

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6840                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BINDER  
ON THE 2 DAY OF DECEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST SIDE OF PERRY ROAD, WEST OF LOUISIANA HIGHWAY 437; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.65 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) AND MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) AND MHO (MANUFACTURED HOUSING OVERLAY) WARD 2, DISTRICT 3) (2021-2482-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2482-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), RO (Rural Overlay), and MHO (Manufactured Housing Overlay) to an A-2 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay) to an 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-2 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay).

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), RO (Rural Overlay), and MHO (Manufactured Housing Overlay) to an A-2 (Suburban District), RO (Rural Overlay), and MHO (Manufactured Housing Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JANUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: NOVEMBER 25 , 2021

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

## EXHIBIT "A"

### 2021-2482-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Section 30, Township 4 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

From the Section Corner common to Sections 29, 30, 31 and 32 Township 4 South Range II East, St. Tammany Parish, Louisiana run North 89 degrees 45 minutes West, 535.0 feet; thence North 47.7 feet; thence North 00 degrees 11 minutes 06 seconds West, 43.96 feet to the Point of Beginning.

From the Point of Beginning run South 62 degrees 12 minutes 35 seconds West, 82.88 feet to a point; thence North 85 degrees 30 minutes 34 seconds West, 240.78 feet to a point; thence North 04 degrees 12 minutes 32 seconds East, 227.71 feet to a point; thence South 81 degrees 23 minutes 37 seconds East, 368.06 feet to a point; thence South 15 degrees 12 minutes 26 seconds West, 75.40 feet to a point; thence South 19 degrees 04 minutes 51 seconds West, 44.87 feet to a point; thence South 41 degrees 31 minutes 46 seconds West, 49.50 feet back to the Point of Beginning.

This tract contains 1.65 Acres. All as more fully shown on the map & plat of survey by Land Surveying, Inc. dated December 13, 2011.

**Case No.:** 2021-2482-ZC

**PETITIONER:** Aimee Perry

**OWNER:** Matthew Perry

**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay TO A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington, S30, T4S, R11E; Ward 2, District 3

**SIZE:** 1.65 acres





MINOR SUBDIVISION OF PARCEL C  
INTO PARCEL C-1 & C-2 IN SECTION  
30 & 31 T-4-S, R-11-E, ST. TAMMANY  
PARISH, LOUISIANA

FILED FOR RECORD:

