

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5518

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 14 DAY OF JANUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF GOTTSCHALK ROAD, SOUTH OF BREEN ROAD, NORTH OF RONALD REAGAN HIGHWAY, BEING 74438 GOTTSCHALK ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 4.28 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-47-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-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-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-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 24 , 2015

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

2015-47-ZC

**THAT CERTAIN TRACT OR PARCEL OF LAND**, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Northwest Quarter of the Northwest Quarter of Section 19, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commencing at a point of beginning which is 18.47 feet East, 1333.6 feet South and 566.35 feet North 00 degrees 23 minutes 18 seconds West of the Northwest corner of Section 19, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana; thence proceed North 89 degrees 19 minutes 20 seconds East 600.0 feet to a point and corner; thence South 00 degrees 23 minutes 18 seconds East 370.90 feet to a point and corner; thence South 89 degrees 19 minutes 20 seconds West 600.0 feet to a point and corner; thence North 00 degrees 23 minutes 18 seconds West 370.90 feet to a point and corner which marks the point of beginning, and containing 5.10 acres.

Less & Except

**THAT CERTAIN TRACT OR PARCEL OF LAND** together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Northwest Quarter of Section 19, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows:

"From the Northwest corner of Section 19, T-6.S, R-10.E, go North 89 degrees, 19 minutes, 20 seconds East for 14.12 Feet and South 00 degrees, 23 minutes, 18 seconds East for 777.25 feet to an iron rod, which is the Point of Beginning;

thence North 89 degrees, 19 minutes, 20 seconds East for 600 feet to an iron rod, thence South 00 degrees 23 minutes, 18 seconds East for 60 feet to an iron rod, thence South 89 degrees, 19 minutes, 20 seconds West for 600 feet to an iron rod, thence North 00 degrees 23 minutes, 18 seconds West for 60 feet to an iron rod which is back to the point of beginning."

Said parcel containing 0.82 acres and being a portion of Parcel "C" in accordance with that survey plat by Landry Engineering Co., Inc., dated October 27, 1994, a copy of which is hereto attached and made a part hereof.

**Case No.:** 2015-47-ZC

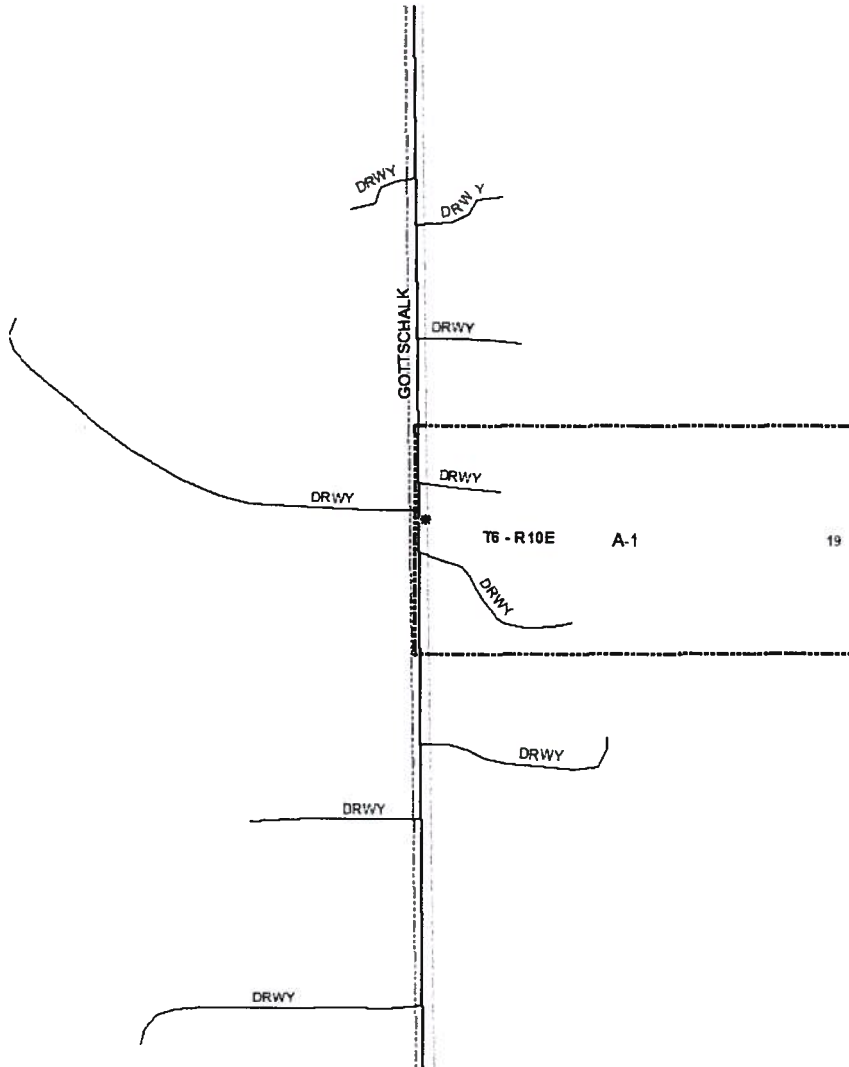
**PETITIONER:** Diane McDonald

**OWNER:** Gary & Diane McDonald

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

**LOCATION:** Parcel located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington; S19, T6S, R10E; Ward 1, District 3

