

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6342

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 SOUTH SIDE OF MILLION DOLLAR ROAD, WEST OF PASSMAN ROAD AND NORTH OF K C CAMP ROAD, BEING 16538 MILLION DOLLAR ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 0.51 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 2 & 3, DISTRICT 3). (2019-1732-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1732-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-1 (Suburban District) & MHO (Manufactured Housing 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-1 (Suburban District) & MHO (Manufactured Housing 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-1 (Suburban District) to an A-1 (Suburban District) & MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2019-1732-ZC

A CERTAIN PIECE OR PORTION OF LAND and its component parts, together with all buildings and improvements thereon; also, all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 6, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit: From the Quarter (1/4) section corner common to Section 31, Township 5 South, Range 11 East and Section 6 South Range 11 East, St. Tammany Parish, Louisiana, run North 89 degrees 55 minutes West 883.5 feet; thence South 00 degrees 46 minutes West 22.1 feet to an iron rod located on the southerly right of way line of Million Dollar Road; thence South 00 degrees 46 minutes West 323.4 feet to an iron rod and the POINT OF BEGINNING;

From the POINT OF BEGINNING run South 00 degrees 46 minutes West 90.7 feet to an iron rod; thence North 89 degrees 45 minutes West 241.6 feet to an iron rod; thence North 04 degrees 54 minutes West 90.5 feet to an iron rod; thence South 89 degrees 53 minutes East 250.4 feet to an iron rod and POINT OF BEGINNING.

This tract contains 0.51 acres. All as more fully shown on survey of Jeron R. Fitzmorris, Registered Land Surveyor, dated May 19, 1982, a copy of which is attached hereto and made a part hereof.

The following predial servitude of passage, which shall ensure to the benefit of the surrounding properties, which predial servitude of passage is described as follows:

A CERTAIN PIECE OR PORTION OF LAND, and its component parts, together with all buildings and improvements thereon, also, all rights, ways means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 6, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the quarter (1/4) section corner common to Section 31, Township 5 South, Range 11 East and Section 6, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, run North 89 degrees 55 minutes West 883.5 feet; thence South 00 degrees 46 minutes West 22.1 feet to an iron rod located on the southerly right of way line of Million Dollar Road, being the POINT OF BEGINNING of the predial servitude of passage.

Thence South 00 degrees 46 minutes West 414.1 feet to an iron rod; thence North 89 degrees 45 minutes West 20.0 feet; thence North 00 degrees 46 minutes East 414.1 feet to a point located on the southerly right of way line of Million Dollar Road; thence along the southerly right of way line of Million Dollar Road North 89 degrees 33 minutes East 20.0 feet back to the POINT OF BEGINNING of the predial servitude of passage.

