

JANUARY 06, 2022 - ITEMS OFF-THE-FLOOR

1. Ord. Cal. No. 6849 - An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located south of Woodrow Road, west of LA Highway 437, Covington; and which property comprises a total of 6.10 acres of land more or less, from its present A-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay) to an A-1A (Suburban District) and RO (Rural Overlay) (Ward 2, District 3) (2021-2501-ZC). (Cazaubon)

2. Ord. Cal. No. 6850 - An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Allen Road, north of Voters Road; Slidell and which property comprises a total of 1.01 acres of land more or less, from its present A-3 (Suburban District) to an PF-1 (Public Facilities District) (Ward 8, District 14) (2021-2528-ZC). (T. Smith)

ADJOURN

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6849 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. DAVIS SECONDED BY: MS. CAZAUBON
ON THE 2 DAY OF DECEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED SOUTH OF WOODROW ROAD, WEST OF LA HIGHWAY 437, COVINGTON; AND WHICH PROPERTY COMPRISES A TOTAL OF 6.10 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) AND MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-1A (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) (WARD 2, DISTRICT 3) (2021-2501-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2501-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-1 (Suburban District), Rural Overlay) and MHO (Manufactured Housing Overlay); 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) and RO (Rural Overlay) see Exhibit "A" for complete boundaries.

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), RO (Rural Overlay), and MHO (Manufactured Housing Overlay) to an A-1A (Suburban District) and 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 JANUARY , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 15 , 2021

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2020-2501-ZC

:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Section 32, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana, and more particularly described as follow, to-wit:

From the Quarter Corner common to Sections 29 and 32, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana, this being the Point of Beginning.

From the Point of Beginning, run South 03 degrees 25 minutes West, 401.77 feet to a point; thence South 89 degrees 57 minutes West, 662.47 feet to a point; thence North 03 degrees 23 minutes East, 401.75 feet to a point; thence North 89 degrees 57 minutes East, 662.70 feet back to the Point of Beginning.

This tract contains 6.10 acres, more or less, as per survey of Land Surveying, Inc. dated October 8, 1996, revised October 21, 1986, a copy of which is attached to Voluntary Petition filed in the official records of St. Tammany Parish, Louisiana as Instrument No. 741771.

Case No.: 2021-2501-ZC

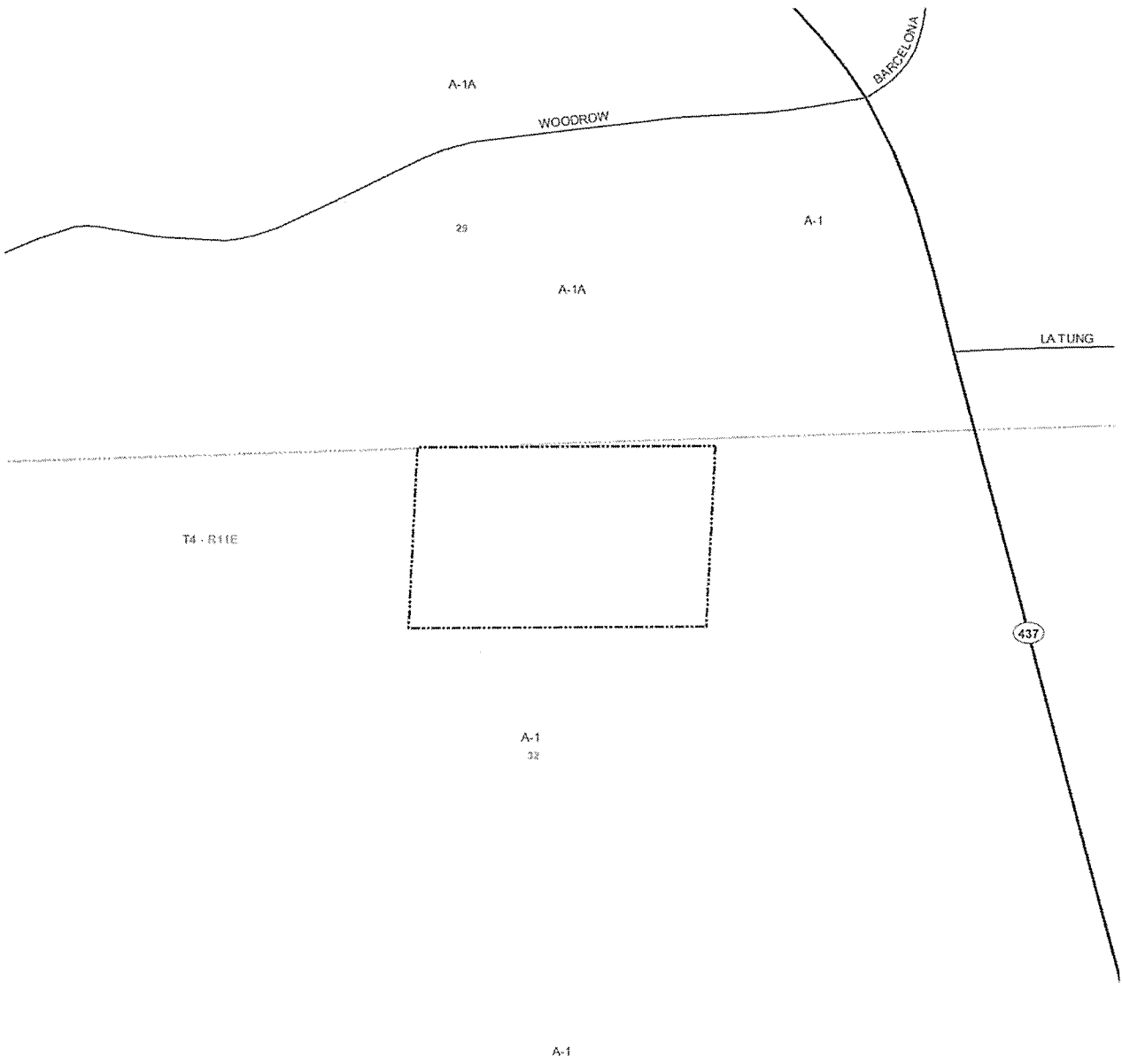
PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

