

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6314 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: _____ PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 16 DAY OF JANUARY , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF JOINER WYMER ROAD, WEST OF LA HIGHWAY 1077, BEING 12325 JOINER WYMER ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 6.96 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 1, DISTRICT 3). (2019-1668-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1668-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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 6 DAY OF FEBRUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 8 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT "A"

2019-1668-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, situated in SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, Greensburg District, St. Tammany Parish, Louisiana, more fully described according to map and plat of survey by Eddie J. Champagne, Surveyor, dated December 11, 1969, as follows, to-wit:

Begin at the Quarter Corner between Sections 33 and 34, Township 6 South, Range 10 East, Greensburg District, Louisiana, and run West 1354.0 feet to the POINT OF BEGINNING. From the said Point of Beginning go North 347.0 feet; thence West 1350.0 feet; thence South along a fence 347.0 feet to the center of Section 33; thence East 1350.0 feet to the POINT OF BEGINNING; all with Section 33, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and containing 10.76 acres, more or less, all according to the above referred survey.

LESS AND EXCEPT:

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all buildings and improvements thereon and all rights, ways, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging or in anywise appertaining thereunto, situated in SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Quarter Section Corner between Sections 33 and 34, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, run West distance of 2704.0 feet to the POINT OF BEGINNING. From the said POINT OF BEGINNING run North 347.0 feet; thence East 125.0 feet; thence South 347.0 feet; thence West 125.0 feet to the POINT OF BEGINNING; all within Section 33, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana; as per a map and plat of survey prepared by Eddie J. Champagne, Surveyor, dated December 11, 1969, used herein for reference, a copy of which is attached to original Act No. 268-130 of the official records of St. Tammany Parish.

LESS AND EXCEPT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, situated in SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows: From the corner between Sections 33 and 34, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, run West a distance of 1354.0 feet to the POINT OF BEGINNING.

From the said POINT OF BEGINNING run North 347.0 feet; thence West 125.0 feet; thence South 347.0 feet; thence East 125.0 feet to the POINT OF BEGINNING; all within Section 33, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana; as per a map and plat of survey prepared by Eddie J. Champagne, Surveyor, dated December 11, 1969, used herein for reference, a copy of which is attached to original Act No. 268-130 of the official records of St. Tammany Parish.

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ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, situated in SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows: From the Quarter Section Corner between Sections 33 and 34, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, run West a distance of 2352.1 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run North 347.0 feet; thence East 225.0 feet; thence South 347.0 feet; thence West 225.0 feet to the POINT OF BEGINNING; all within Section 33, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana; as per a map and plat of survey prepared by Eddie J. Champagne, Surveyor, dated December 11, 1969, used herein for reference, a copy of which is attached to original Act No. 258-130 of the official records of St. Tammany Parish.

The improvements thereon bear the municipal no. 12325 Joiner Wymer Road, Covington, LA 70433.

