

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6345 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF MARCH , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDES OF COZY LANE, TANTELA RANCH ROAD AND LA HIGHWAY 1077, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 43.116 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-1 (SUBURBAN DISTRICT) (WARD 1, DISTRICT 3). (2019-1755-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1755-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 PUD (Planned Unit Development Overlay) to an A-1 (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 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 PUD (Planned Unit Development Overlay) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF APRIL , 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: FEBRUARY 26 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2019-1755-ZC

A CERTAIN TRACT OR A PORTION OF GROUND, CONTAINING 1,878,150 SQUARE FEET OR 43.116 ACRES, SITUATED IN SECTIONS 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT which is the intersection of THE EASTERN RIGHT OF WAY OF TANTELA RANCH ROAD with the northern right of way of cozy lane THENCE north 89°39'54" EAST, A DISTANCE OF 279.57 FEET TO A POINT AND CORNER;

THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.25 FEET, A CHORD BEARING OF NORTH 44°47'00" EAST AND A CHORD DISTANCE OF 28.17 FEET TO A POINT;

THENCE NORTH 89°40'24" EAST, A DISTANCE OF 60.00 FEET TO A POINT AND CORNER BEING THE POINT OF p.o.b. "A";

THENCE NORTH 00°01'11" WEST, A DISTANCE OF 89.94 FEET TO A POINT AND CORNER;
THENCE NORTH 00°18'37" WEST, A DISTANCE OF 85.82 FEET TO A POINT AND CORNER;
THENCE NORTH 89°41'23" EAST, A DISTANCE OF 2,204.74 FEET TO A POINT AND CORNER;
THENCE SOUTH 00°35'57" EAST, A DISTANCE OF 209.19 FEET TO A POINT AND CORNER;
THENCE SOUTH 00°06'49" EAST, A DISTANCE OF 734.15 FEET TO A POINT AND CORNER;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 502.45 FEET, AN ARC LENGTH OF 351.86 FEET, A CHORD BEARING OF SOUTH 67°18'46" WEST AND A CHORD DISTANCE OF 344.72 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2236.26 FEET, AN ARC LENGTH OF 264.99 FEET, A CHORD BEARING OF SOUTH 52°12'19" WEST AND A CHORD DISTANCE OF 264.83 FEET TO A POINT;

THENCE SOUTH 00°27'14" EAST, A DISTANCE OF 105.60 FEET TO A POINT AND CORNER;

THENCE SOUTH 63°38'20" WEST, A DISTANCE OF 150.05 FEET TO A POINT AND CORNER;
THENCE SOUTH 66°58'26" WEST, A DISTANCE OF 47.68 FEET TO A POINT AND CORNER;

THENCE NORTH 16°25'42" WEST, A DISTANCE OF 9.85 FEET TO A POINT AND CORNER;
THENCE NORTH 13°36'02" WEST, A DISTANCE OF 8.08 FEET TO A POINT AND CORNER;
THENCE NORTH 25°38'29" EAST, A DISTANCE OF 3.42 FEET TO A POINT AND CORNER;
THENCE NORTH 25°32'18" EAST, A DISTANCE OF 53.87 FEET TO A POINT AND CORNER;
THENCE NORTH 09°46'48" WEST, A DISTANCE OF 11.23 FEET TO A POINT AND CORNER;
THENCE NORTH 07°03'04" WEST, A DISTANCE OF 16.31 FEET TO A POINT AND CORNER;
THENCE NORTH 26°44'05" WEST, A DISTANCE OF 76.78 FEET TO A POINT AND CORNER;
THENCE NORTH 82°35'48" WEST, A DISTANCE OF 110.52 FEET TO A POINT AND CORNER;
THENCE SOUTH 80°50'33" WEST, A DISTANCE OF 54.35 FEET TO A POINT AND CORNER;
THENCE SOUTH 80°20'28" WEST, A DISTANCE OF 56.98 FEET TO A POINT AND CORNER;
THENCE NORTH 84°28'26" WEST, A DISTANCE OF 70.72 FEET TO A POINT AND CORNER;