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

LOCATION: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3

SIZE: 6.10 acres



2021-2501-ZC

A-2

A-1

BARCELONA

A-1A

20

WOODROW

A-1A

T4 - R11E

LATUNG

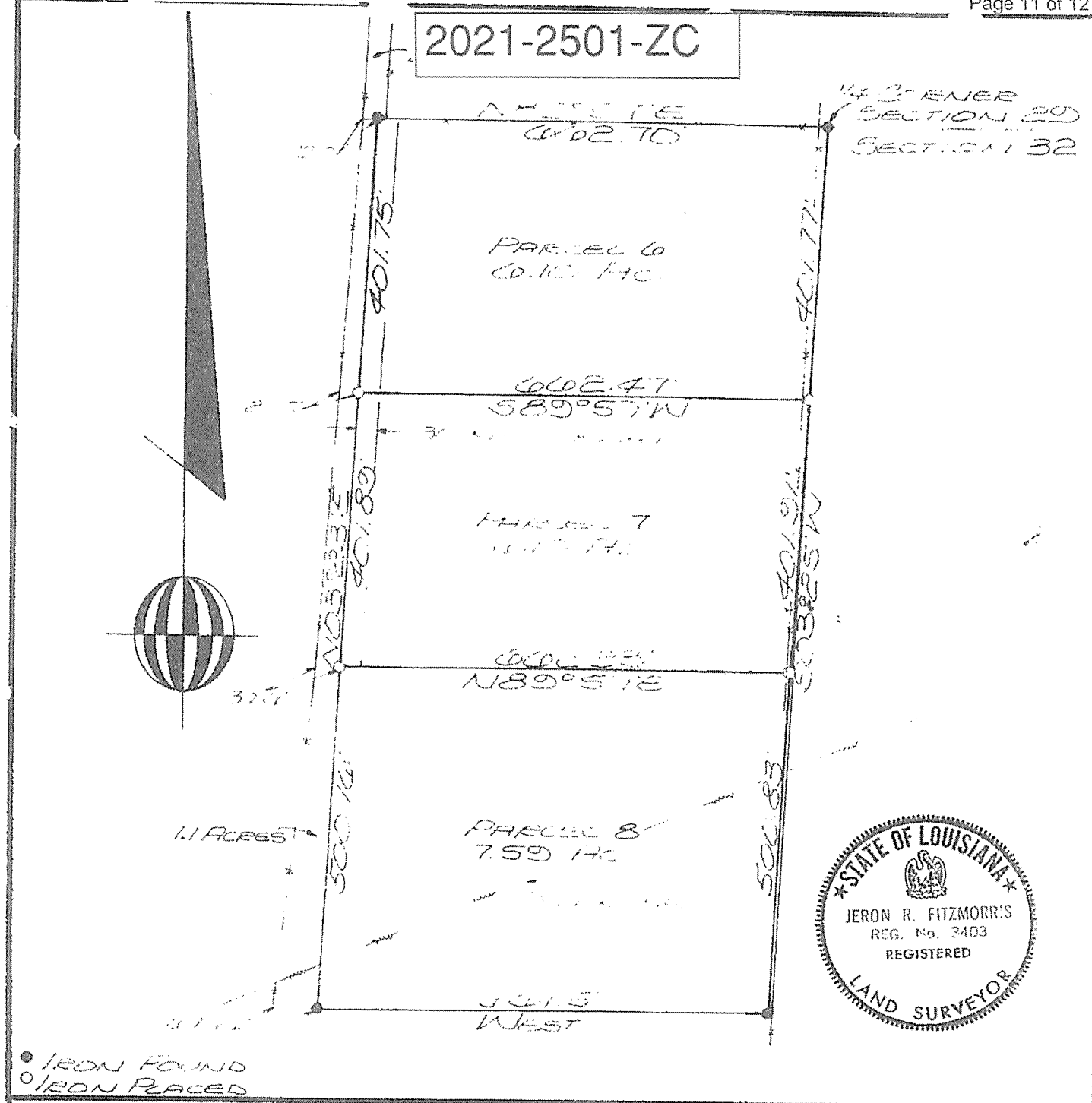
MIDDLE RD

437

A-1

32

A-1



MAP PREPARED FOR **LOUIS LOYD, JR. ESTATE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 32 Township 4 South,
Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY

CERTIFIED CORRECT

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

Revised October 8, 1984

SCALE: 1"=200' DATE: October 8, 1984 NUMBER: 440554

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2501-ZC
Posted: September 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Determination: Denied

GENERAL INFORMATION

PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

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

LOCATION: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3

SIZE: 6.10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is Parcel located south of Woodrow Road, west of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be used and managed for the production of marketable wood products, but also for recreational purposes, species habitat, and stormwater retention.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings on five-acre lots. The purpose of the requested A-1A Suburban District is to provide single-family dwellings on three-acre lots (see below table). A change in zoning will allow an additional single-family dwelling to be placed on the subject property.

	<u>Zoning</u>	<u>Max Density</u>	<u>Min Lot Width</u>
Existing	A-1 Suburban District	One unit per five acres	300 ft.
