

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6260

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. DEAN

ON THE 3 DAY OF OCTOBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF PAT O&'BRIEN ROAD, NORTH OF PINE HOLLOW ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 4.95 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 2, DISTRICT 2). (2019-1566-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1566-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-2 (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-2 (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-1 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 7 DAY OF NOVEMBER , 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: SEPTEMBER 25 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1566-ZC

Located in Section 25 Township 5 South Range 11 East, St. Tammany Parish, Louisiana.

From the ¼ Section Corner common to Sections 25 and 36 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 32 minutes 41 seconds West, 10.0 feet; thence North 00 degrees 08 minutes West, 1321.46 feet; thence continue North 00 degrees 08 minutes West, 1324.19 feet; thence South 89 degrees 16 minutes 20 seconds West, 600.80 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 08 minutes East, 290.00 feet to a point; thence South 89 degrees 16 minutes 20 seconds West, 743.46 feet to a point; thence North 00 degrees 08 minutes 10 seconds West, 290.00 feet to a point; thence North 89 degrees 16 minutes 20 seconds East, 743.47 feet back to the Point of Beginning.

This tract contains 4.95 Acres as per survey prepared by Fontcuberta Surveys, Inc. dated July 3, 2008 Job No. 485931 Plat File No. 210-526.

Case No.: 2019-1566-ZC

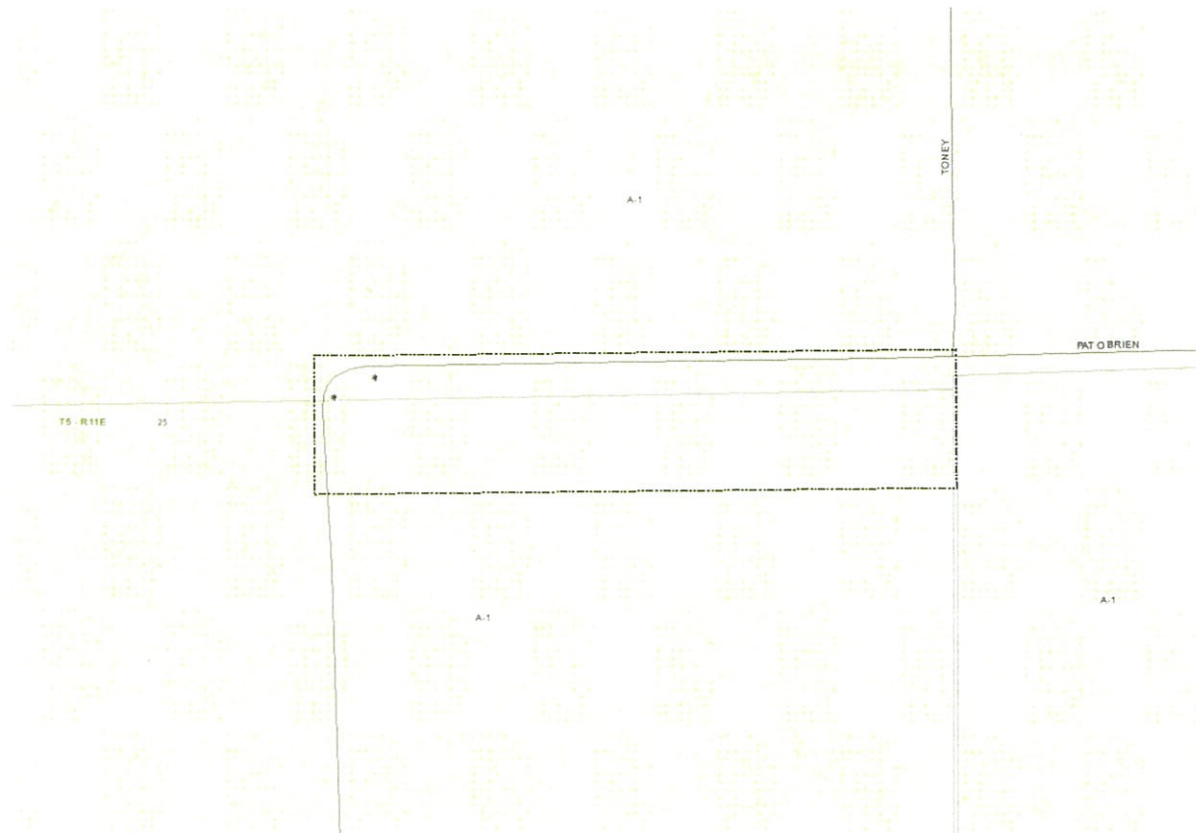
PETITIONER: Helmut Ermlich Jr.

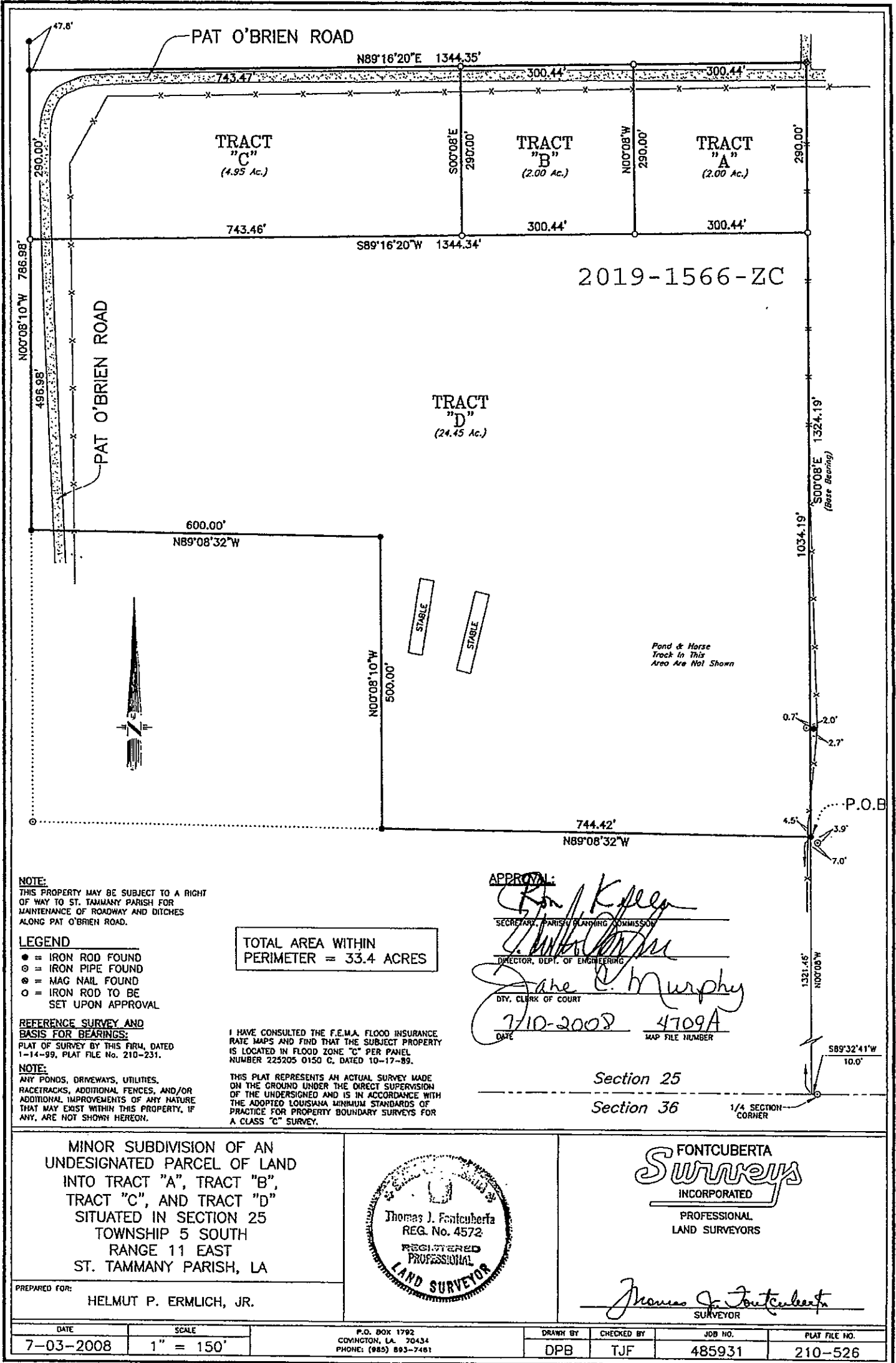
OWNER: Helmut Ermlich Jr.

REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the southeast corner of Pat O'Brien Road, north of Pine Hollow Road, Covington, S25, T5S, R11E, Ward 2, District 2

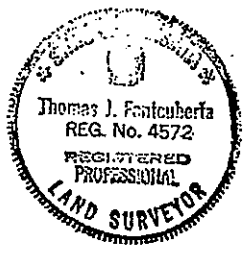
SIZE: 4.95 acres





MINOR SUBDIVISION OF AN UNDESIGNATED PARCEL OF LAND INTO TRACT "A", TRACT "B", TRACT "C", AND TRACT "D" SITUATED IN SECTION 25 TOWNSHIP 5 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA

PREPARED FOR: HELMUT P. ERLICH, JR.



Fontcuberta Surveys
INCORPORATED
PROFESSIONAL LAND SURVEYORS

[Signature] SURVEYOR

DATE	SCALE	P.O. BOX 1792 CONVINGTON, LA 70434 PHONE: (985) 893-7481	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
7-03-2008	1" = 150'		DPB	TJF	485931	210-526

A-1A

A-1

A-1

2019-1566-ZC

A-1

TONEY

25

A-1

A-1

SPRING CLOVER

A-1

PINE HOLLOW

STAFFORD RD

PAT O'BRIEN

T5S-R11E

1081



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/23/2019
Case No.: 2019-1566-ZC
Posted: 8/16/2019

Meeting Date: 9/3/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Helmut Ermlich Jr.

OWNER: Helmut Ermlich Jr.

REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the southeast corner of Pat O'Brien Road, north of Pine Hollow Road, Covington, S25, T5S, R11E, Ward 2 District 2

SIZE: 4.95 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 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-1 Suburban District and RO Rural Overlay
South	Undeveloped	A-1 Suburban District and RO Rural Overlay and MHO Manufactured Housing Overlay
East	Undeveloped and Residential	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay and MHO Manufactured Housing Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

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 and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located on the southeast corner of Pat O'Brien Road, north of Pine Hollow Road, being 79274 Pat O'Brien 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 of the request considering the site is surrounded by large parcels that adhere to the A-1 Suburban District area regulations.

STAFF RECOMMENDATION:

Staff recommends that the request for the A-2 Suburban District designation be denied.