

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6313 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 SOUTHEAST CORNER OF LA HIGHWAY 21 AND MARIGOLD DRIVE, BEING 1 N MARIGOLD DRIVE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 7.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN PF-2 (PUBLIC FACILITIES DISTRICT), (WARD 1, DISTRICT 1). (2019-1661-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1661-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 CB-1 (Community Based Facilities District) to an PF-2 (Public Facilities 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 PF-2 (Public Facilities 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 CB-1 (Community Based Facilities District) to an PF-2 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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"

2019-1661-ZC

FOUR CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the PARISH OF ST. TAMMANY, which said lots are designated as LOTS NOS. 169, 170, 171, and 172, each measuring 100 feet front on Louisiana State Highway No. 21 and each having a depth of 400 feet between equal and parallel lines. Said lots adjoin each other and are in that area bounded on the North side by Louisiana Highway No. 21, on the West side by Marigold Drive, on the South side by Dogwood Drive, and on the Eastern side by lines closest to Azalea Drive. Lot 172 forms the corner of Louisiana Highway No. 21 and Marigold Drive and its frontage runs thence on said Highway, in the direction of Azalea Drive, Lot 171 adjoins it, Lot 170 adjoins Lot 171 and Lot 169 adjoins Lot 170, their respective frontages running in the same manner, said lots being also delineated on a survey by R. A. Berlin, Surveyor, dated March 23, 1964.

AND

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, in Section 47, Township 7 South, Range 11 East, Greensburg District, in that section known as FLOWER ESTATES, and designated and described and measuring, in accord with a plan of E. J. Champagne, Surveyor, dated January 22, 1956, a copy of which is on file in the Office of the Clerk of Court for the Parish of St. Tammany as follows: LOT 173— begins at the southwest corner of Lot 173 which forms the intersection of the north line of Dogwood Drive and the east line of Marigold Drive; thence North 00 degrees 57 minutes 00 seconds East along the east line of Marigold Drive, a distance of 355.00 feet Title and Actual, to a point; thence North 81 degrees 14 minutes 18 seconds East, a distance of 101.45 feet, to a point; thence South 00 degrees 57 minutes 00 seconds West, a distance of 366.00 feet Title, 372.10 feet Actual, to a point on the north line of Dogwood Drive; thence North 89 degrees 03 minutes 29 seconds West along the north line of Dogwood Drive, a distance of 100.00 feet, to a point at the southwest corner of Lot 173 and point of beginning.

LOT 174 — Commence at the intersection of the north line of Dogwood Drive and the east line of Marigold Drive; thence South 89 degrees 03 minutes 29 seconds East along the north line of Dogwood Drive, a distance of 100.00 feet, to the south west corner of Lot 174 and point of beginning; thence North 00 degrees 57 minutes 00 seconds East, a distance of 366.00 feet Title, 372.10 feet Actual, to a point; thence North 85 degrees 03 minutes 23 seconds East, a distance of 100.53 feet to a point; thence South 00 degrees 57 minutes 00 seconds West, a distance of 377.00 feet Title, 382.40 feet