Proposed	A-1A Suburban District	One unit per three acres	200 ft.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6850

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. T. SMITH

ON THE 2 DAY OF DECEMBER, 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF ALLEN ROAD, NORTH OF VOTERS ROAD; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.01 ACRES OF LAND MORE OR LESS, FROM ITS RESENT A-3 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 8, DISTRICT 14) (2021-2528-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2528-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-3 (Suburban District) to an PF-1 (Public Facilities 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 PF-1 (Public Facilities 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-3 (Suburban District) to an PF-1 (Public Facilities 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 JANUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 15 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2528-ZC

From the intersection of the Northerly right-of-way line of Voters Road and the Westerly right-of-way line of Allen Road; thence along said Westerly right-of-way line North 02 degrees, 07 minutes, 00 seconds, then West 399.57 feet to the Point of Beginning.

Thence South 79 degrees, 59 minutes, 26 seconds West, 294.37 feet to a point; thence North 00 degrees, 14 minutes, 33 seconds East, 179.0 feet to a point; thence South 89 degrees, 42 minutes, 00 seconds East, 284.47 feet to the Westerly right-of-way line of Allen Road; thence along said right-of-way line South 02 degrees, 07 minutes, 00 seconds West, 126.43 feet to the Point of Beginning.

Containing in all 1.01 Acres of land, more or less.

