

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6085 PLANNING DEVELOPMENT
ORDINANCE COUNCIL SERIES NO:

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: _____

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF NOVEMBER, 2018

(2018-1153-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HICKORY STREET, WEST OF COLONIA COURT, BEING 162 HICKORY STREET, COVINGTON AND WHICH PROPERTY COMPRISES 3.85 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) & MD-1 MEDICAL RESIDENTIAL DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) (WARD 4, DISTRICT 5). (2018-1153-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1153-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-5 (Two Family Residential District) & MD-1 Medical Residential District) to an A-1A (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 as A-1A (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 A-5 (Two Family Residential District) & MD-1 Medical Residential District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 24, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1153-ZC

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL "A2A2" AND SITUATED IN SECTION 27, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27, T-7-S, R-11-E, ST. TAMMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 43 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 1679.97 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 01 DEGREE 34 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 385 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 43 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 113 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREE 34 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 387.43 FEET TO A POINT; THENCE RUN SOUTH 42 DEGREES 38 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 127.73 FEET TO A POINT; THENCE RUN NORTH 44 DEGREES 44 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 543.77 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 47 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 205.87 FEET TO A POINT; THENCE RUN SOUTH 26 DEGREES 55 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 93.31 FEET TO A POINT; THENCE RUN NORTH 01 DEGREE 34 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 359.24 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 43 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 100.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.85 ACRES MORE OR LESS.

Case No.: 2018-1153-ZC

PETITIONER: Rita Stephens & Lexi Melerine

OWNER: Rita Stephens & Lexi Melerine

REQUESTED CHANGE: From MD-1 Medical Residential District to A-1A Suburban District

LOCATION: Parcel located on the south side of Hickory Street, west of Colonial Court, being 162 Hickory Street, Covington ; S27, T7S, R11E; Ward 4, District 5

