

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6255 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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 NW WINDOM ROAD, EAST OF LA HIGHWAY 40, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 0.277 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1-A (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 2). (2019-1559-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1559-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-1A (Suburban District) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-1A (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 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"

### 2019-1559-ZC

Petition to change the zoning district classification for a tract of land situated in S27, T5S, R11E, Ward 2, District 2, St. Tammany Parish, Louisiana, which is a Parcel located on NW Windom Road, east of LA Highway 40, Covington, and which property comprises a total of .28 acres of land more or less, from its present A-1A Suburban District and RO Rural Overlay to a A-1A Suburban District and RO Rural Overlay and MHO Manufactured Housing Overlay. The property petitioned for rezoning is more fully described as follows:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging, or in anywise appertaining thereto, situated in Section 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commencing from the quarter corner common to Sections 26 and 27, Township 5 South, Range 11 East, go West 1934.0 feet to the Point of Beginning.

From said Point of Beginning, continue West 79 feet; thence go North 125 feet; thence go East 79 feet; thence go South 125 feet back to the Point of Beginning. Said parcel contains 0.227 acres of land, all as per survey of Richard B. Edwards, Registered Land Surveyor, dated November 4, 1987, a copy of which is attached hereto and made a part hereof.

**Case No.:** 2019-1559-ZC

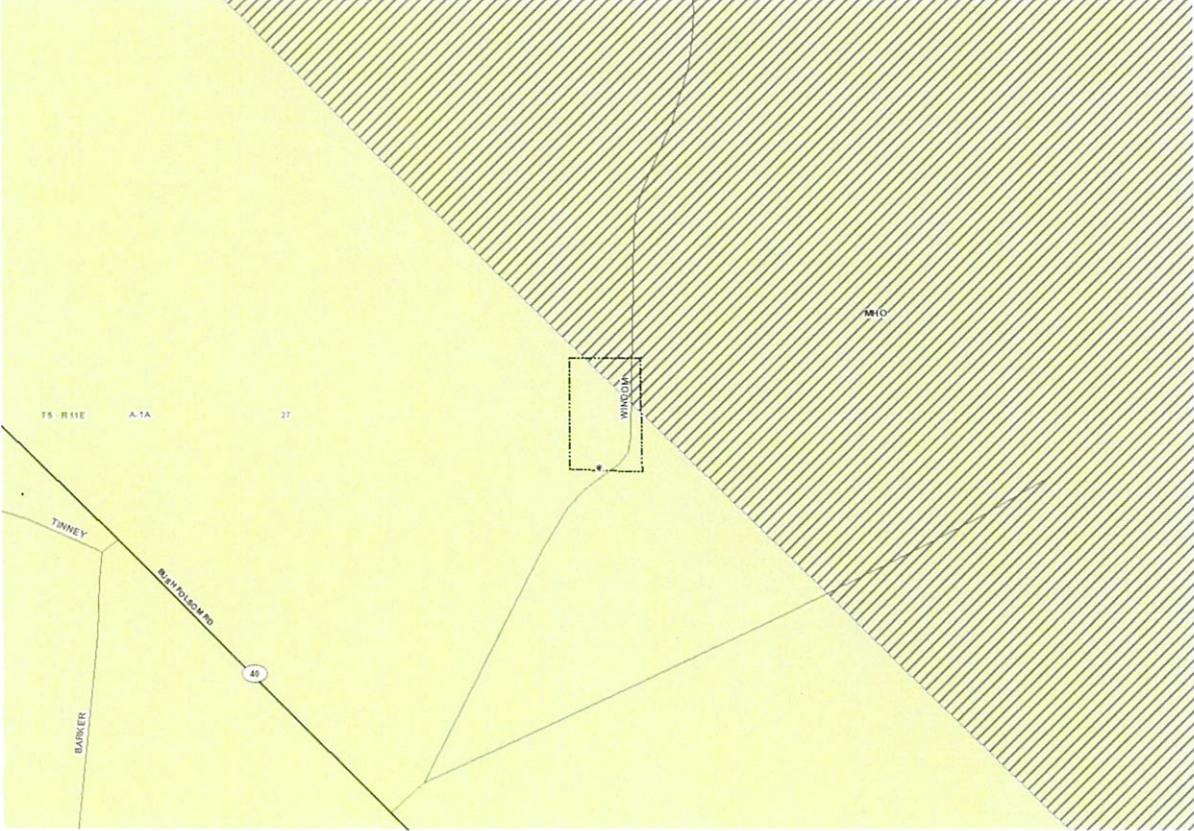
**PETITIONER:** Katie Michel

**OWNER:** Lorrie Vanderwall

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

**LOCATION:** Parcel located on NW Windom Road, east of LA Highway 40, Covington, S27, T5S, R11E, Ward 2, District 2

**SIZE:** .277 acres







N=760,462.00  
E=3,674,563.69  
Fnd. 1/2"  
Iron Rod

(EAST-REF. #1)  
N89°18'13"E

79.00'

Set Mag Nail

0.9'

REFERENCE SURVEYS:  
1.) A SURVEY BY RICHARD EDWARDS DATED 11/4/87.  
2.) A SURVEY BY CR SCHULTZ DATED 3/26/69.  
3.) A SURVEY BY JERON FITZMORRIS DATED 12/6/93, DRAWING NO. 6312.

NOTE: BEARINGS AND COORDINATES SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

0.277 ACRES

(NORTH-REF. #1)  
N04°1'47"W  
125.00'

(SOUTH-REF. #1)  
S04°1'47"E  
125.00'

2019-1559-ZC

Set Mag Nail

(WEST-REF. #1)  
S89°18'13"W  
79.00'

NW WINDOM ROAD  
(ASPHALT ROAD)

P.O.B.

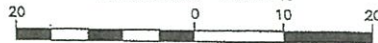
P.O.B. IS REPORTED TO BE WEST 1934.0' FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 26 & 27, T-5-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....\*  
Side Setback.....\*  
Rear Setback.....\*

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



( IN FEET )  
1 INCH = 20 FEET

ADDRESS: NW WINDOM ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205.0150.C  
F.I.R.M. Date 10/17/89  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20170376

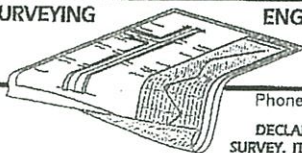
DATE:  
10/11/17

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com



Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY:  
JDL

CHECKED BY:  
RMK

SCALE:  
1" = 20'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF A  
0.277 AC. PARCEL OF LAND IN  
SECTION 27, T-5-S, R-11-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: LORRIE VANDERWALL





2019-1559-ZC

WINDOM

T5S - R11E

A-1A

27

TINNEY

BARKER

40

BUSH FOLSOM RD





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 8/23/2019  
**Case No.:** 2019-1559-ZC  
**Posted:** 8/16/2019

**Meeting Date:** 9/3/2019  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Katie Michel

**OWNER:** Lorrie Vanderwall

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

**LOCATION:** Parcel located on NW Windom Road, east of LA Highway 40, Covington, S27, T5S, R11E, Ward 2, District 2

**SIZE:** .277 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-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
South	Residential	A-1A Suburban District and RO Rural Overlay
East	Residential	A-1A Suburban District, MHO Manufactured Housing Overlay and RO Rural Overlay
West	Residential	A-1A Suburban District and RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:** No

**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 from A-1A Suburban District, Ro Rural Overlay, and a partial MHO Manufactured Home Overlay to A-1A Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The site is located on NW Windom Road, east of LA Highway 40, being 79321 NW Windom Rd., Covington. The 2025 future land use plan designates the site to be developed with residential uses of varying site design and density, including mobile homes. Staff does not have any objection to the request considering that there is an existing MHO Manufactured Housing Overlay on a portion of the property and it also abuts lots with the overlay to the north.

**STAFF RECOMMENDATION:**

Staff recommends that the request for the MHO Manufactured Housing Overlay designation be approved.