Case No.: 2021-2528-ZC

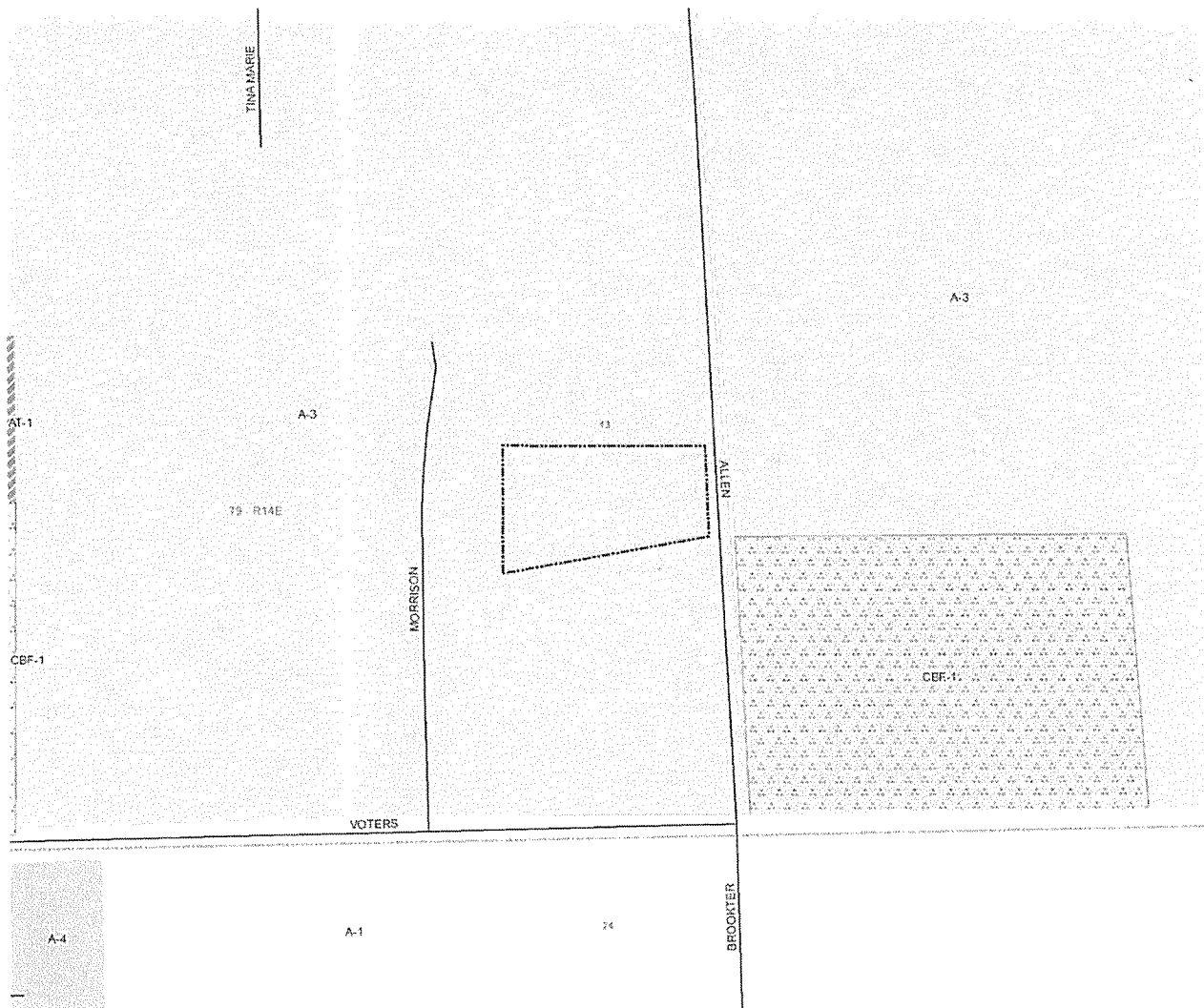
PETITIONER: Dominick J Bruno

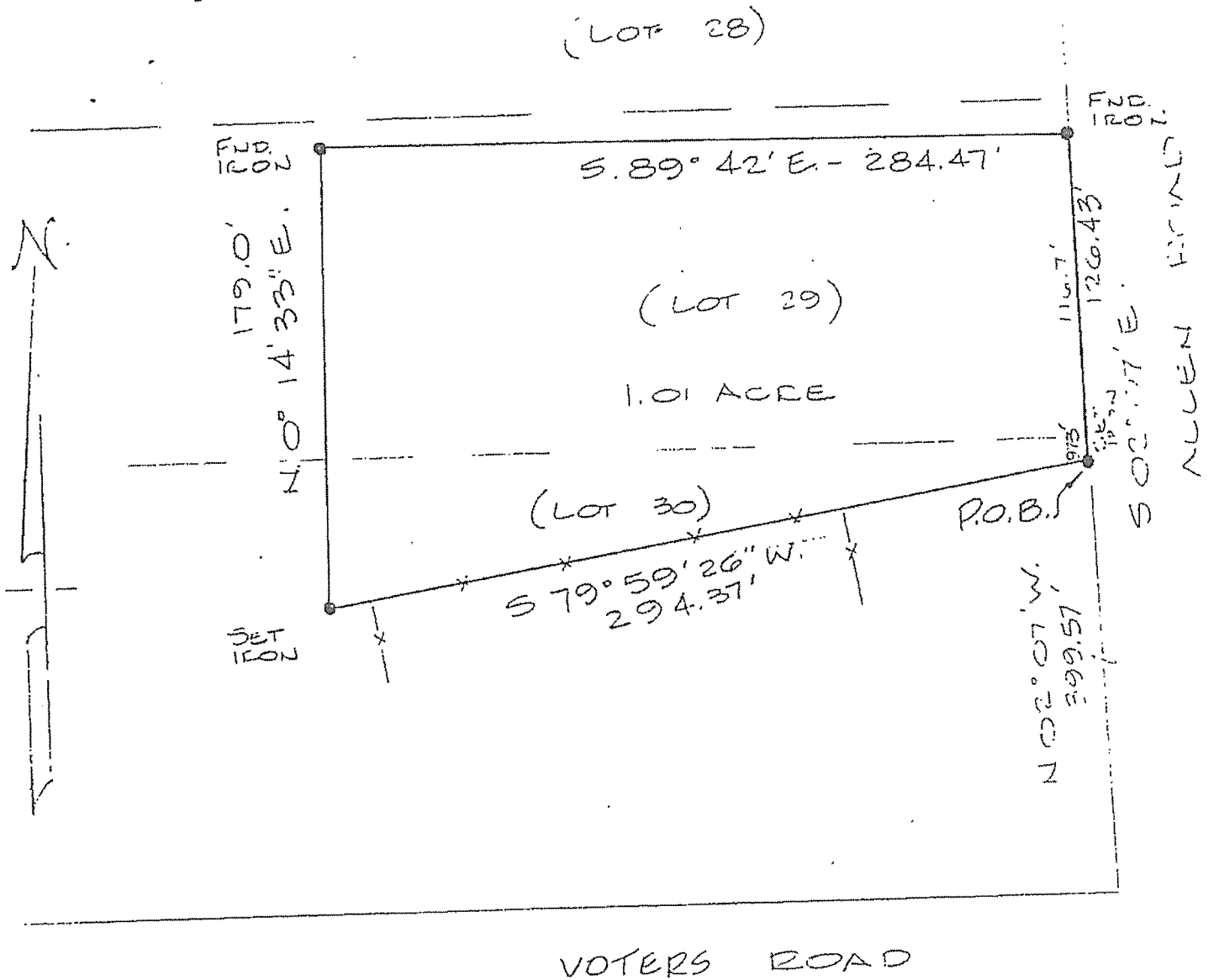
OWNER: Glynne M Jones, Milton T. Fogg Jr., Charles E Fogg

REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of Allen Road, north of Voters Road; Slidell; S13, T9S, R14E; Ward 8, District 14

SIZE: 1.01 acres





Scale: 1" = 40.0'

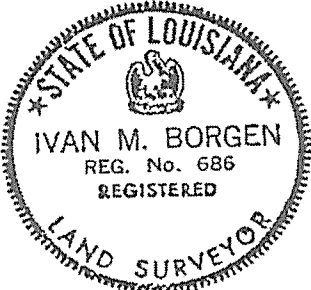
2021-2528-ZC

PART OF
Lots 29 & 30 in WITTEBORG FARMS S/D

in
SEC 13 - T. 9 S. - R. 14 E.
St. Tammany Parish, Louisiana

for

KIP S. FOGG



Survey Number: 38901
Date: APR - 25, 1984
Revision:

This Survey is Certified
True and Correct by

Ivan M. Borgen
No. 686

MILLER

2021-2528-ZC

TINA MARIE

A-3

A-3

18

ALLEN

T9 - R14E
District 14

8

MORRISON

VOTERS

CBF-1

A-1

CLAIRISE

24

BROOKER

A-4

ZONING STAFF REPORT

Date: November 1, 2021
Case No.: 2021-2528-ZC
Posted: October 29, 2021

Meeting Date: November 8, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Dominick J Bruno
OWNER: Glynne M Jones, Milton T. Fogg Jr., Charles E Fogg
REQUESTED CHANGE: From A-3 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of Allen Road, north of Voters Road; Slidell; S13, T9S, R14E; Ward 8, District 14
SIZE: 1.01 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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

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 classification from A-3 Suburban District to PF-1 Public Facilities District. The site is located on the west side of Allen Road, north of Voters Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The petitioned property was released from the existing moratorium that was established by Ordinance C.S. 18-3912 which limited the issuance of permits for resubdivision, rezoning, and/or building permits on October 7, 2021 (Resolution No. C-6522).

The subject site is flanked on all sides by property that is zoned A-3 Suburban District and is diagonally opposite from an existing church that is zoned CBF-1 Community Based Facilities. A change in zoning will allow for the location of governmental and institutional uses characteristically provided for public benefit.

The reason for the request is for the construction of a new fire station.