**SIZE:** 4.28 acres



2015-47-ZC

18

DRWY

DRWY

DRWY

BOITSPALK

DRWY

DRWY

A-3

DRWY

DRWY

T6-R10E

A-1

19

DRWY

DRWY

DRWY

DRWY

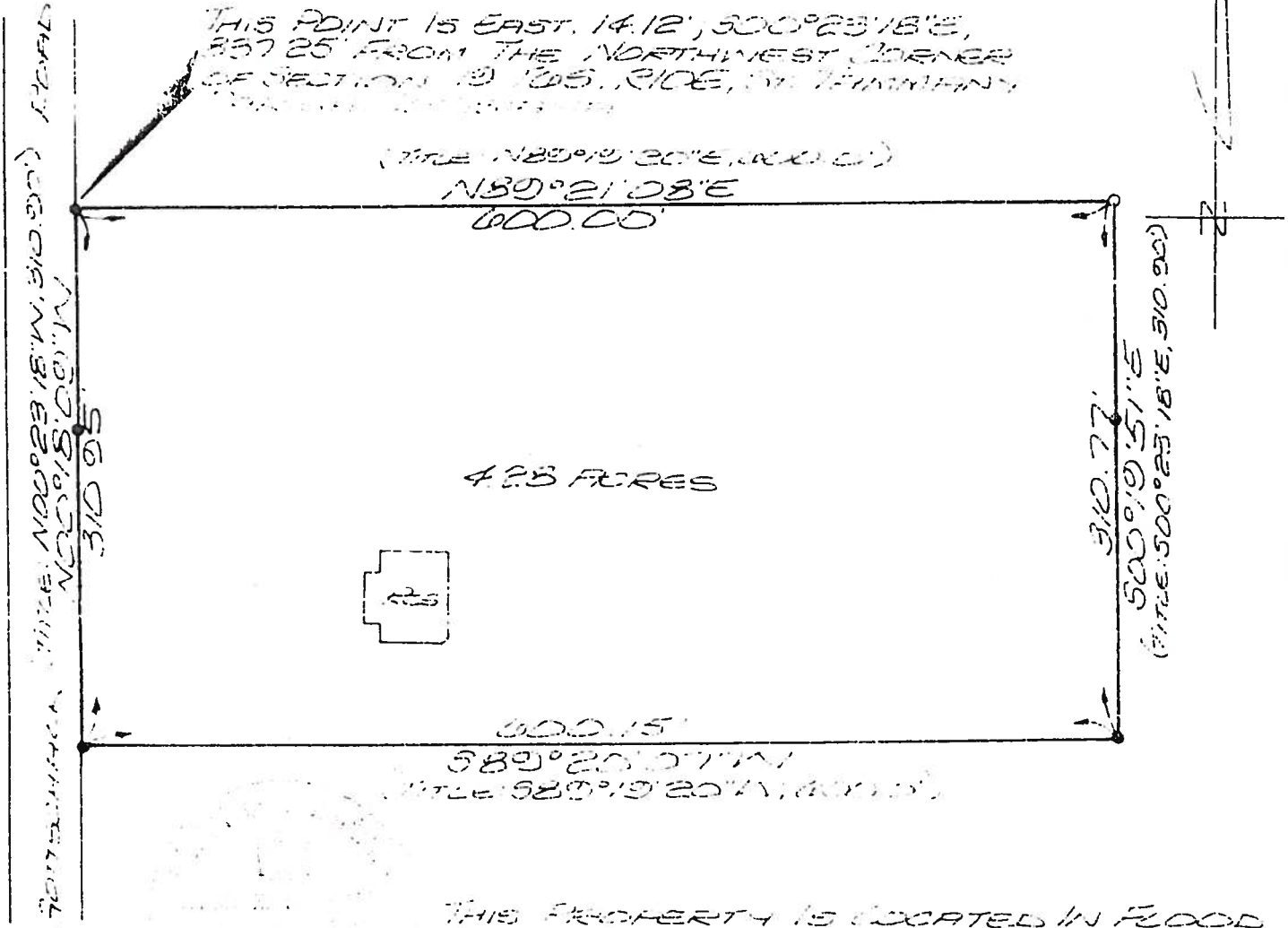
DRWY

540 Feet



CARRING AND DISTANCES AS PER PLAN BY ROBERT G BARRILLEAUX DATED MINE 17, 1986

2015-47-20



4.28 ACRES



NOV 20 1986

THIS PROPERTY IS LOCATED IN FLOOD ZONE A AS PER FEMA FIRM COMMUNITY PANEL NO 225205 DATE 10-17-1983 THIS MAP IS CERTIFIED TO FIRST AMERICAN TITLE INSURANCE COMPANY

MAP PREPARED FOR **DIANE B. McDONALD** WIFE OF AND **GARY M. McDONALD** SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 19 Township 12 North Range 10 East of Easting Survey

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 Inc.**  
 BOSSINGFORD, LOUISIANA

*John R. Barrilleaux*  
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100' DATE: 11/17/86 DRAWN BY: R.G.B.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/23/2015  
Case No.: 2015-47-ZC  
Posted: 11/19/15

Meeting Date: 12/1/2015  
Determination: Approved

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GENERAL INFORMATION

PETITIONER: Diane McDonald

OWNER: Gary & Diane McDonald

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington; S19, T6S, R10E; Ward 1, District 3

SIZE: 4.28 acres

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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Moderate

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	Tangipahoa Parish

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

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 from A-1 Suburban District to A-2 Suburban District. This site is located on the east side of Gottschalk Road, south of Breen Road, north of Ronald Reagan Highway, being 74438 Gottschalk Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses. Considering the rural character of the area and that the site is surrounded by A-1 zoning, staff feels that there are no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied.