

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6208 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: :PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF MILLION DOLLAR ROAD, EAST OF HONEYSUCKLE ESTATES LOOP, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 9.84 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) (WARD 2, DISTRICT 6) (2019-1449-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1449-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) 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).

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).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 8 DAY OF AUGUST , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 26 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1449-ZC

A parcel of land being designated as PARCEL B-2, located in Section 30, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 30 & 31, in said township and range, Thence North 00 degrees 15 minutes East 85.20 feet to a ½ inch iron rod found, Thence North 00 degrees 15 minutes East 1242.29 feet to a 2 inch iron pipe found, Thence North 89 degrees 56 minutes 22 seconds East 331.46 feet to a ½ inch iron rod set, being the POINT OF BEGINNING. Thence North 89 degrees 56 minutes 22 seconds East 331.54 feet to a ½ inch iron rod set, Thence South 00 degrees 15 minutes West 1294.47 feet to a ½ inch iron rod set, Thence North 89 degrees 31 minutes 21 seconds West 331.54 feet to a 1/2 inch rod set, Thence North 00 degrees 15 minutes East 1291.36 feet to a ½ inch rod set, the POINT OF BEGINNING, containing 9.840 acres. All as shown on survey by John G. Cummings, Surveyor, dated September 25, 2015, Job No.: 15307-A, filed of record at St. Tammany Parish Clerk of Court Map File No.: 5445A.