Case No.: 2019-1668-ZC

PETITIONER: Mattie Puls

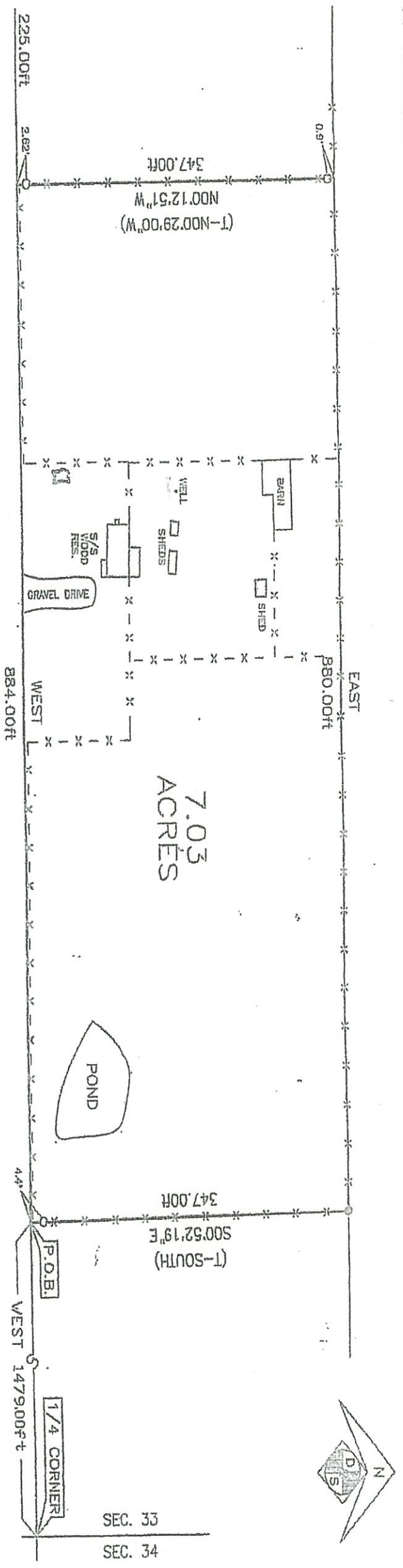
OWNER: Mattie Puls

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

LOCATION: Parcel located on the north side of Joiner Wymer Road, west of LA Highway 1077, being 12325 Joiner Wymer Road, Covington S33, T6S, R10E, Ward 1, District 3

SIZE: 6.96 acres





SURVEY OF THE PROPERTY
OF
MATTIE PULS

- LEGEND
- 1" IRON PIPE FOUND
 - 3/8" IRON ROD FOUND
 - WOOD FENCE POST

BY EDDIE J. CHAMPAGNE FOR ALVIN P. LANDRY, DATED DEC. 5, 1969.
THE P. PULS OF 10.76 ACRES AS PER SURVEY BY EDDIE J. CHAMPAGNE,
AND SURVEY AND DESCRIPTION FILED IN THE OFFICIAL RECORDS OF THE
CLERK OF COURT AND WAS USED AS THE BASIS OF (T) TITLE CALLS AND

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for
St. Tammany Parish, Community Panel # 225205 0205C Map Revised: OCT. 17, 1989
Base Flood Elevation: N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey
was conducted using documents provided by the client or their agents. Servitudes shown are
not necessarily exclusive. Servitudes of record will be added hereto upon request after a
title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable
standards of practice as stipulated by the Louisiana State Board of Registration for
Professional Engineers and Land Surveyors and bears a D survey classification.

