

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6964                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: BINDER/COOOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. DEAN                      SECONDED BY: MR. CANULETTE  
ON THE 5 DAY OF MAY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF MILLION DOLLAR ROAD, NORTH OF HEINTZ SHARP ROAD, AND WEST OF JESSIE HYATT ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 4.25 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) AND A-2 (SUBURBAN DISTRICT) (WARD 2, DISTRICT 2) (2022-2752-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2752-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) and 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 as A-1A (Suburban District) and 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-1A (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: APRIL 27 , 2022

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

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

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

## EXHIBIT "A"

### **2022-2752-ZC**

Located in Section 31 Township 5 South Range 11 East, St. Tammany Parish, Louisiana. From the ¼ Corner common to Sections 30 & 31 Townships South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 58 minutes 28 seconds East, 741.14 feet; thence continue South 89 degrees 58 minutes 28 seconds East, 35.05 feet; thence continue South 89 degrees 58 minutes 28 seconds East, 127.29 feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 58 minutes 28 seconds East, 422.00 feet to a point; thence South 01 degrees 07 minutes 56 seconds East, 341.95 feet to a point; thence North 89 degrees 58 minutes 30 seconds West, 405.91 feet to a point; thence North 03 degrees 48 minutes 58 seconds West, 342.66 feet back to the Point of Beginning.

This tract contains 3.25 Acres.

Located in Section 31 Township 5 South Range 11 East, St. Tammany Parish, Louisiana.

From the 1/4 Corner common to Sections 30 & 31 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 58 minutes 28 seconds East, 741.14 feet; thence continue South 89 degrees 58 minutes 28 seconds East, 35.05 feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 58 minutes 28 seconds East, 127.29 feet to a point; thence South 03 degrees 48 minutes 58 seconds East, 342.66 feet to a point; thence North 89 degrees 58 minutes 30 seconds West, 127.29 feet to a point; thence North 03 degrees 48 minutes 58 seconds West, 342.66 feet back to the Point of Beginning.

This tract contains 1.00 Acre.