Actual, to a point on the North line of Dogwood Drive; thence North 89 degrees 03 minutes 29 seconds West along the north line of Dogwood Drive, a distance of 100.00 feet, to the southwest corner of Lot 174 and point of beginning. LOT 175 — Commence at the intersection of the north line of Dogwood Drive and the east line of Marigold Drive; thence South 89 degrees 03 minutes 29 seconds East along the north line of Dogwood Drive, a distance of 200.00 feet, to the southwest corner of Lot 175; thence North 00 degrees 57 minutes 00 seconds East, a distance of 377.00 feet Title, 382.40 feet Actual, to a point; thence North 87 degrees 47 minutes 55 seconds East, a distance of 100.15 feet, to a point; thence South 00 degrees 57 minutes 00 seconds West, a distance of 388.00 feet Title, 387.90 Actual, to a point on the north line of Dogwood Drive; thence North 89 degrees 03 minutes 29 seconds West along the north line of Dogwood Drive, a distance of 100.00 feet, to the southwest corner of Lot 175 and point of beginning. LOT 176 — Commence at the intersection of the north line of Dogwood Drive and the east line of Marigold Drive; thence South 89 degrees 03 minutes 29 seconds East along the north line of Dogwood Drive, a distance of 300.00 feet to the southwest corner of Lot 176 and point of beginning; thence North 00 degrees 57 minutes 00 seconds East, a distance of 388.00 feet Title, 387.90 feet Actual, to a point; thence North 89 degrees 54 minutes 38 seconds East, a distance of 100.02 feet to a point; thence South 00 degrees 57 minutes 00 seconds West, a distance of 388.00 feet Title, 389.70 feet Actual, to the north line of Dogwood Drive, thence North 89 degrees 03 minutes 29 seconds West along the north line of Dogwood Drive, a distance of 100.00 feet to the southwest corner of Lot 176 and point of beginning. All as more fully shown on survey by J. L. Fontcuberta dated October 27, 1972.

Case No.: 2019-1661-ZC

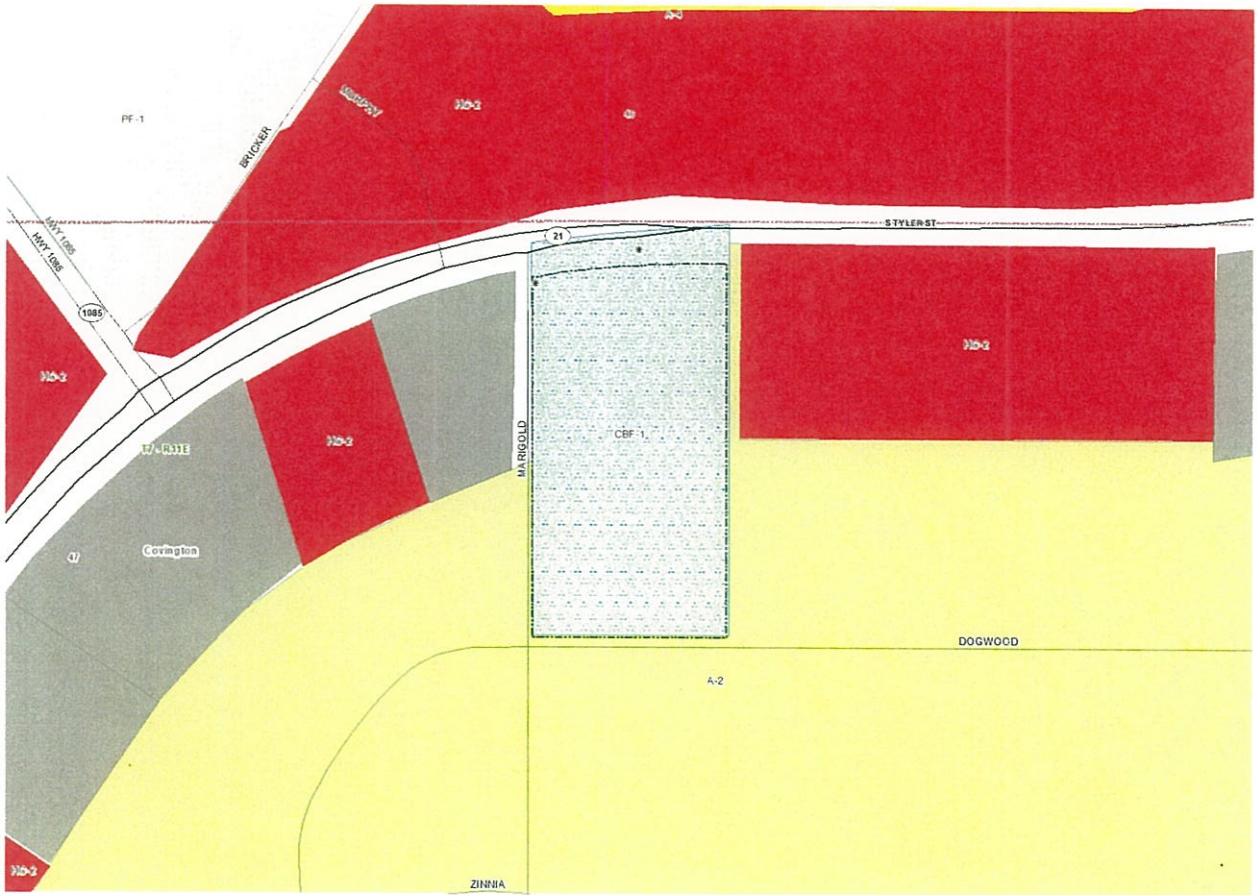
PETITIONER: Holy Trinity Lutheran Church - Rob Olmstead

OWNER: Holy Trinity Lutheran Church - Rob Olmstead

REQUESTED CHANGE: From CBF-1 Community Based Facilities District to PF-1 Public Facilities District

LOCATION: Parcel located on the Southeast corner of LA Highway 21 and Marigold Drive, being 1 N Marigold Drive, Covington, S47, T7S, R11E, Ward 1, District 1

SIZE: 7.1 acres



Reference:
1) A Survey Map by Robert Berlin, Dated 3-23-1964,
Job #J-64-768, for Holy Trinity Lutheran Church
2) A Deed of a Portion of Land taken by
the State of La., State Project No. H.001340/
059-01-0028, referenced to a Survey Plat by
Michael P. Mallet, Dated 7-25-2012 and
revised 3-1-2013
3) Recorded Plat of Flower Estates S/D

This Map is certified to Century Title, Inc.,
Holy Trinity Church & Southern District
Church Extension Fund, Inc.

Bearings shown Refer to the Louisiana State Plane
Coordinate System (La. South 1702) and was
observed by GPS

Reference calls not shown

This property is located in Flood Zone C, per
Fema Map No. 225205 0210 C, Dated
10-17-1989

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 895-0355 fax

MAP PREPARED FOR

HOLY TRINITY CHURCH

DRAWN BY JWJG

SCALE 1" = 80'