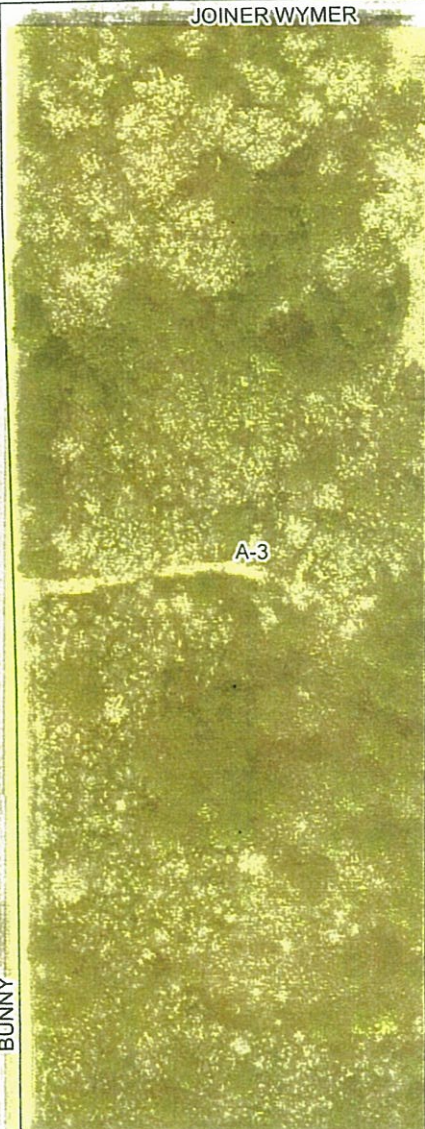
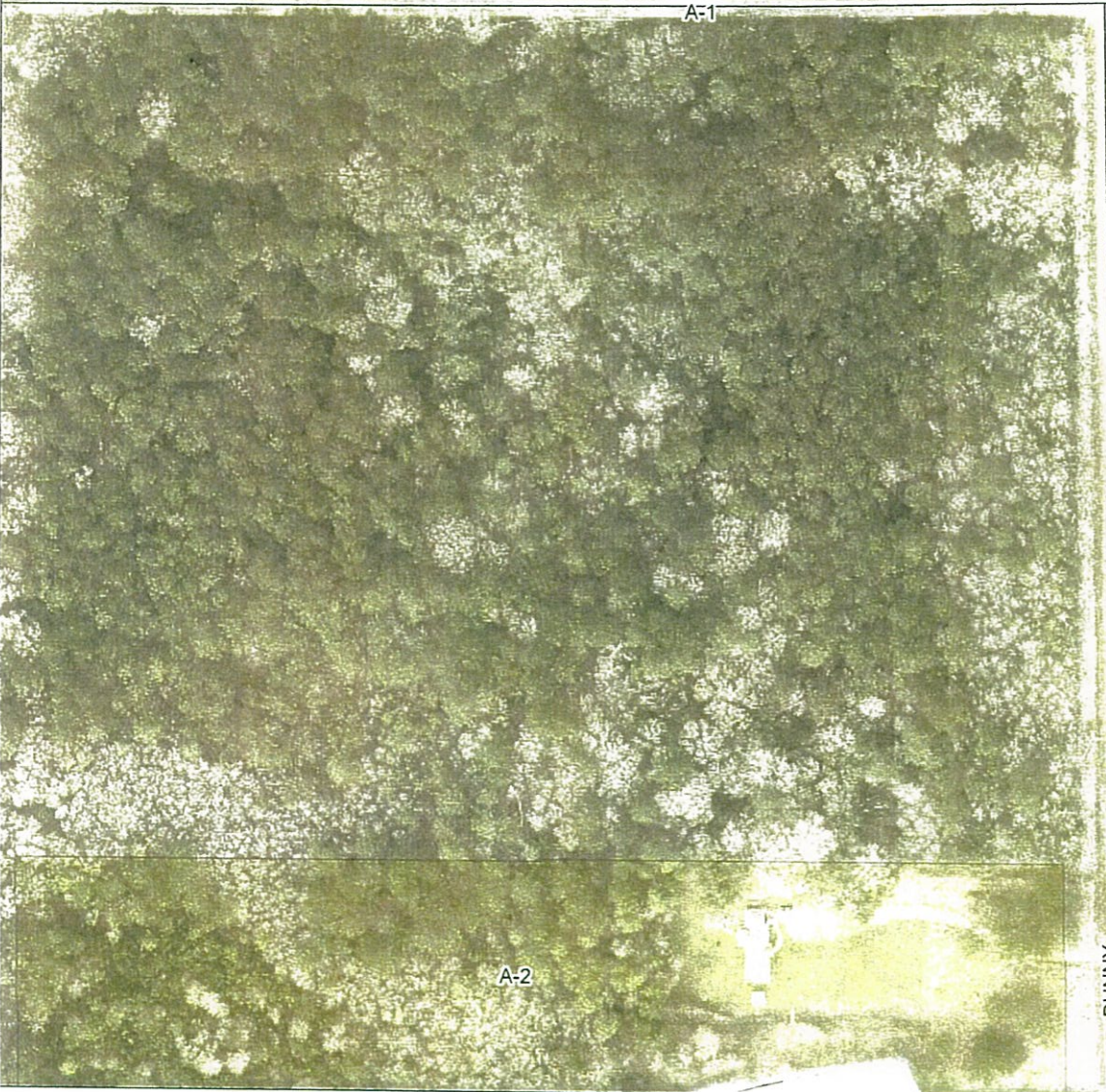
WAYNE R. SIMKIN P.L.S. REG. # 4751

WAYNE R. CHAMPAGNE
P.L.S. NO. 4751
PROFESSIONAL LAND SURVEYOR
ST. TAMMANY PARISH, LOUISIANA

D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS
2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70006
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.	DRAWN	DATE	SHEET
11-85	WRS	11/15/2011	1 OF
	CHECKED	SCALE	
	WRS	1"=100'	



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/25/2019
Case No.: 2019-1668-ZC
Posted: 11/19/2019

Meeting Date: December 3, 2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mattie Puls
OWNER: Mattie Puls
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District
LOCATION: Parcel located on the north side of Joiner Wymer Road, west of LA Highway 1077, being 12325 Joiner Wymer Road, Covington S33, T6S, R10E, Ward 1, District 3
SIZE: 6.96 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Fair

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
South	Undeveloped	A-1 Suburban District and 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning designation from A-1 Suburban District to A-2 Suburban District. The site is located on the north side of Joiner Wymer Road, west of LA Highway 1077, being 12325 Joiner Wymer Road, Covington. The 2025 future land use plan designates the site to be developed with residential dwelling units that vary in site design and density.

Staff is not in favor of the request as the petitioned site is surrounded by properties that, for the most part, conform to the A-1 Suburban District zoning classification. The requested A-2 Suburban District designation would allow for a potential increase in the density of the area.