Case No.: 2019-1449-ZC

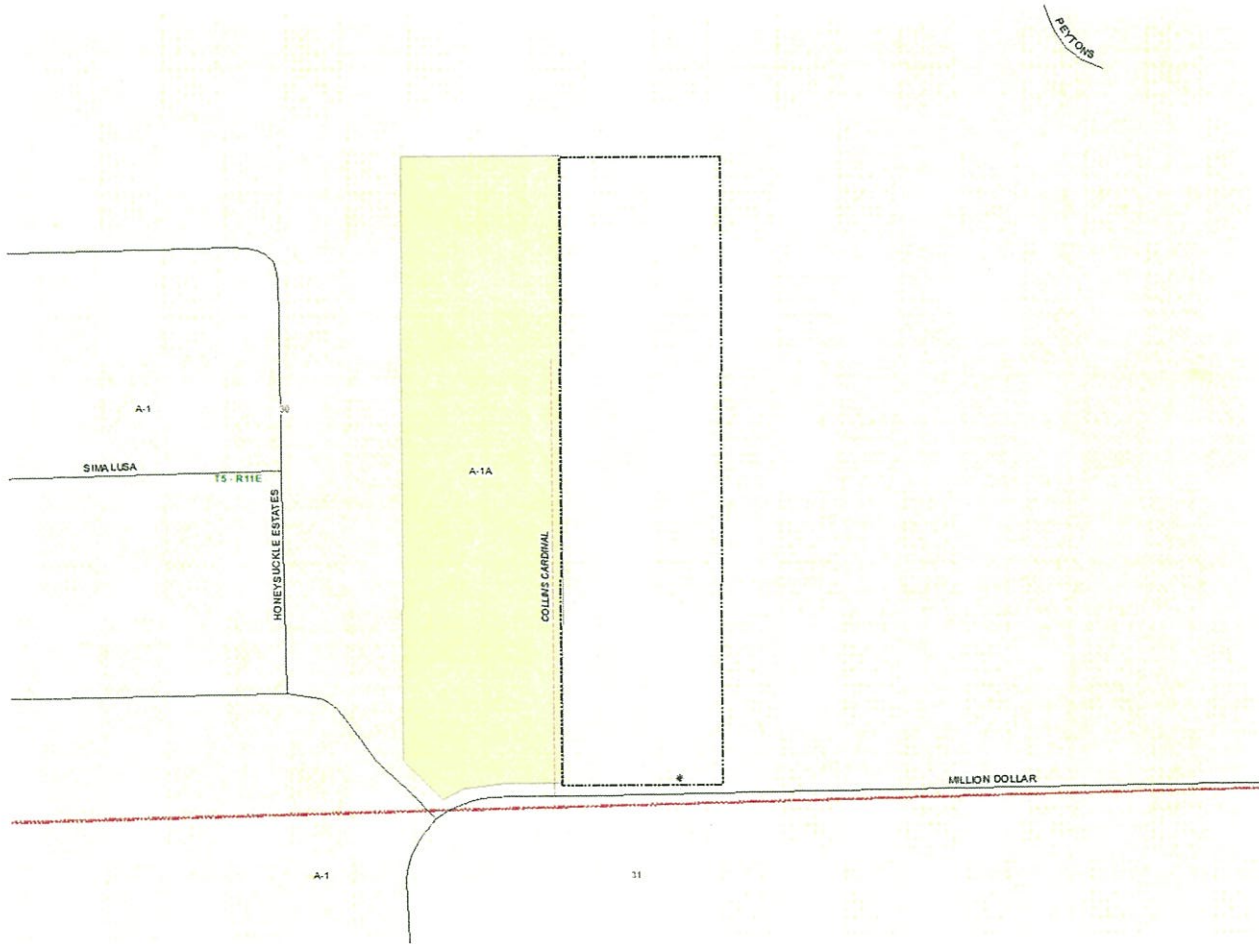
PETITIONER: Vieta Collins

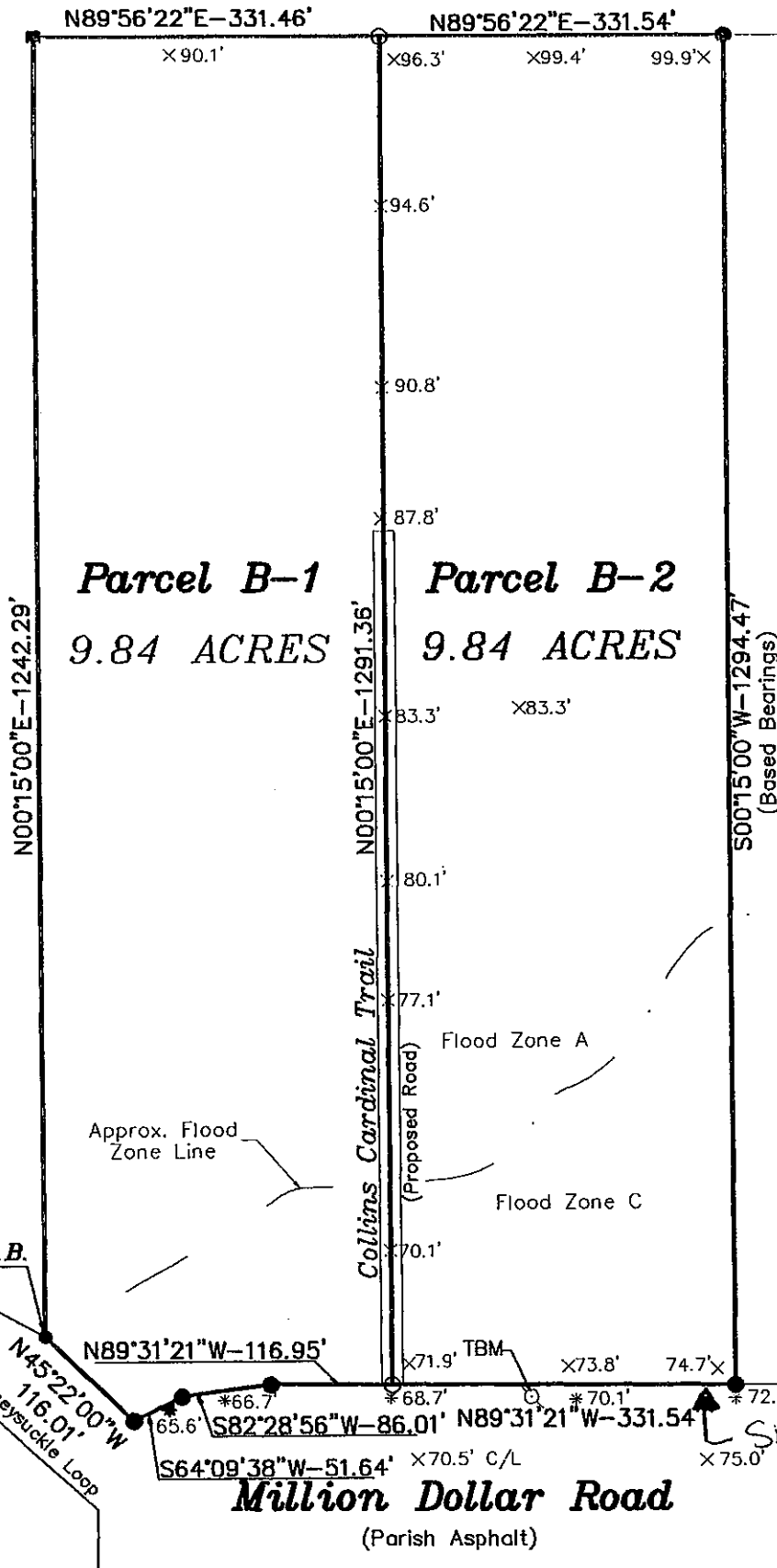
OWNER: Mark and Vieta Collins

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

LOCATION: Parcel located on the north side of Million Dollard Road and east of Honeysuckle Estates Loop, Covington; Section 30, Township 5S, Range 11E; Ward 2, District 6

SIZE: 9.84 acres





Reference: A Survey Map by John Cummings, Date Filed 10-15-2015, File No. 5445A, Clerk of Court (Basis of Bearings)

This property is located in Flood Zones A & C, per Fema Map No. 225205 0125 C, Dated 10-17-1989

The P.O.B. is described as being N00°15'E-85.2'; from the 1/4 Section Corner common to Sections 30 & 31, T-5-S, R-11-E, St. Tammany Parish, Louisiana

TBM St Nail in Power Pole, #2927, Elev.=75.0' TBM is for reference only and does not represent an actual Elevation to Build too (Elevation Refers to NAVD 88, Geoid 12B)

Parcel B-3

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 2" Iron Pipe
- = Set 1/2" Rebar
- × = Elevation N/G
- * = Elevation C/L Ditch

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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

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

MAP PREPARED FOR **Mary Beth Collins and Mark & Vieta Collins**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 30, T-5-S, R-11-E, 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
landsur@bellsouth.net email

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

SCALE: 1" = 170'

DATE: 8-15-2017

NUMBER: 18272

2019-1449-ZC

PEYTONS

30

HONEYSUCKLE ESTATES

SIMALUSA

T5-R11E

A-1A

A-1

MILLION DOLLAR

A-1

31

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1449-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Vieta Collins

OWNER: Mark and Vieta Collins

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

LOCATION: Parcel located on the north side of Million Dollard Road and east of Honeysuckle Estates Loop, being Parcel B-2; 17221 Million Dollar Rd., Covington; Section 30, Township 5S, Range 11E; Ward 2, District 6

SIZE: 9.84 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	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1A Suburban District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1A Suburban District. This site is located on the north side of Million Dollar Road, east of Honeysuckle Estate Loop, being Parcel B-2; 17221 Million Dollar Road, Covington. The 2025 future land use plan designates the site to be developed with residential and agricultural uses and as a conservation area, for preservation of the natural landscape and natural systems of the site. Staff does not see any compelling reason to recommend approval of the requested zoning change to A-1A Suburban District, considering the property is abutting A-1 Suburban District, on the north, south and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for the A-1A Suburban District designation be denied.