

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5612

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BINDER

ON THE 2 DAY OF JUNE , 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF RIVER ROAD, EAST OF AIRPORT ROAD, BEING 74643 RIVER ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 5.002 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 3, DISTRICT 2). (2016-258-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-258-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-2 (Suburban District) to an A-2 (Suburban District) & RO (Rural Overlay) 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) & RO (Rural Overlay).

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-2 (Suburban District) to an A-2 (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-258-ZC

ALL THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being **LOTS A (2.385 acres) and B (2.617 acres)** created by the minor subdivision of River Road Acres, being a division of an undesignated parcel of ground, created by the minor subdivision plat of Fontcuberta Surveys, Incorporated, Thomas J. Fontcuberta, Surveyor, which lots are located in Section 21, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana. Said minor subdivision was approved by the proper parish authorities and thereafter recorded with the Clerk of Court, St. Tammany Parish on September 18, 2006, as Map File No. 4293C. All dimensions and directional calls pertinent to said lots are incorporated herein by reference.

Case No.: 2016-258-ZC

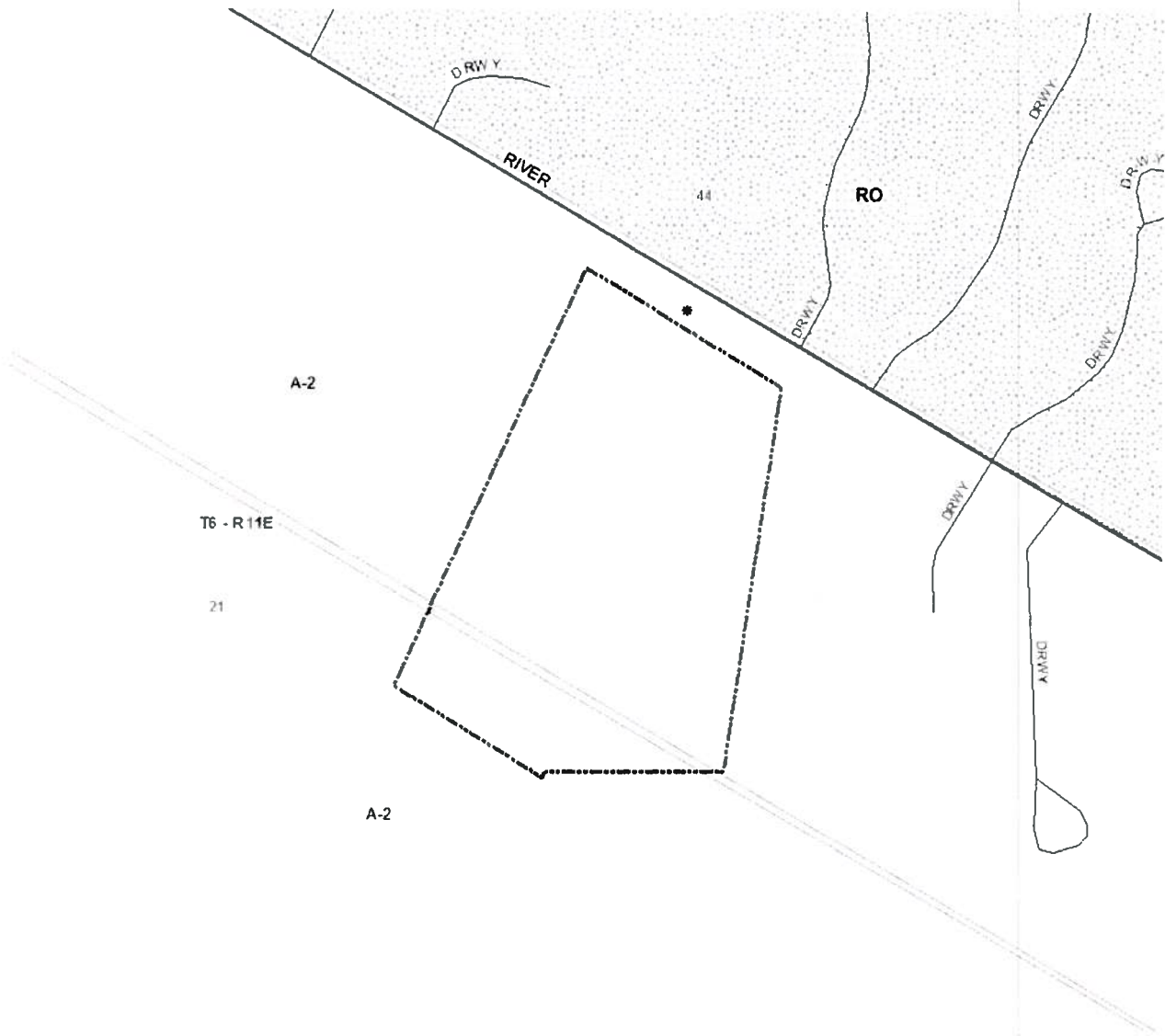
PETITIONER: Zachary & Heather Davis

OWNER: Zachary & Heather Davis

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay,

LOCATION: Parcel located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington ; S21, T6S, R11E; Ward 3, District 2

SIZE: 5.002 acres



2016-258-ZC

HOSMER MILL

16

44

A-2

RIVER

T6-R11E

A-2

21

0 400 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-258-ZC
Posted: 05/25/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Zachary & Heather Davis

OWNER: Zachary & Heather Davis

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & RO Rural Overlay

LOCATION: Parcel located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington ; S21, T6S, R11E; Ward 3, District 2

SIZE: 5.002 acres

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	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District & RO Rural Overlay. This site is located on the south side of River Road, east of Airport Road, being 74643 River Road, Covington. The 2025 future land use plan calls for the area to be developed with new residential uses, compatible with the surrounding uses. The objective of the request is to allow for the construction of a barn on the site. Considering the size of the property and the rural character of the area, staff has not objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO Rural Overlay designation be approved.