**CASE NUMBER:** 2022-2752-ZC

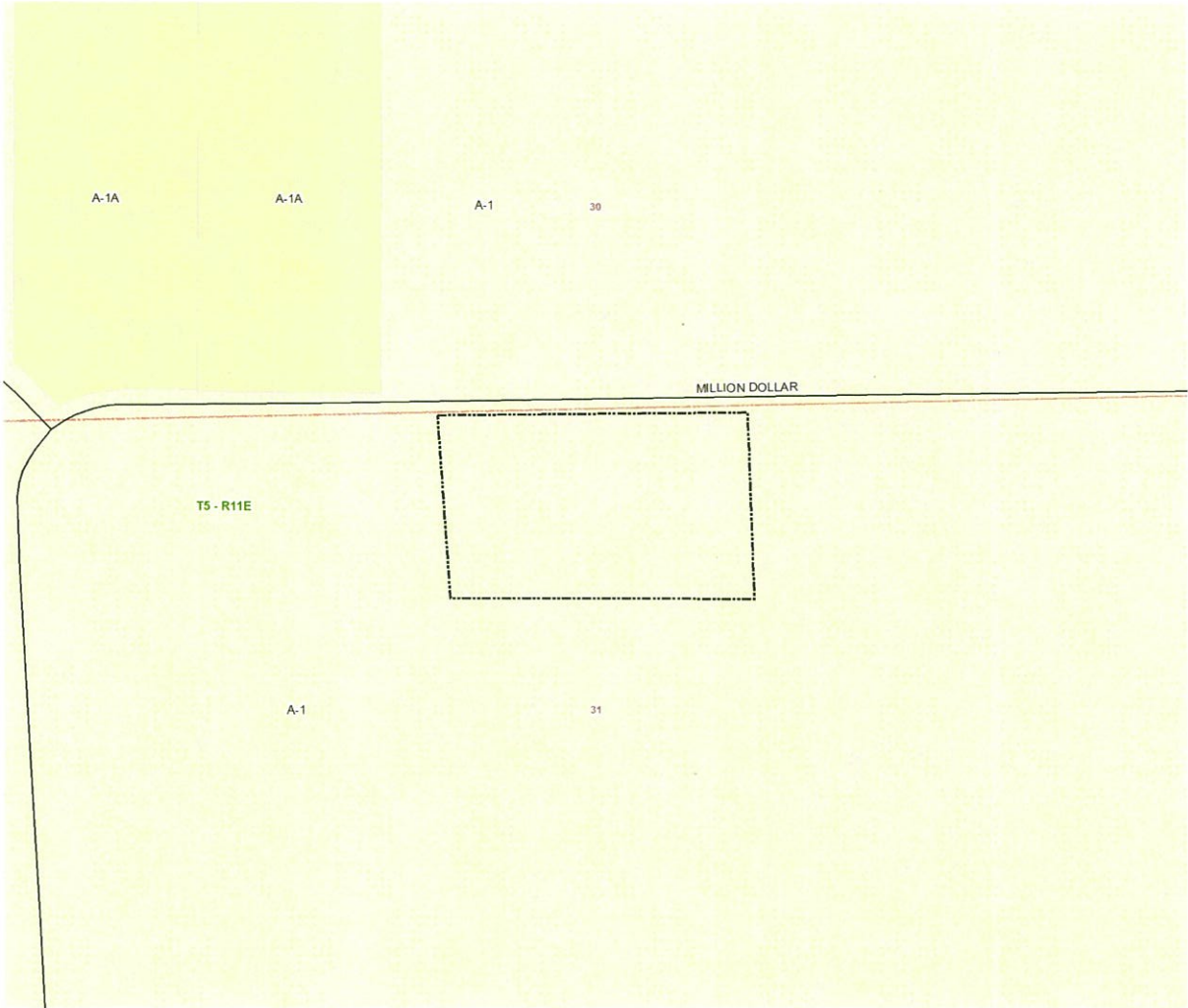
**PETITIONER:** Colleen Baker

**OWNER:** Colleen Baker

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

**LOCATION:** Parcel located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington; S31, T5S, R11E; Ward 2, District 2

**SIZE:** 4.25 acres





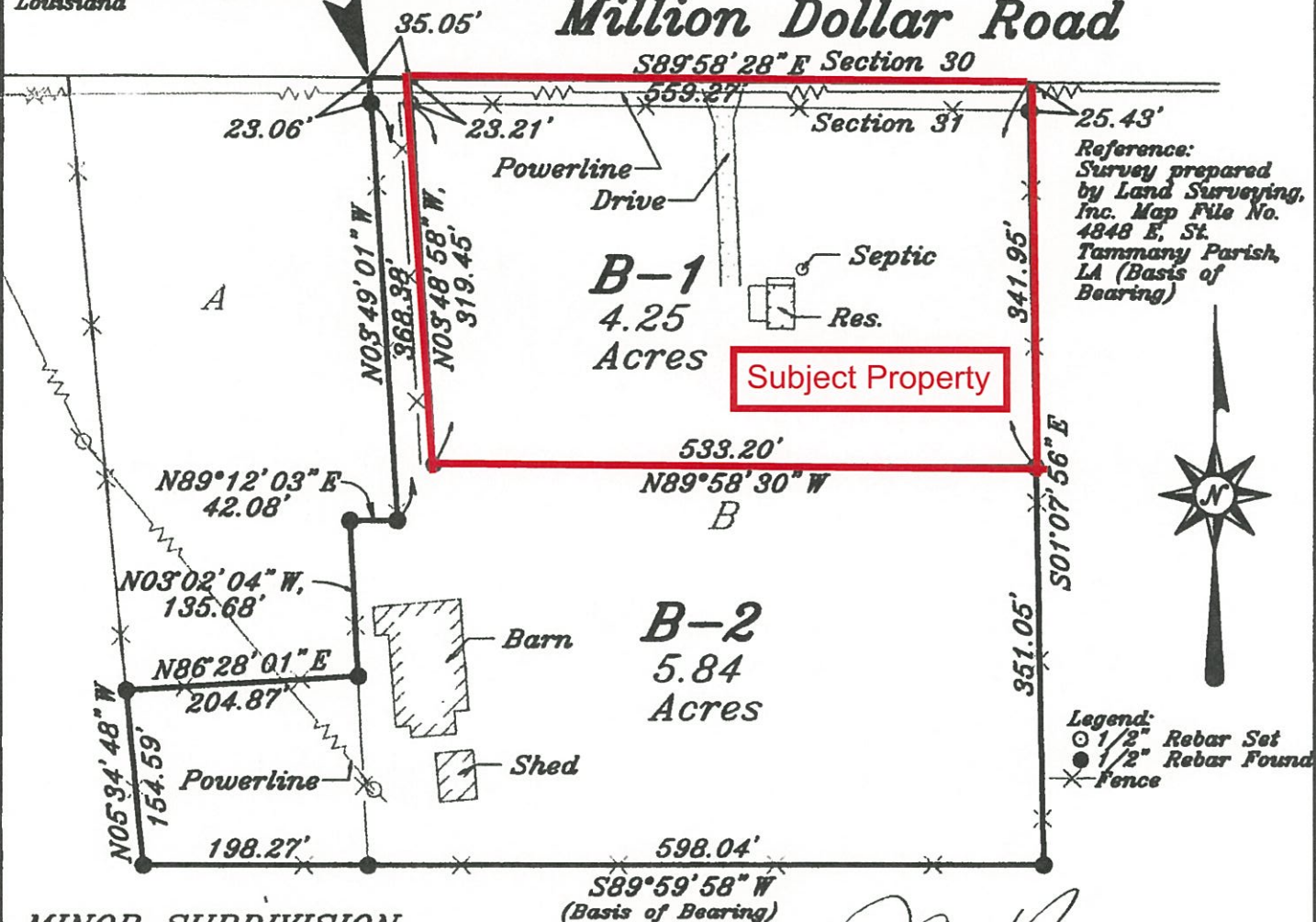
This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989

Building setback lines should be determined by owner or contractor prior to any construction

This point is  $S89^{\circ}58'28''E$ , 741.14' from the  $1/4$  Corner common to Sections 30 & 31 Township 5 South Range 11 East, St. Tammany Parish, Louisiana

Note: Since one or more of the parcels within this minor subdivision are under five (5) acres in size, and the parcels contained herein are currently zoned A-1 Suburban, which requires a minimum density of not more than one (1) residence per five (5) acres, the parcels within this minor subdivision cannot be further resubdivided unless they comply with said density requirements through rezoning, adjustment or other means, and subject to the requirements pursuant to Section 40-045.0 Minor Subdivision Review, of St. Tammany Parish Subdivision Regulatory Ordinance No. 499

## Million Dollar Road



MINOR SUBDIVISION OF PROPERTY BEING A PORTION OF AN EXISTING MINOR SUBDIVISION MS09-12-050 LOCATED IN SECTION 31 TOWNSHIP 5 SOUTH, RANGE 11 EAST INTO LOTS B-1 AND B-2, ST. TAMMANY PARISH, LOUISIANA

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: LXI.

Dir. Dept. of Engineering

Secretary, Planning Comm.

Clerk of Court

Map File No.

File Date

5329C

12-17-2014

MAP PREPARED FOR

**Colleen Baker**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 31 Township 5 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.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
 (985) 842-6271 office (985) 848-0355 fax

Revised: Oct. 16, 2014

SCALE: 1" = 150'

DATE: September 16, 2014

LOUISIANA PROFESSIONAL LAND SURVEYOR

LICENSE NO. 4894

RECESSIONAL

NUMBER 48488



2022-2752-ZC

A-1A

A-1A  
30

A-1

MILLION DOLLAR

T5 - R11E

2022-2752-ZC

A-1

31

HEINTZ SHARP



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

**Date:** March 29, 2022  
**Case No.:** 2022-2752-ZC  
**Posted:** March 17, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Colleen Baker  
**OWNER:** Colleen Baker  
**REQUESTED CHANGE:** A-1 Suburban District TO A-1A Suburban District and A-2 Suburban District  
**LOCATION:** Parcel located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington; S31, T5S, R11E; Ward 2, District 2  
**SIZE:** 4.25 acres

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**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 and Undeveloped	A-1 Suburban District and RO Rural Overlay
South	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
East	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
West	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**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 and A-2 Suburban District. The site is located on the south side of Million Dollar Road, north of Heintz Sharp Road, and west of Jessie Hyatt Road; Covington. The 2025 Future Land Use plan designates the site to be developed as a residential district with the prospect of agricultural amenities to be used within the area.

The subject property is currently developed with one single-family residence and is comprised of a total of 4.25 acres. The purpose of the existing A-1 Suburban District is to provide a single-family residential environment at a density level of one residential unit per every 5 acres. The purpose of the requested A-1A Suburban District and A-2 Suburban District is to provide single-family residential environments at density levels of one residential unit per every 3 acres and one residential unit per every one acre (see the below Table). A change in zoning will increase the allowable density within the area.

The reason for the request is to allow the applicant to submit a request to subdivide the existing 4.25-acre parcel.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
Existing A-1 Suburban	1 unit per 5 acres <div>4.25 acres/5 = 1 unit</div>	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment at a low-density level in primarily less populated areas where the character of the area should be preserved at low densities.

Zoning District Site and Structure Comparison			
	Max Density	Allowable Uses	Purpose
Proposed A-1A Suburban	1 unit per 3 acres <div>3.25 acres/3 =1 unit</div>	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment on large, multi-acre lots. The A-1A(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities
Proposed A-2 Suburban	1 unit per acre <div>1 acre/1 = 1 unit</div>	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.