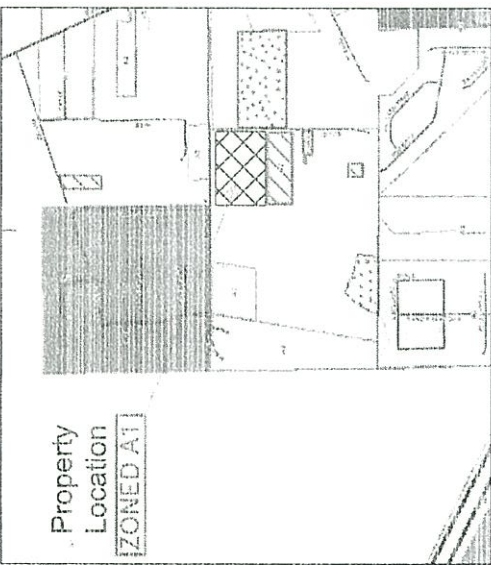
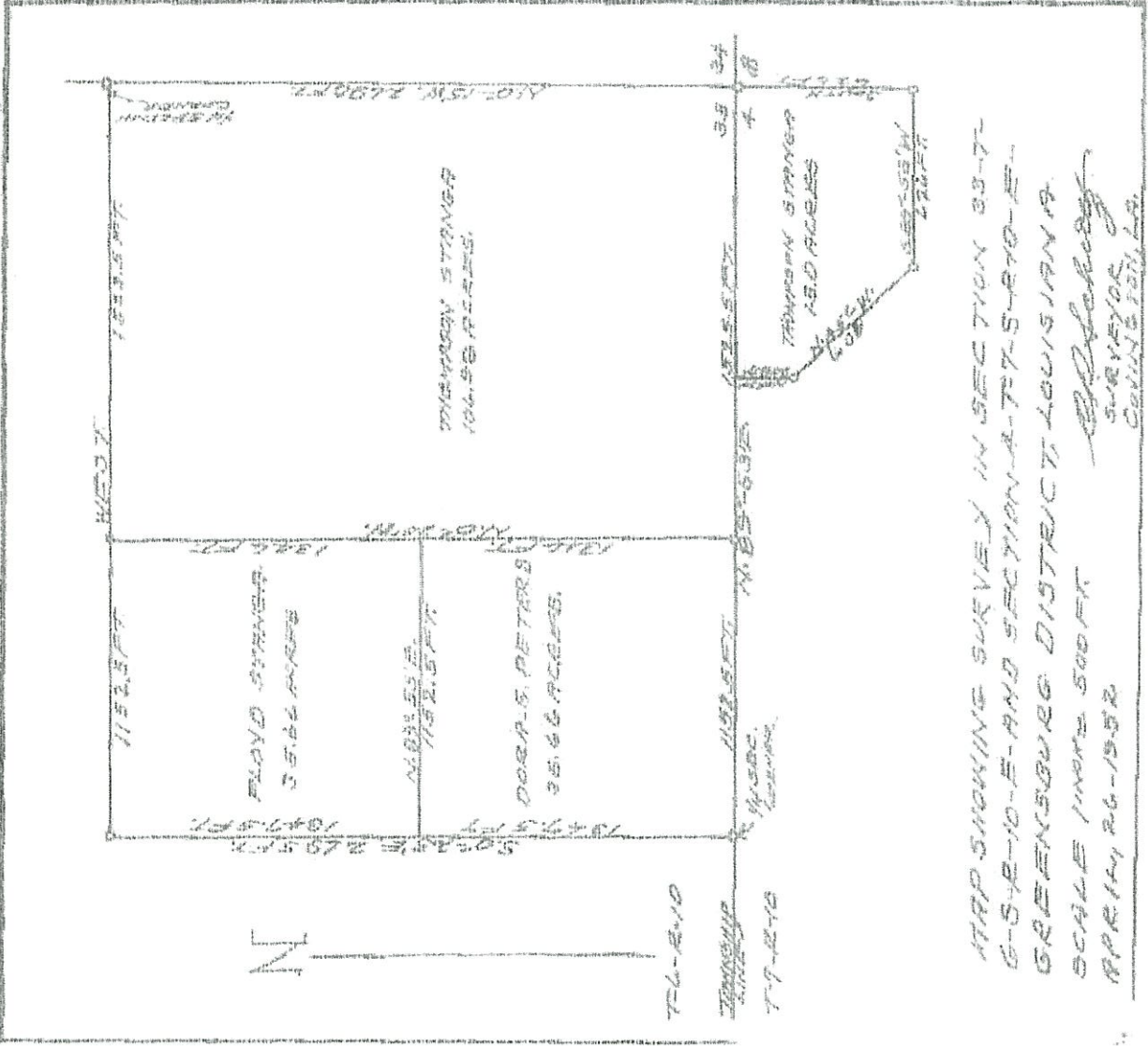
**REQUESTED CHANGE:** From A-1 Suburban District TO A-1A Suburban District As Amended