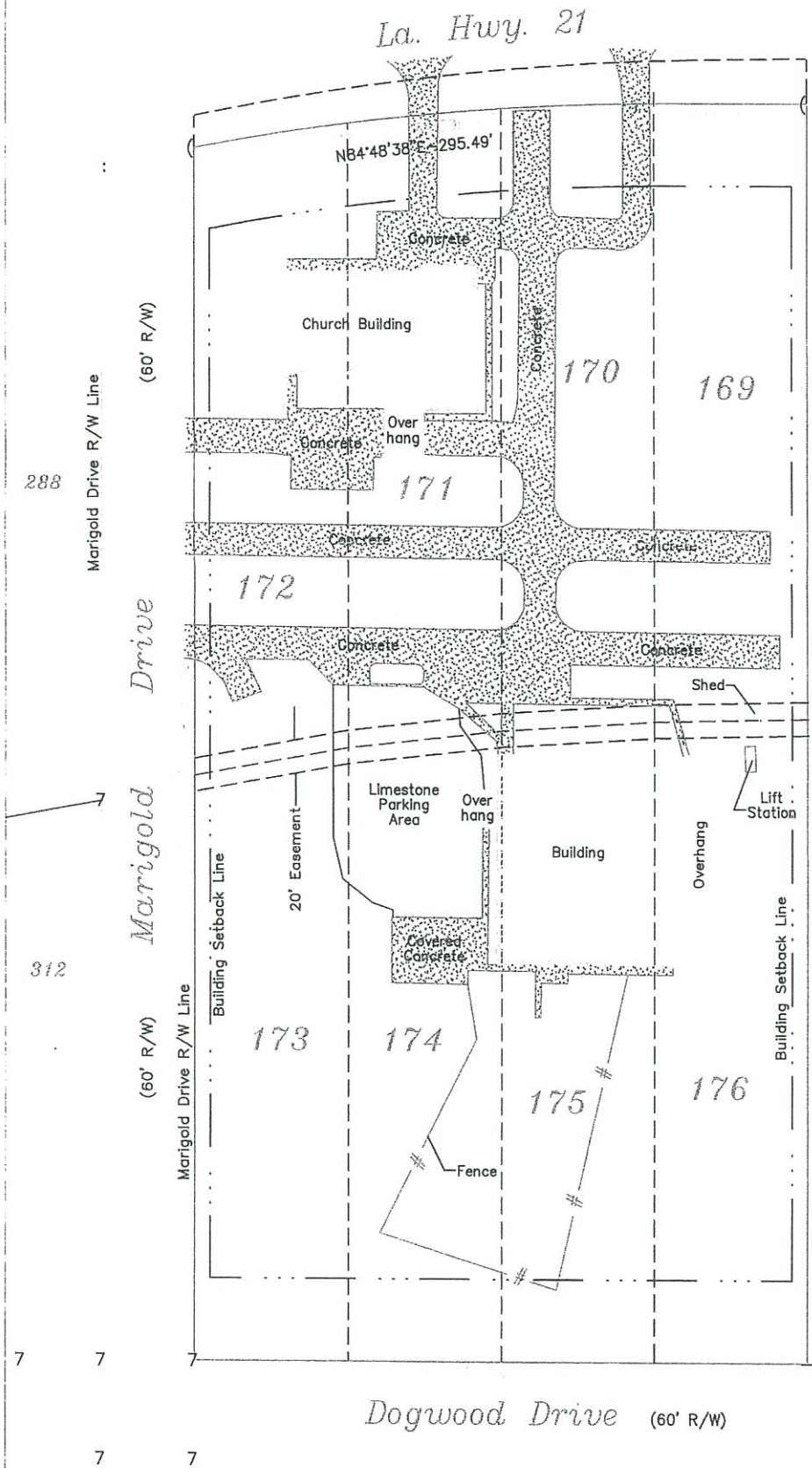
DATE 1-6-2018

Lots 169, 170, 171, 172, 173, 174, 175 & 176,
Flower Estates, Section "A", St. Tammany Parish, La.

DRAWN NUMBER

18586

Terry/HolyTrinityChurch



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.

