

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6175 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN SECONDED BY: MR. FITZGERALD

ON THE 2 DAY OF MAY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF LA HIGHWAY 25 & C. GOTTI ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2.19 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-3 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 3) (2019-1371-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1371-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) & RO (Rural Overlay) to an A-3 (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 A-3 (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 A-1 (Suburban District) & RO (Rural Overlay) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 6 DAY OF JUNE , 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: APRIL 24 , 2019

Published Adoption: _____ , 2019

Delivered to Parish President: _____ , 2019 at _____

Returned to Council Clerk: _____ , 2019 at _____

EXHIBIT "A"

2019-1371-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND together with all the building and improvements thereon, lying and being situated in the South 1/2 of the Northwest 1/4 of Section 36, Township 5 South, Range 10 East, Greensburg District, Louisiana, which parcel of land is described and designated as follows:

Lot No. 4 according to Plan and Survey No. 130 made by C. R. Shoultz, dated July 25, 1928, plat of which is annexed to act of sale by Mattie McKee, et al to Floyd McKee, dated September 11, 1937, and recorded in COB 138, folio 258 and more particularly described in accordance with map and plat by Lowell E. Cummings dated March 24, 1977, a copy of which is annexed hereto and made a part hereof as follows, to-wit:

Commencing at the 1/4 section corner located between sections 35 and 36, thence North 0 degrees 37 Minutes West 714.6 feet to the north edge of the Gotti Road and the point of departure; thence North 01degrees 00 minutes West 444.68 feet; thence East 79.73 feet to the westerly edge of State Highway No. 25; thence along said highway, South 31 degrees 33 minutes East 522.0 feet; to the North edge of Gotti road; thence along said road, South 89 degrees 32 minutes West 350.11 feet to the point of departure. Containing 2.19 acres.

Case No.: 2019-1371-ZC

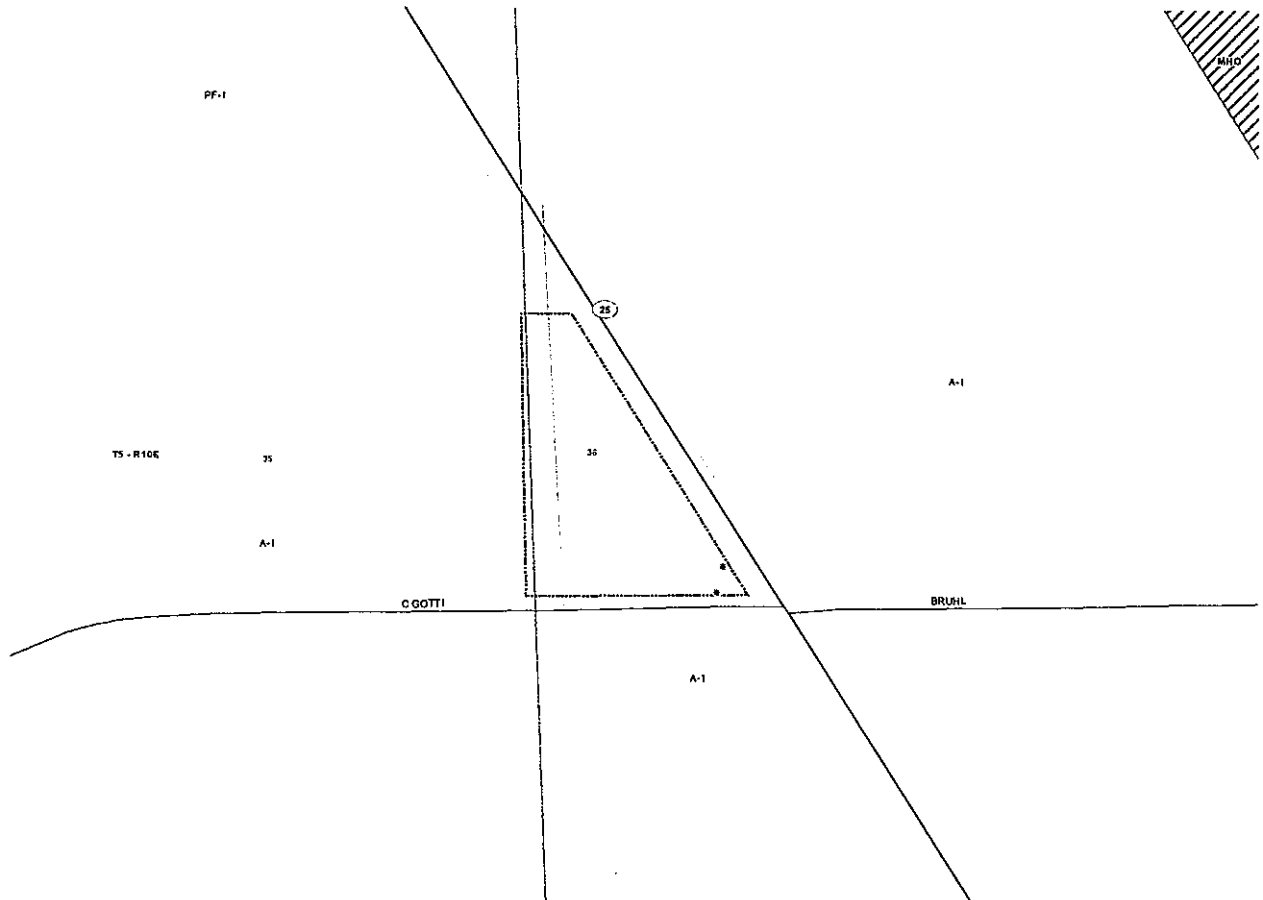
PETITIONER: Joy Barron

OWNER: Joy Barron

REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-3 Suburban District & RO Rural Overlay

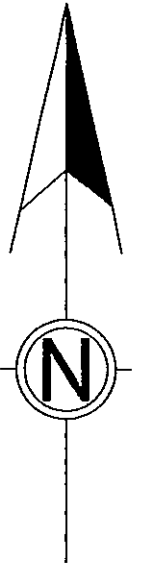
LOCATION: Parcel located on the northwest corner of LA Highway 25 & C. Gotti Road, Covington ; S36, T5S, R10E; Ward 2, District 3