THENCE NORTH 84°27'41" WEST, A DISTANCE OF 48.79 FEET TO A POINT AND CORNER;
THENCE NORTH 73°20'39" WEST, A DISTANCE OF 42.13 FEET TO A POINT AND CORNER;
THENCE NORTH 74°01'43" WEST, A DISTANCE OF 32.15 FEET TO A POINT AND CORNER;
THENCE NORTH 72°47'11" WEST, A DISTANCE OF 17.31 FEET TO A POINT AND CORNER;
THENCE SOUTH 89°41'27" WEST, A DISTANCE OF 86.12 FEET TO A POINT AND CORNER;
THENCE NORTH 05°18'23" EAST, A DISTANCE OF 5.16 FEET TO A POINT AND CORNER;
THENCE NORTH 00°30'11" EAST, A DISTANCE OF 65.02 FEET TO A POINT AND CORNER;
THENCE NORTH 44°08'14" WEST, A DISTANCE OF 3.79 FEET TO A POINT AND CORNER;
THENCE NORTH 00°18'04" WEST, A DISTANCE OF 132.13 FEET TO A POINT AND CORNER;
THENCE SOUTH 89°42'04" WEST, A DISTANCE OF 104.59 FEET TO A POINT AND CORNER;
THENCE NORTH 01°06'19" WEST, A DISTANCE OF 20.37 FEET TO A POINT AND CORNER;
THENCE NORTH 62°32'51" EAST, A DISTANCE OF 22.82 FEET TO A POINT AND CORNER;
THENCE NORTH 89°59'07" EAST, A DISTANCE OF 16.54 FEET TO A POINT AND CORNER;
THENCE NORTH 00°14'06" WEST, A DISTANCE OF 32.83 FEET TO A POINT AND CORNER;
THENCE NORTH 26°34'15" EAST, A DISTANCE OF 0.78 FEET TO A POINT AND CORNER;
THENCE NORTH 57°00'08" EAST, A DISTANCE OF 8.88 FEET TO A POINT AND CORNER;
THENCE NORTH 89°46'07" EAST, A DISTANCE OF 60.19 FEET TO A POINT AND CORNER;
THENCE NORTH 00°23'14" WEST, A DISTANCE OF 256.66 FEET TO A POINT AND CORNER;
THENCE NORTH 16°45'50" WEST, A DISTANCE OF 90.92 FEET TO A POINT AND CORNER;
THENCE NORTH 33°07'28" WEST, A DISTANCE OF 56.50 FEET TO A POINT AND CORNER;
THENCE NORTH 26°02'49" EAST, A DISTANCE OF 37.51 FEET TO A POINT AND CORNER;
THENCE NORTH 43°56'24" EAST, A DISTANCE OF 21.78 FEET TO A POINT AND CORNER;