**LOCATION:** Parcel located on the southwest corner of Joiner Wymer Road and Bunny Lane; Covington S33, T6S, R10E, Ward 1, District 3.

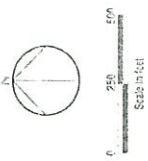
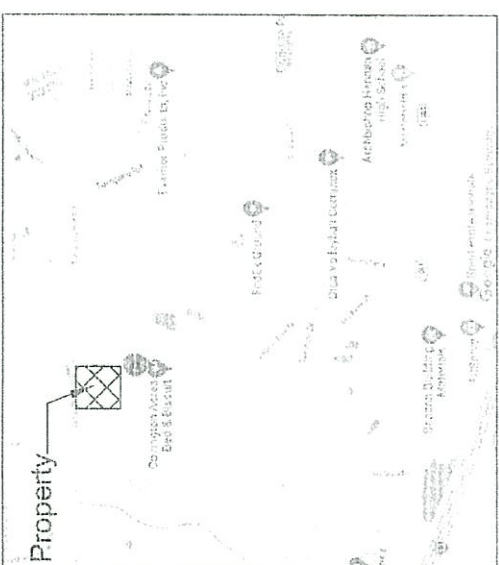
**SIZE:** 25.31 acres



2021-2432-ZC

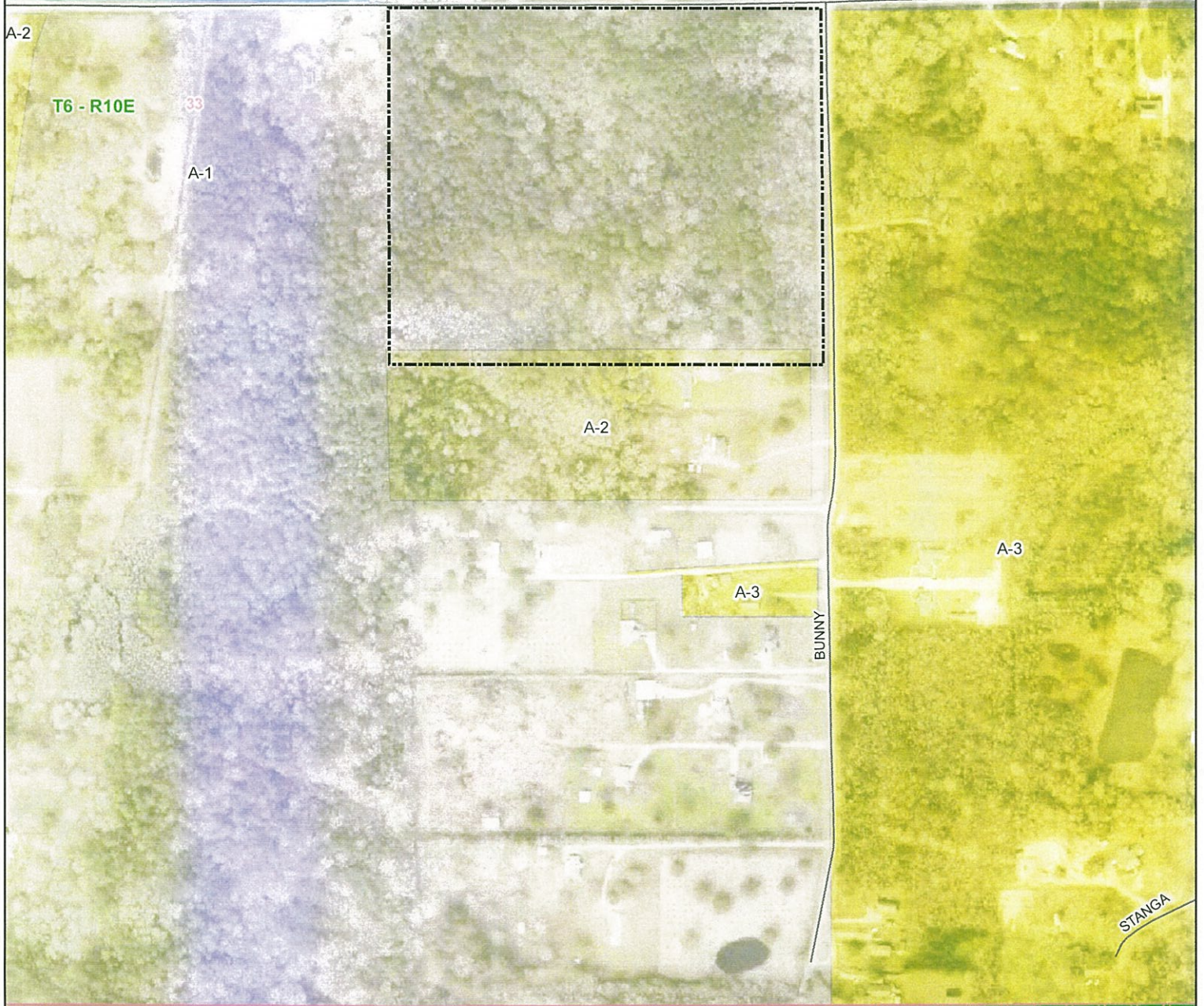
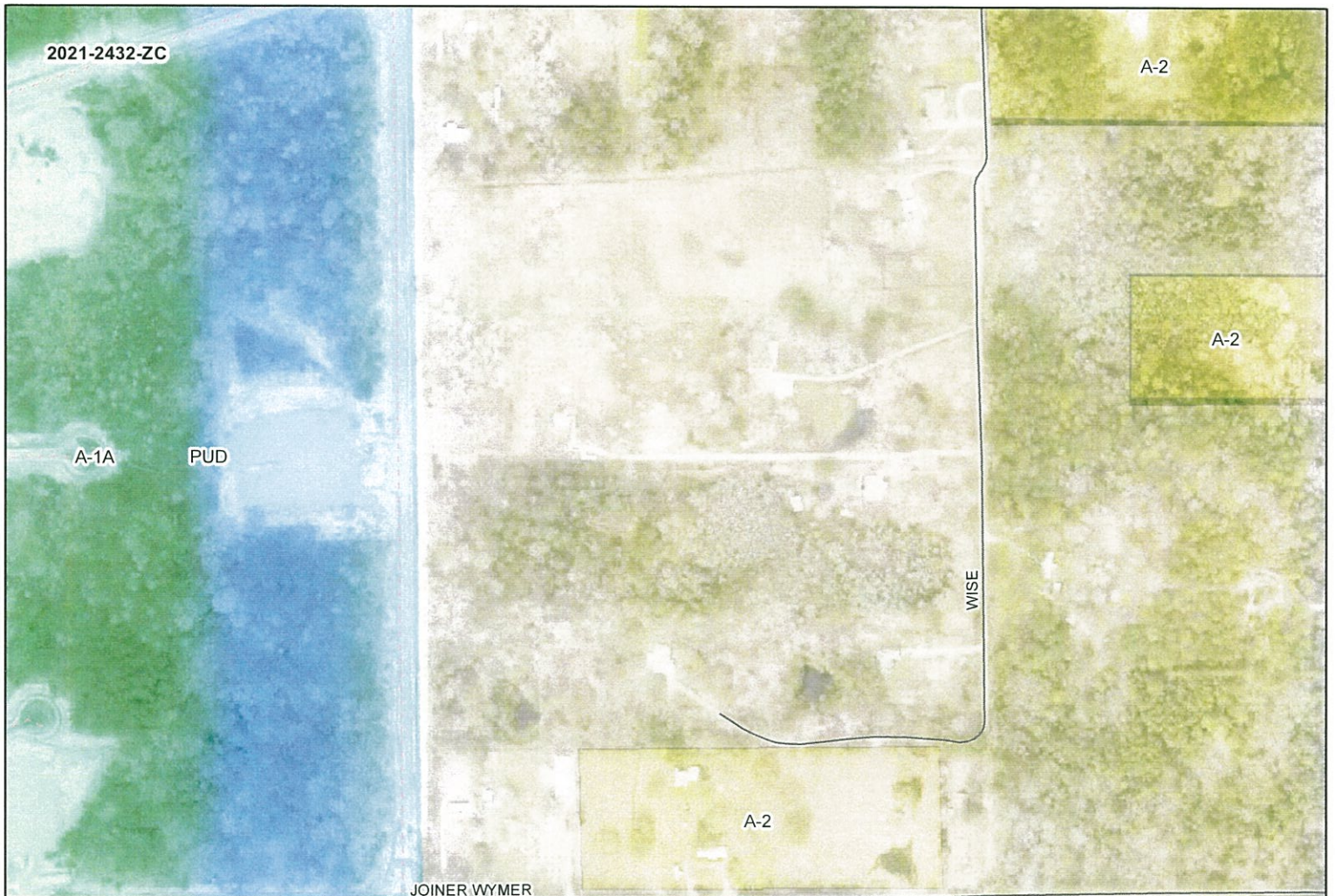


