

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4845

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BINDER

SECONDED BY: MR. BELLISARIO

ON THE 2 DAY OF AUGUST , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF BEVERLY DRIVE, NORTH OF LAKE RAMSEY ROAD, BEING 76184 BEVERLY DRIVE, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL 3.02 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY). (WARD 3, DISTRICT 3) (ZC12-07-058)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-058, 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-2 (Suburban District) to an A-2 (Suburban District) & 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-2 (Suburban District) & 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-2 (Suburban District) to an A-2 (Suburban District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

Exhibit "A"

ZC12-07-058

AU.. THAT CERTAIN PIECE OR PARCEL OP LAND together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Sections 12 and 13, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, in LAKE RAMSEY HEIGHTS, all as per map and p1st of survey by Eddie J. Champagne, Surveyor, being Map #1273, filed for record May 22, 1970, in the official records of St. Tammany Parish, Louisiana, being mere fully described as follows, to-wit:

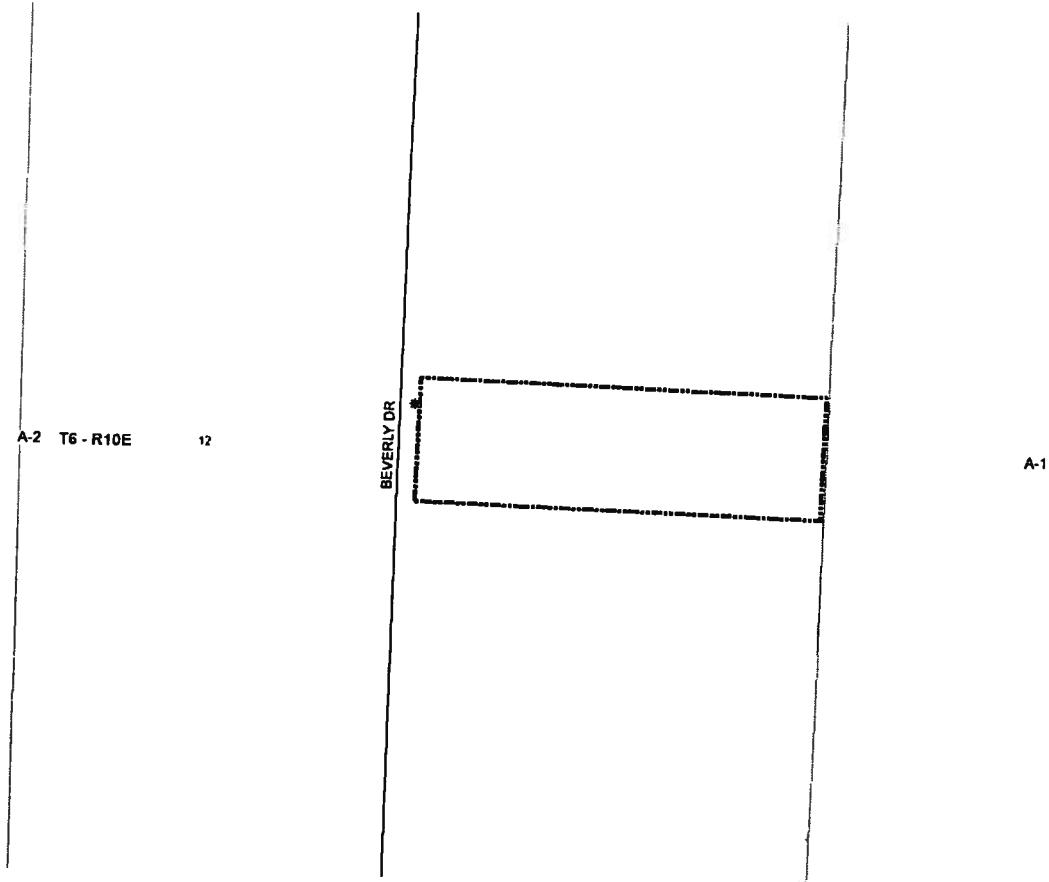
LOT NO. FIFTEEN (15) of said Lake Ramsey Heights, which said lot measures 200.0 feet front on Beverly Drive; a width of 200.0 feet in the rear by a depth of 659.9 feet on the line separating Lot No. Fifteen (15) from Lot No. Fourteen (14) and by a depth of 659.4 feet on the line separating Lot No. Fifteen (15) from Lot No. Sixteen (16).

CASE NO.: ZC12-07-058

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)

LOCATION: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road, being 76184 Beverly Drive, Covington; S12,T6S,R10E; Ward 3, District 3

SIZE: 3.02 acres



Administrative Comment

ZONING STAFF REPORT

Date: June 25, 2012

Meeting Date: July 3, 2012

Case No.: ZC12-07-058

Determination: Approved

Posted: June 14, 2012

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)

LOCATION: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road, being 76184 Beverly Drive, Covington; S12,T6S,R10E; Ward 3, District 3

SIZE: 3.02 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

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 from A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the east side of Beverly Drive, north of Lake Ramsey Road, being 76184 Beverly Drive, Covington. The 2025 Future Land Use Plan calls for residential uses in the area. Staff does not object to the request to place a Rural Overlay on the property.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.