2019-1755-ZC CONT'D

THENCE NORTH 64°06'21" EAST, A DISTANCE OF 13.69 FEET TO A POINT AND CORNER;
THENCE NORTH 65°57'49" EAST, A DISTANCE OF 35.46 FEET TO A POINT AND CORNER;
THENCE NORTH 79°23'19" EAST, A DISTANCE OF 66.70 FEET TO A POINT AND CORNER;
THENCE NORTH 59°20'32" EAST, A DISTANCE OF 44.11 FEET TO A POINT AND CORNER;
THENCE NORTH 00°56'13" EAST, A DISTANCE OF 1.47 FEET TO A POINT AND CORNER;
THENCE NORTH 59°11'19" EAST, A DISTANCE OF 5.37 FEET TO A POINT AND CORNER;
THENCE NORTH 43°52'57" EAST, A DISTANCE OF 15.72 FEET TO A POINT AND CORNER;
THENCE NORTH 12°51'13" WEST, A DISTANCE OF 20.97 FEET TO A POINT AND CORNER;
THENCE NORTH 49°52'19" WEST, A DISTANCE OF 13.88 FEET TO A POINT AND CORNER;
THENCE NORTH 56°58'02" WEST, A DISTANCE OF 7.39 FEET TO A POINT AND CORNER;
THENCE NORTH 88°14'22" WEST, A DISTANCE OF 35.06 FEET TO A POINT AND CORNER;
THENCE SOUTH 86°21'23" WEST, A DISTANCE OF 37.59 FEET TO A POINT AND CORNER;
THENCE NORTH 61°14'43" WEST, A DISTANCE OF 6.89 FEET TO A POINT AND CORNER;
THENCE NORTH 05°48'32" WEST, A DISTANCE OF 51.42 FEET TO A POINT AND CORNER;
THENCE NORTH 61°10'08" WEST, A DISTANCE OF 46.28 FEET TO A POINT AND CORNER;
THENCE NORTH 09°25'49" EAST, A DISTANCE OF 23.46 FEET TO A POINT AND CORNER;
THENCE NORTH 08°08'28" EAST, A DISTANCE OF 26.81 FEET TO A POINT AND CORNER;
THENCE NORTH 67°33'04" WEST, A DISTANCE OF 42.86 FEET TO A POINT AND CORNER;
THENCE SOUTH 85°24'02" WEST, A DISTANCE OF 41.06 FEET TO A POINT AND CORNER;
THENCE SOUTH 63°13'27" WEST, A DISTANCE OF 41.68 FEET TO A POINT AND CORNER;
THENCE SOUTH 63°12'19" WEST, A DISTANCE OF 5.75 FEET TO A POINT AND CORNER;
THENCE SOUTH 66°37'47" WEST, A DISTANCE OF 2.04 FEET TO A POINT AND CORNER;
THENCE SOUTH 66°40'52" WEST, A DISTANCE OF 8.94 FEET TO A POINT AND CORNER;
THENCE SOUTH 28°31'58" WEST, A DISTANCE OF 53.02 FEET TO A POINT AND CORNER;
THENCE SOUTH 28°32'02" WEST, A DISTANCE OF 28.58 FEET TO A POINT AND CORNER;
THENCE SOUTH 12°05'48" WEST, A DISTANCE OF 48.69 FEET TO A POINT AND CORNER;
THENCE SOUTH 22°37'01" EAST, A DISTANCE OF 62.43 FEET TO A POINT AND CORNER;
THENCE SOUTH 19°29'40" EAST, A DISTANCE OF 5.75 FEET TO A POINT AND CORNER;
THENCE SOUTH 18°42'24" WEST, A DISTANCE OF 22.68 FEET TO A POINT AND CORNER;
THENCE SOUTH 70°33'10" WEST, A DISTANCE OF 35.13 FEET TO A POINT AND CORNER;