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CLERK OF COURT

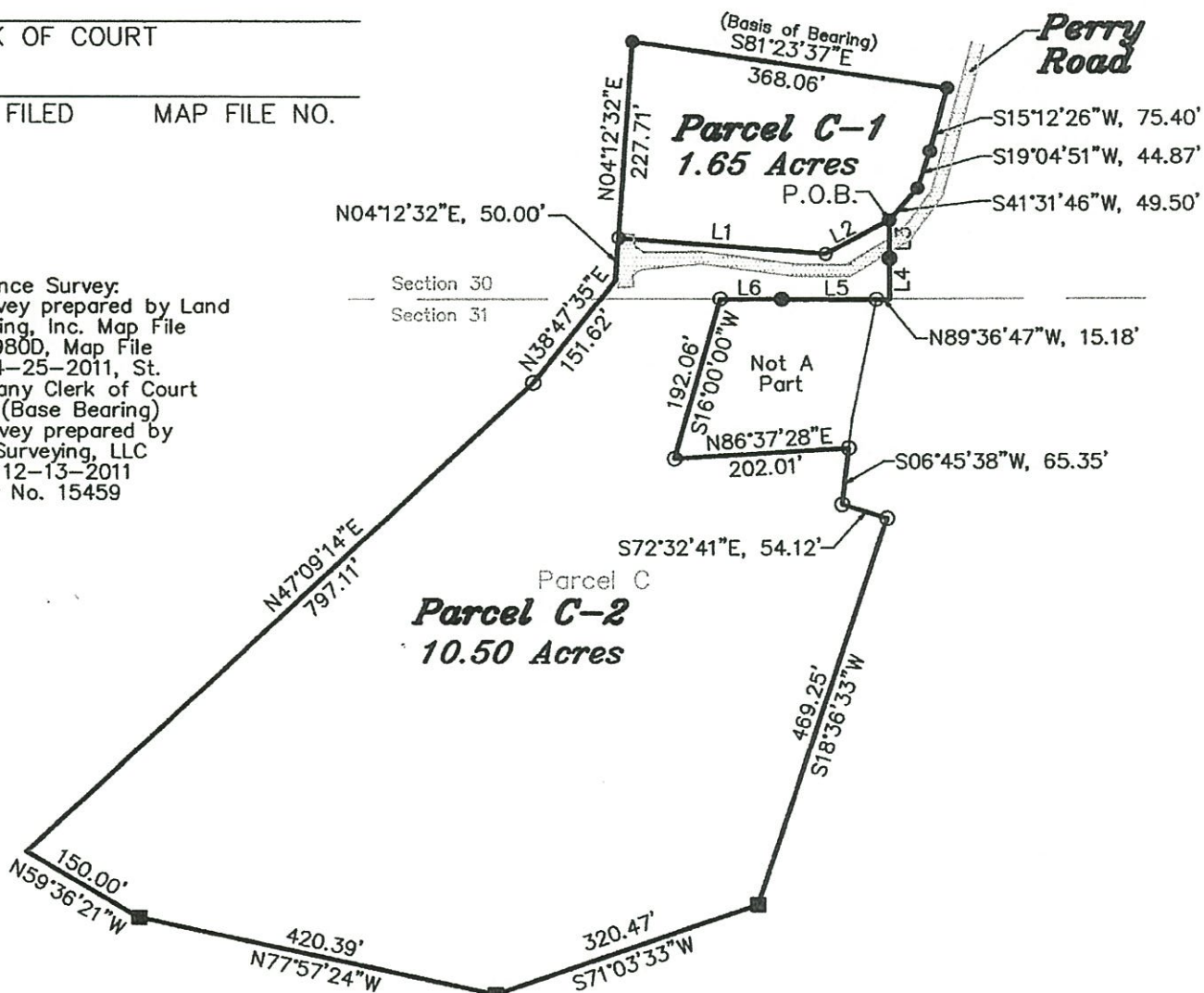
DATE FILED MAP FILE NO.

P.O.B. is N89°45'W, 535.0';  
North, 47.7'; N00°11'06"W,  
43.96' from the Section Corner  
common to Sections 29, 30, 31 & 32  
Township 4 South Range 11 East,  
St. Tammany Parish, Louisiana

2021-2482-ZC



Reference Survey:  
1. Survey prepared by Land  
Surveying, Inc. Map File  
No. 4980D, Map File  
Date 4-25-2011, St.  
Tammany Clerk of Court  
office (Base Bearing)  
2. Survey prepared by  
Land Surveying, LLC  
dated 12-13-2011  
Survey No. 15459



This property is located in  
Flood Zone C as per FEMA  
FIRM, Comm. Panel No.  
225205 0025 B, map  
dated 3-1-1984

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 46:XXI.

Line Chart:  
L1 N85°30'34"W, 240.78'  
L2 S62°12'35"W, 82.88'  
L3 S00°11'06"E, 43.96'  
L4 S00°12'54"E, 47.66'  
L5 N89°43'00"W, 109.67'  
L6 N89°42'56"W, 71.17'

Legend:  
○ 1/2" Rebar Set  
● 1/2" Rebar Found

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

MAP PREPARED FOR **Matthew Perry and Gilbert Perry**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 30 & 31 Township 4 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:  
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) 892-6271 office (985) 898-0355 fax  
landsurveyingllc@gmail.com

BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 200'

DATE: 7-21-2021

NUMBER: 20442

Terr3/MatthewPerryresub







**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** October 5, 2021

**Case No.:** 2021-2482-ZC

**Posted:** October 8, 2021

**Meeting Date:** October 19, 2021

**Prior Determination:** Postponed - September 7, 2021 (Hurricane IDA)

**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Aimee Perry

**OWNER:** Matthew Perry

**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay TO A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington, S30, T4S, R11E; Ward 2, District 3

**SIZE:** 1.65 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane, Asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDNG LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 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:**

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay TO A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the northwest side of Perry Road, west of Louisiana Highway 437; Covington. The 2025 Future Land Use Plan designates the site to be used and managed for the production of marketable wood products, but also for recreational purposes, species habitat, and stormwater retention.

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.

Note that the objective of the request is to allow for the property to be subdivided as shown on the attached survey.