ST. TAMMANY PARISH COUNCIL

ORDI	NANCE
ORDINANCE CALENDAR NO: <u>6342</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>LORINO/COOPER</u>	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MS. O'BRIEN	SECONDED BY: MR. CANULETTE
ON THE 5 DAY OF MARCH, $\underline{2020}$	
OF ST. TAMMANY PARISH, L. PARCEL LOCATED ON THE SO ROAD, WEST OF PASSMAN ROAD, BEING 16538 MILLION AND WHICH PROPERTY COACRES OF LAND MORE OR (SUBURBAN DISTRICT) TO AN	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN UTH SIDE OF MILLION DOLLAR DAD AND NORTH OF K C CAMP N DOLLAR ROAD, COVINGTON OMPRISES A TOTAL OF 0.51 LESS, FROM ITS PRESENT A-1 N A-1 (SUBURBAN DISTRICT) & SING OVERLAY). (WARD 2 & 3,
law, <u>Case No. 2019-1732-ZC</u> , has recommended to that the zoning classification of the above reference	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany Louisiana, ted area be changed from its present A-1 (Suburban) Manufactured Housing Overlay) see Exhibit "A" for
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
	has found it necessary for the purpose of protecting ignate the above described property as A-1 (Suburban).
THE PARISH OF ST. TAMMANY HEREBY	ORDAINS, in regular session convened that:
_	above described property is hereby changed from its n District) & MHO (Manufactured Housing Overlay).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified	arish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinance	es in conflict herewith are hereby repealed.
* *	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall become	ome effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SU FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE

YEAS: _____

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{2}$ DAY OF \underline{APRIL} , $\underline{2020}$; 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: <u>FEBRUARY 26</u> , <u>2020</u>
Published Adoption:, <u>2020</u>
Delivered to Parish President:, 2020 at
Returned to Council Clerk:, <u>2020</u> 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 5outh, 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



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1	JERON R. FITZMORRIS REG. No. 3403 REGISTERED	
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1	orrans placed orrans found	
242	MAP PREPARED FOR MRS. E. B. TURNER, ET. AL.	
1	SHOWING A SURVEY MADE OF PROPERTY LOCATED IN Section & Township & South,	
	Range 11 East, St. Tammany Porish, Couisiano THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED!	
	THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND STREET	
	LAND SURVEYING Inc.	
	COVINCTON, LOUISIANA	



Administrative Comment

ZONING STAFF REPORT

Date: 01/28/2020 Meeting Date: February 4, 2020 Case No.: 2019-1732-ZC Determination: Approved

Posted: 01/22/2020

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:

Direction	Surrounding Use	Surrounding Zone
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.