THENCE SOUTH 69°51'08" WEST, A DISTANCE OF 16.01 FEET TO A POINT AND CORNER;
THENCE SOUTH 77°11'44" WEST, A DISTANCE OF 10.05 FEET TO A POINT AND CORNER;
THENCE SOUTH 82°45'04" WEST, A DISTANCE OF 19.54 FEET TO A POINT AND CORNER;
THENCE SOUTH 42°26'51" WEST, A DISTANCE OF 22.35 FEET TO A POINT AND CORNER;
THENCE SOUTH 33°50'36" WEST, A DISTANCE OF 34.36 FEET TO A POINT AND CORNER;
THENCE NORTH 62°12'29" WEST, A DISTANCE OF 19.47 FEET TO A POINT AND CORNER;
THENCE NORTH 47°11'12" WEST, A DISTANCE OF 55.66 FEET TO A POINT AND CORNER;
THENCE NORTH 46°34'47" WEST, A DISTANCE OF 17.76 FEET TO A POINT AND CORNER;
THENCE NORTH 84°53'09" WEST, A DISTANCE OF 83.65 FEET TO A POINT AND CORNER;
THENCE NORTH 66°29'24" WEST, A DISTANCE OF 89.12 FEET TO A POINT AND CORNER;
THENCE NORTH 81°56'01" WEST, A DISTANCE OF 60.77 FEET TO A POINT AND CORNER;
THENCE SOUTH 62°31'58" WEST, A DISTANCE OF 45.90 FEET TO A POINT AND CORNER;
THENCE SOUTH 56°12'07" WEST, A DISTANCE OF 32.10 FEET TO A POINT AND CORNER;
THENCE SOUTH 56°08'11" WEST, A DISTANCE OF 47.62 FEET TO A POINT AND CORNER;
THENCE SOUTH 89°41'50" WEST, A DISTANCE OF 156.80 FEET TO A POINT AND CORNER;
THENCE NORTH 22°46'13" EAST, A DISTANCE OF 4.19 FEET TO A POINT AND CORNER;
THENCE NORTH 22°47'49" EAST, A DISTANCE OF 13.05 FEET TO A POINT AND CORNER;
THENCE NORTH 22°48'11" EAST, A DISTANCE OF 38.34 FEET TO A POINT AND CORNER;
THENCE NORTH 22°47'59" EAST, A DISTANCE OF 17.49 FEET TO A POINT AND CORNER;
THENCE NORTH 11°46'22" WEST, A DISTANCE OF 6.81 FEET TO A POINT AND CORNER;
THENCE NORTH 12°12'09" WEST, A DISTANCE OF 25.48 FEET TO A POINT AND CORNER;
THENCE NORTH 19°59'47" WEST, A DISTANCE OF 43.23 FEET TO A POINT AND CORNER;
THENCE NORTH 44°21'05" WEST, A DISTANCE OF 3.60 FEET TO A POINT AND CORNER;
THENCE NORTH 45°52'46" WEST, A DISTANCE OF 7.90 FEET TO A POINT AND CORNER;
THENCE NORTH 00°18'50" WEST, A DISTANCE OF 102.36 FEET TO A POINT AND CORNER;
THENCE NORTH 89°56'53" WEST, A DISTANCE OF 110.04 FEET TO A POINT AND CORNER;
THENCE NORTH 00°37'28" WEST, A DISTANCE OF 69.33 FEET TO A POINT AND CORNER;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.52 FEET, A CHORD BEARING OF NORTH 45°32'24" WEST AND A CHORD DISTANCE OF 28.36 FEET TO A POINT BEING THE POINT OF BEGINNING.