Vicinity Map



Stanga Bunny Lane Property  
 110 East Seventh Avenue  
 Metairie, LA 70002  
 Phone: 504-885-2984  
 Email: info@villere.com

Villere Town Planning Associates, LLC  
 110 East Seventh Avenue  
 Metairie, LA 70002  
 Phone: 504-885-2984  
 Email: info@villere.com



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** July 27, 2021  
**Case No.:** 2021-2432-ZC  
**Posted:** July 19, 2021

**Meeting Date:** August 3, 2021  
**Determination:** Approved As Amended to A-1A

**GENERAL INFORMATION**

**PETITIONER:** Blaine Stanga

**OWNER:** Virginia Coleman Stanga

**REQUESTED CHANGE:** From A-1 Suburban District TO A-2 Suburban District

**LOCATION:** Parcel located on the southwest corner of Joiner Wymer Road and Bunny Lane; Covington S33, T6S, R10E, Ward 1, District 3.

**SIZE:** 25.31 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-1 Suburban District A-2 Suburban District
South	Residential and Undeveloped	A-2 Suburban District and MHO Manufactured Housing Overlay
East	Undeveloped	A-3 Suburban District
West	Residential and 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-2 Suburban District. The site is located on the south west corner of Joiner Wymer Road and Bunny Lane; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings that are primarily located in less populated areas at a low-density. The purpose of the requested A-2 Suburban District is to provide single-family residential dwellings on one-acre lot sizes.

	<b>Zoning</b>	<b>Max Density</b>	<b>Min Lot Width</b>
<b>Existing</b>	A-1 Suburban District	One unit per five acres	300 ft.
<b>Proposed</b>	A-2 Suburban District	One unit per acre	150 ft.

The reason for the request is to accommodate a minor subdivision.