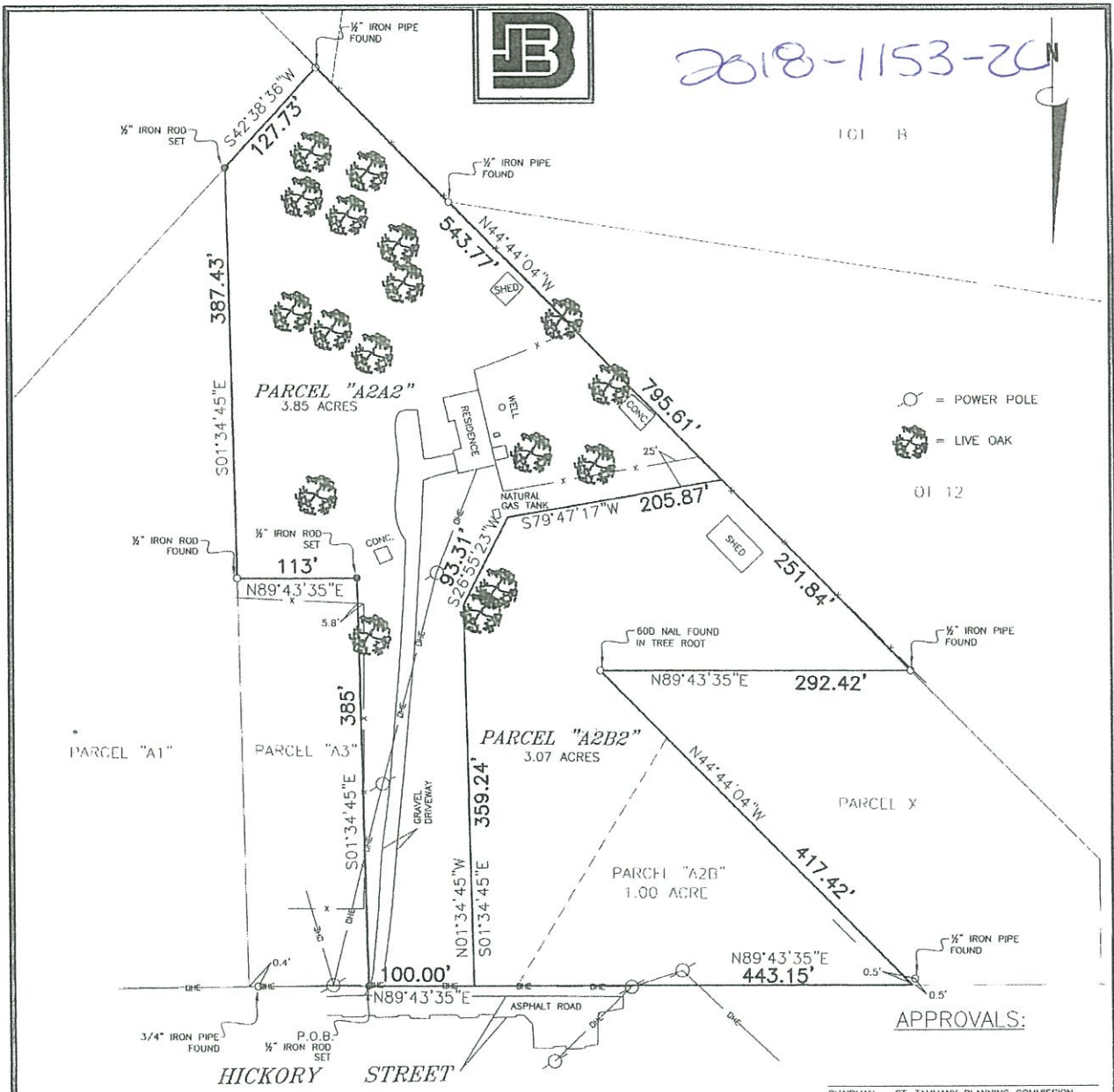
SIZE: 3.85 acres





2018-1153-20

101 R



- = POWER POLE
- = LIVE OAK

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

BUILDING SETBACKS:
 FRONT - 40'
 SIDE - 10'
 REAR - 25'

Revised: 06/12/18(OFFICE)

NOTE: THIS PROPERTY WAS PART OF A FORMER MINOR SUBDIVISION PURSUANT TO
 MAP FILE NO. 4500C, RECORDED ON JULY 16, 2007.

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 JOHN E. BONNEAU & ASSOCIATES, INC.

DATE FILED _____ MAP FILE NO. _____

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

NOTE: THE P.O.B. IS REPORTED TO BE S89°43'35"W - 1679.97' FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27, T-7-S, R-11-E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEY: A survey by this firm with survey no. 2006 1350 dated November 09, 2006, last revised June 29, 2007.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 18, 1995

A RESUBDIVISION MAP OF
 PARCEL "A2A" & "A2B"
 situated in
 SECTION 27, T-7-S, R-11-E
 into

PARCELS "A2A2" & "A2B2"
 St. Tammany Parish, Louisiana
 for

RITA STEPHENS & LEXIE MELERINE

Survey No. 2017 023 A Drawn by: SPH Scale: 1" = 100'
 Date: FEBRUARY 09, 2017 Revised: 02/15/17(WELL); 03/01/17(OFFICE)

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
 (985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By

John E. Bonneau
 John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423



2018-1153-ZC
HC-2A

A-3

PEAR

BEECH

HC-2

A-7

A-5

WALNUT

PALMETTO

A-3

HICKORY

T7-R1E

A-3

MD-1

27

ELEANOR

JONATHON

PUD
CHRISTIE

ANTHONY

MD-2

HC-2

MD-3

MD-2

LAKELINE

MEDICAL PARK

KEYSTONE
HWY 190 EAST SERVICE

0 375 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/24/2018
Case No.: 2018-1153-ZC
Posted: 08/17/18

Meeting Date: 9/18/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Rita Stephens & Lexi Melerine

OWNER: Rita Stephens & Lexi Melerine

REQUESTED CHANGE: From MD-1 Medical Residential District to A-1A Suburban District

LOCATION: Parcel located on the south side of Hickory Street, west of Colonial Court, being 162 Hickory Street, Covington ; S27, T7S, R11E; Ward 4, District 5

SIZE: 3.85 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-5 Two Family Residential District
South	Residential & Commercial	PUD Planned Unit Development Overlay & HC-2 Highway Commercial District
East	Medical Office Development & Undeveloped	MD-1 Medical Residential & MD-2 Medical Clinic Districts
West	Undeveloped	MD-1 Medical Residential & A-5 Two Family Residential Districts

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from MD-1 Medical Residential District to A-1A Suburban District. This site is located on the south side of Hickory Street, west of Colonial Court, being 162 Hickory Street, Covington. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses and conservation areas. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses and conservation areas. Staff does not have any objection to the request considering that the objective is to bring the existing single family residence in compliance with the appropriate zoning district.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A Suburban District designation be approved.