Case No.: 2019-1755-ZC

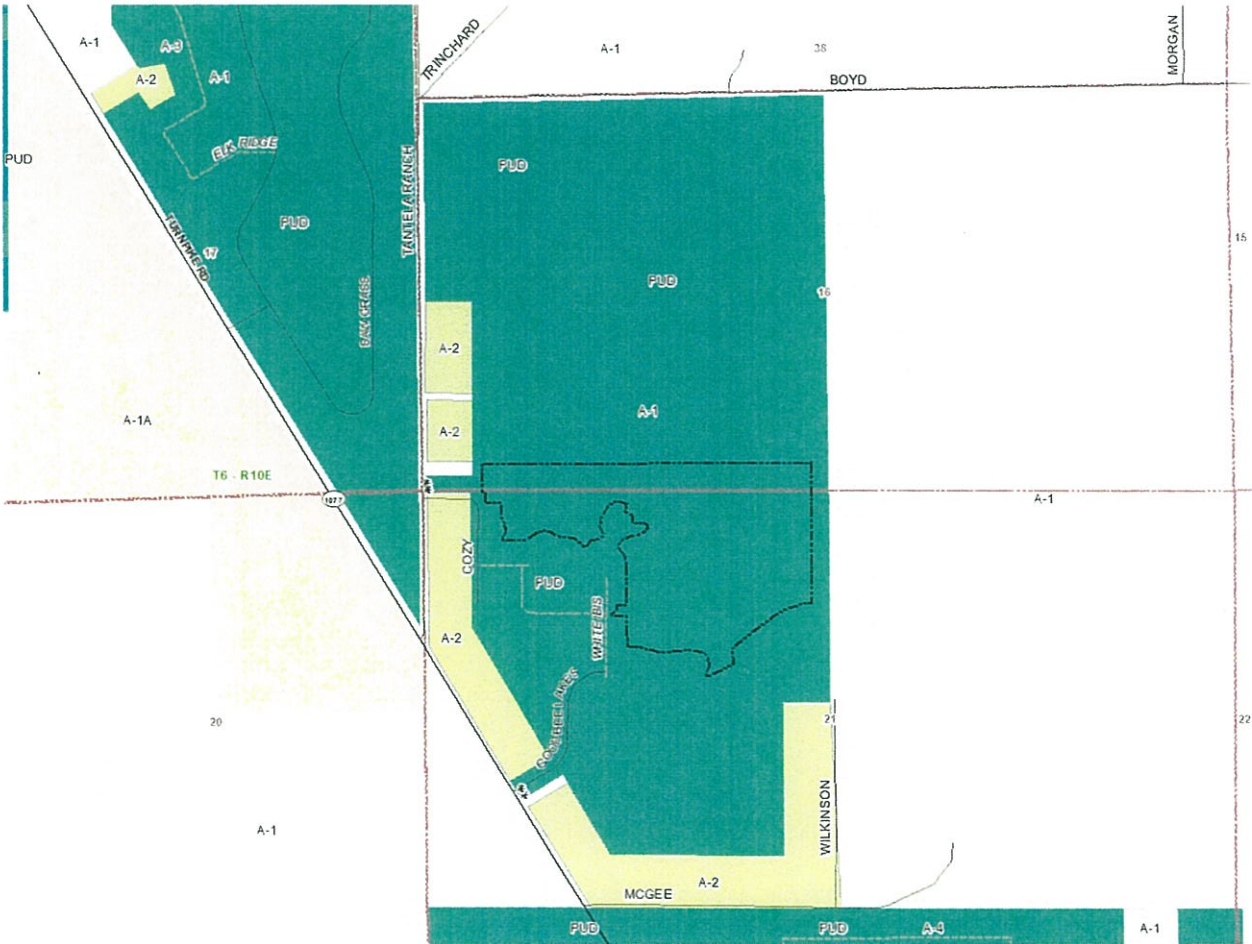
PETITIONER: Joe Labbe

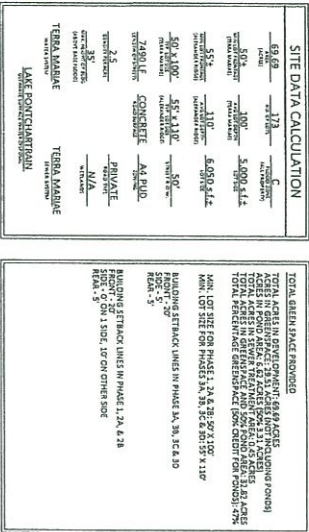
OWNER: Tantella Development Group, LLC - Robert Bruno

REQUESTED CHANGE: PUD Planned Unit Development Overlay TO A-1 Suburban District

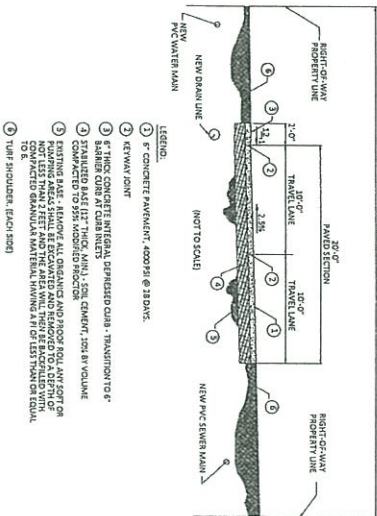
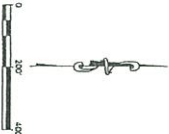
LOCATION: Parcel located on the east sides of Cozy Lane, Tantela Ranch Road and LA Highway 1077,
Covington

SIZE: 43.116 acres





- MAJOR AMENDMENT TO RESIDENTIAL PLANNED UNIT DEVELOPMENT
TERRA MARIAE PHASE 1, 2A, 2B
ALEXANDER RIDGE PHASE 3A, 3B, 3C, 3D
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA



THE STREETS AND RIGHTS OF WAY SET FORTH HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS AND REPRESENT A FRIEDLAND SERVICE OF PASSAGE IN FAVOR OF EACH LOT OWNER IN ALEXANDRIA RIDGE. THE INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

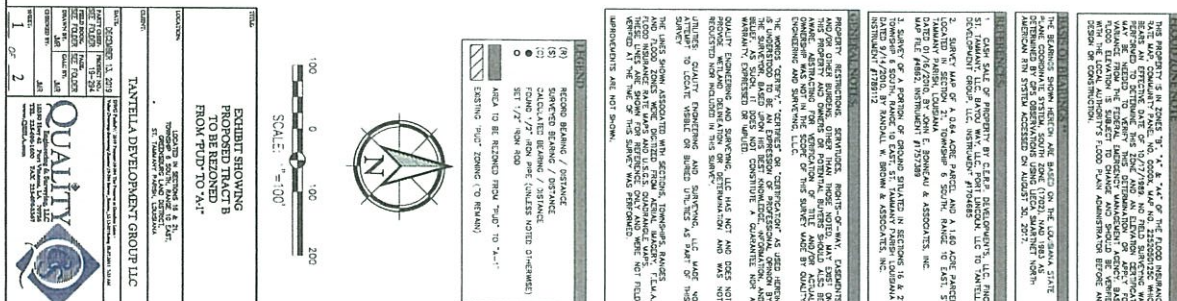
DEDICATION:

THE STREETS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY ALEXANDER RIDGE HOMEOWNER ASSOCIATION, INC. OR ITS SUCCESSORS AND/OR

SYSTEM UNTIL THEY MEET THE REQUIRED STREET AND ROAD SPECIFICATIONS AS SET FORTH IN THE LOUISIANA

THE RETO, SIGNAGE, DRAINAGE INFRASTRUCTURE, AND PONDS ARE TO BE PRIVATELY MAINTAINED.

CADD FILE NAME:
J5008-PL-PUD.dwg



2019-1755-ZC

PUD

TANTELA RANCH

A-1

PUD

A-2

A-2

17

PUD

COZY

PUD

20

1077

A-1A

A-2

21

A-1

A-1

JAY

POST OAK

WILKINSON

A-2

TURNPIKE RD

MCGEE

BEEBALM

PUD

PUD

A-4

T6S - R10E

Administrative Comment

ZONING STAFF REPORT

Date: 01/28/2020
Case No.:2019-1755-ZC
Posted: 01/22/2020

Meeting Date: February 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joe Labbe
OWNER: Tantella Development Group, LLC - Robert Bruno
REQUESTED CHANGE: PUD Planned Unit Development Overlay TO A-1 Suburban District
LOCATION: Parcel located on the east sides of Cozy Lane, Tantella Ranch Road and LA Highway 1077, Covington
SIZE: 43.116 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Jay Drive - Type: Subdivision Road Surface: 1 Lane Gravel Condition: N/A

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped and Residential	A-1 Suburban District and PUD Planned Unit Development
South	Undeveloped and Residential	A-1 Suburban District and PUD Planned Unit Development
East	Undeveloped and Residential	A-1 Suburban District and MHO Manufactured Housing Overlay
West	Undeveloped and Residential	A-1 Suburban District, A-1A Suburban District, PUD Planned Unit Development Overlay, and RO Rural Overlay

EXISTING LAND USE:
Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:
Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:
The petitioner is requesting to change the zoning on 43.116 acres of undeveloped land from PUD Planned Unit Development Overlay to A-1 Suburban District. The subject property is located on the east sides of Cozy Lane, Tantella Ranch Road and LA Highway 1077, Covington. The 2025 Future Land Use Plan designates the site to be developed with land used for the production of marketable wood product or recreational purposes and serve as stormwater retention areas. The reason for the request is to remove 43.116 acres of wetlands out of the existing Preserve at Goodbee Lakes Subdivision.

Staff has no objection to the request as the removal of the PUD overlay will convert the subject property to the A-1 zoning designation which is consistent with the adjacent zoning designations and the objective of the 2025 future land use plan.