Case No.: 2019-1732-ZC

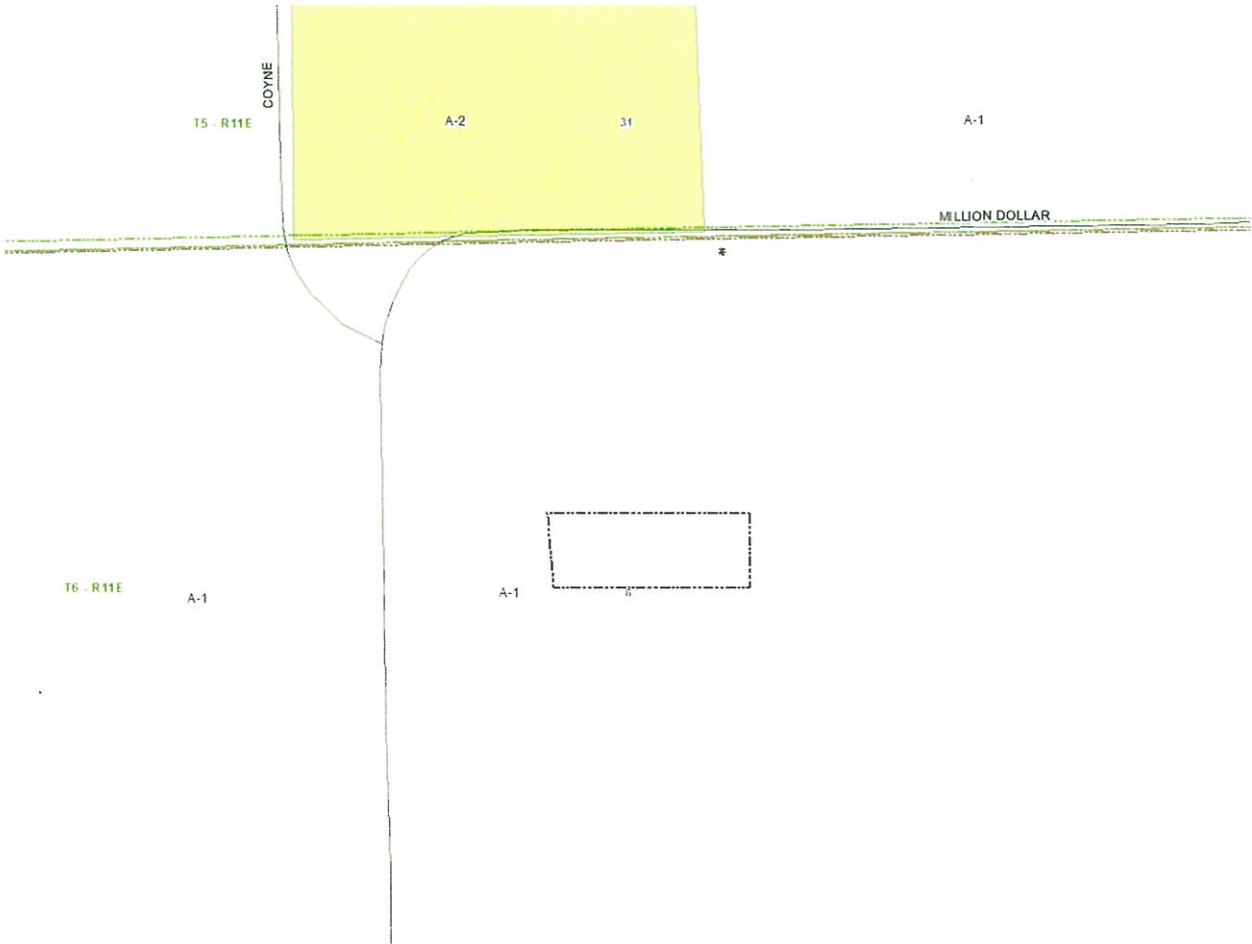
PETITIONER: Tara Easley

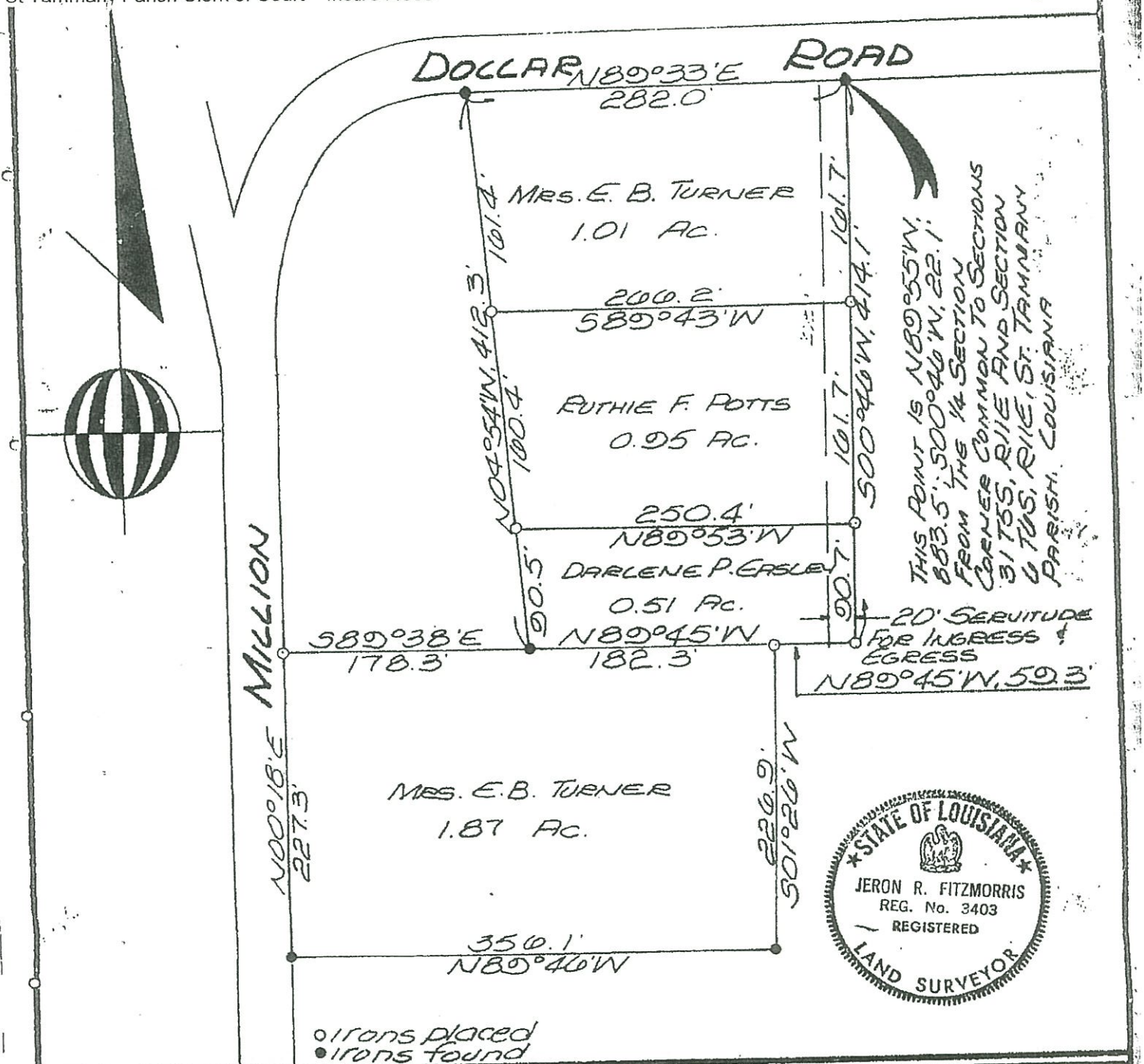
OWNER: Tara Easley

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Million Dollar Road, west of Passman Road, and north of K C Camp Road, being 16538 Million Dollar Road, Covington

SIZE: .51 acres





MAP PREPARED FOR **MRS. E. B. TURNER, ET. AL.**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **Section 4 Township 4 South, Range 11 East, St. Tammany Parish, Louisiana**

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

CERTIFIED CORRECT

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100'

DATE: NOV 10, 1982

NUMBER 2050

2019-1732-ZC

T5S-R11E

A-1

31

A-2

COYNE

MHO

A-1

MILLION DOLLAR

6

A-1

T6S-R11E

Administrative Comment

ZONING STAFF REPORT

Date: 01/28/2020
Case No.: 2019-1732-ZC
Posted: 01/22/2020

Meeting Date: February 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Tara Easley
OWNER: Tara Easley
REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Million Dollar Road, west of Passman Road, and north of K C Camp Road, being 16538 Million Dollar Road, Covington
SIZE: .51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban Residential, A-2 Suburban Residential, and RO Rural Overlay
South	Residential	A-1 Suburban Residential and RO Rural Overlay
East	Residential and Undeveloped	A-1 Suburban Residential and RO Rural Overlay
West	Residential and Undeveloped	A-1 Suburban Residential and RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

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 A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the south side of Million Dollar Road, west of Passman Road, and north of K C Camp Road, being 16538 Million Dollar Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not have any objection to the request as it adheres to the petitioned property’s future land use designation.