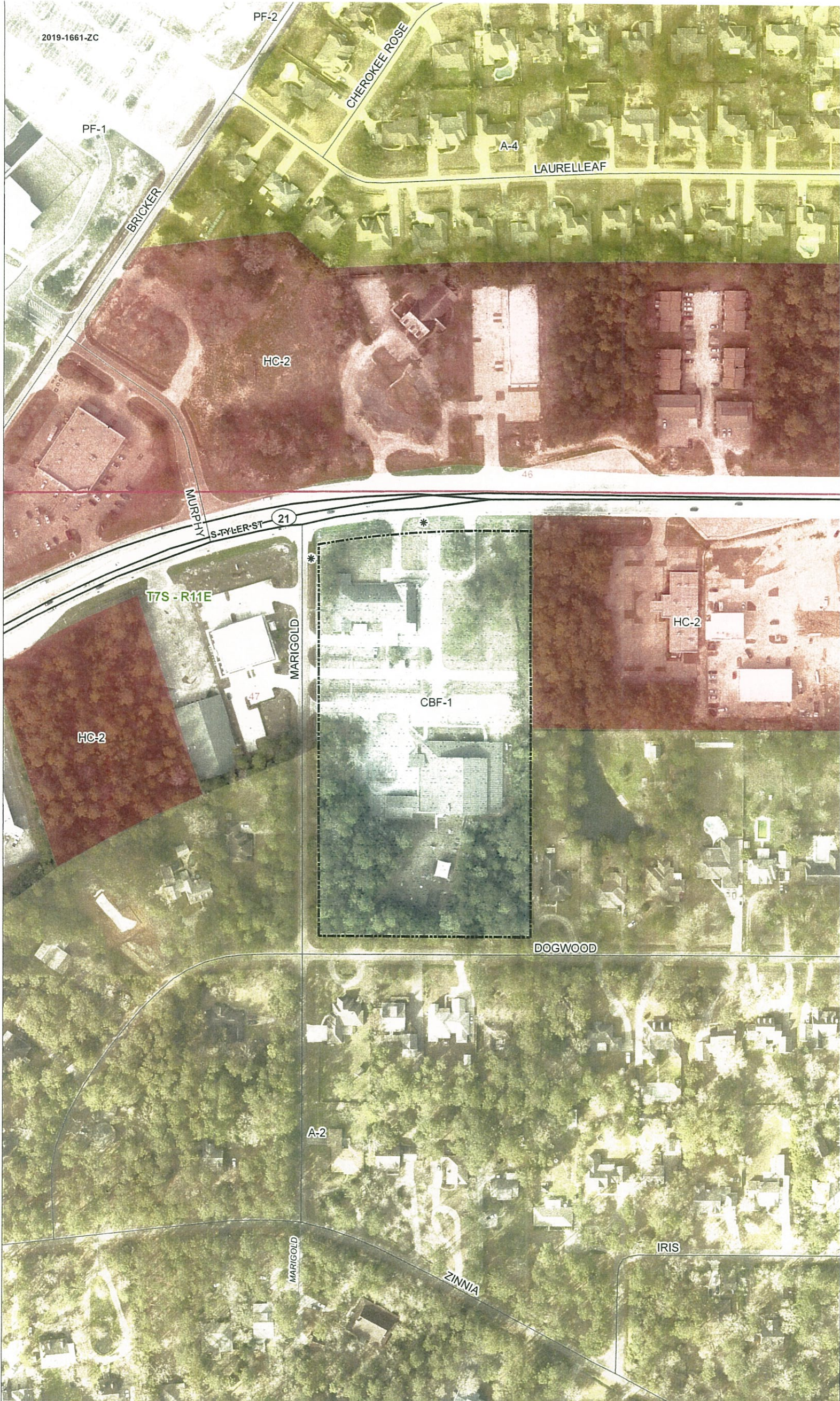
THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 46:XXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LEGEND:

- 7 = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- :: = Fnd. Iron R/W Marker Pin
- (= Set 1/2" Iron Rod
- = = Set X Cut in Conc.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894



2019-1661-ZC

PF-2

CHEROKEE ROSE

PF-1

A-4

LAURELLEAF

BRICKER

HC-2

MURPHY

S-TYLER-ST

21

T7S - R11E

MARIGOLD

CBF-1

HC-2

HC-2

DOGWOOD

A-2

MARIGOLD

ZINNIA

IRIS

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 11/25/2019	Meeting Date: December 3, 2019
Case No.: 2019-1661-ZC	Determination: Approved
Posted: 11/19/2019	

GENERAL INFORMATION

PETITIONER: Holy Trinity Lutheran Church - Rob Olmstead
OWNER: Holy Trinity Lutheran Church - Rob Olmstead
REQUESTED CHANGE: From CBF-1 Community Based Facilities District to PF-1 Public Facilities District
LOCATION: Parcel located on the Southeast corner of LA Highway 21 and Marigold Drive, being 1 N Marigold Drive, Covington, S47, T7S, R11E, Ward 1, District 1
SIZE: 7.1 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State	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	Commercial	HC-2 Highway Commercial
South	Residential	A-2 Suburban District
East	Commercial and Residential	HC-2 Highway Commercial
West	Undeveloped and Commercial	Covington City Limits and A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes	Multi occupancy development: No
----------------------------------	----------------------------------------

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

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 CBF-1 to PF-1 Public Facilities District. The site is located on the Southeast corner of LA Highway 21 and Marigold Drive, being 1 N Marigold Drive, Covington. The 2025 future land use plan designates the site to be developed with institutional and residential uses that vary in site design and density.

Staff does not have any objection to this request as the petitioned zoning change will allow the applicant to expand in the future.