SIZE: 2.19



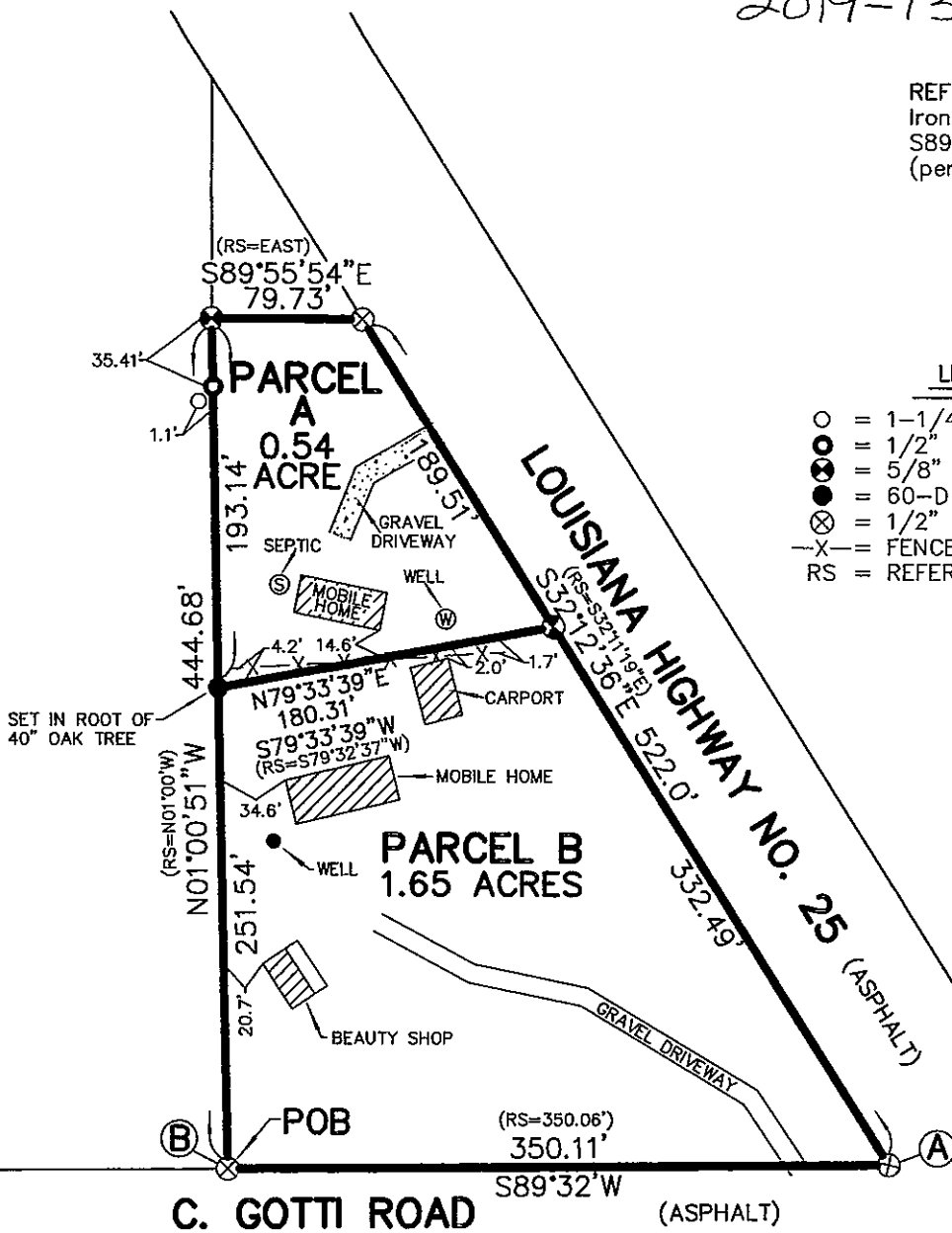
2019-1371-ZC

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°32'W
(per Reference Survey)



LEGEND

- = 1-1/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊗ = 5/8" IRON ROD FOUND
- = 60-D NAIL SET
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY



POB is reported to be N00°37'W 714.6'
from the 1/4 Section Corner common
to Sections 35 & 36, T5S, R10E.

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0125 C,
dated October 17, 1989.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE SURVEY:

Survey for Joy Barron by Fred L. Tilley, Surveyor, dated
August 23, 1993, Job No. 93-28.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

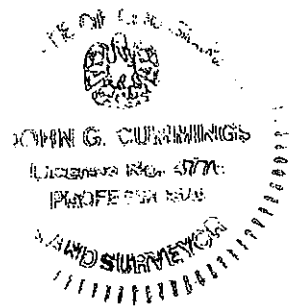
COVINGTON, LA 70433

PLAT PREPARED FOR: **Joy Barron**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 2.19 ACRES INTO PARCELS
A & B, LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE
STANDARDS OF PRACTICE AND BEARS A CLASS C
SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 93-28B-RSB

DATE: 8/9/18

REVISED:

2019-1371-ZC

PF-1

A-1

25

T5-R10E

35

36

C GOTTI

BRUHL

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/25/2019
Case No.: 2019-1371-ZC
Posted: 3/15/19

Meeting Date: 4/2/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joy Barron

OWNER: Joy Barron

REQUESTED CHANGE: From A-1 Suburban District & RO Rural Overlay to A-3 Suburban District & RO Rural Overlay

LOCATION: Parcel located on the northwest corner of LA Highway 25 & C. Gotti Road, Covington ; S36, T5S, R10E; Ward 2, District 3

SIZE: 2.19

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	Undeveloped	A-1 Suburban District & RO Rural Overlay
South	Undeveloped	A-1 Suburban District & RO Rural Overlay
East	Undeveloped & Residential	A-1 Suburban District & RO Rural Overlay
West	Residential	A-1 Suburban District & RO Rural Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District& RO Rural Overlay to A-3 Suburban District & RO Rural Overlay. This site is located on the northwest corner of LA Highway 25 & C. Gotti Road, Covington. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not see any compelling reason to recommend approval considering that the property is surrounded by large parcels of land zoned A-1 Suburban District.

Note that the objective of the request is to allow for the creation of a 0.54 acre parcel and a 1.65 acre parcel, as shown on the attached survey.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be denied.