

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6998 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. LORINO

ON THE 2 DAY OF JUNE , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1077, NORTH OF BAHAM ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.4542 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT), TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT) (WARD 1, DISTRICT 3) (2022-2780-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2780-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-2 (Suburban District) to an NC-1 (Professional Office 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 NC-1 (Professional Office 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-2 (Suburban District) to an NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JULY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 25 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2022-2780-ZC

A certain piece or portion of ground located in Section 28, T6S-R1OE, Parish of St. Tammany, State of Louisiana, designated as 1.4542 Acres fronting on La. State Hwy. No. 1077 and being more fully described as follows:

Commence at the corner common to Sections 27, 28, 33 & 34, T6S-R1OE and measure North, a distance of 786.4' to a point; thence East a distance of 501.89' to a point; thence S15°25'07"W a distance of 200.0' to a point; thence N74°12'28"W a distance of 917.17' to a point on the easterly right of way line of La. State Hwy. No 1077, the Point of Beginning. Measure thence from the Point of Beginning, S74°12'28"E, a distance of 375.00' to a point on the westerly line of a 10.5302 Acre Tract; thence along said westerly line, S19°38'42"W, a distance of 174.18' to a point; thence continue along said westerly line, S67°22'30"W, a distance of 170.00' to a point on the easterly right of way line of La. State Hwy. No. 1077; thence along said easterly line, N23°40'44"W, a distance of 361.97' to a point, the Point of Beginning.

Said portion of ground contains 1.4542 Acres.

All as based upon a plan of survey of 1.4542 Acres & 10.5302 Acres, located in Sections 27 & 28, T6S-R1OE, St. Tammany Parish by M and N Land Surveying, LLC dated December 17, 2007, and a plan of survey of a 2.09 Acre Tract and a 9.09 Acre Tract, located in Section 27, T6S-R1OE, St. Tammany Parish by Edward J. Murphy dated February 11, 1993.

Case No.: 2022-2780-ZC

PETITIONER: Mary Bolner

OWNER: Mary and Larry Bolner

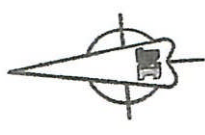
REQUESTED CHANGE: A-2 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of LA Highway 1077, north of Baham Road; Covington; S28, T6S, R10E; Ward 1, District 3

SIZE: 1.4542 acres



BOUNDARY SURVEY OF 1.4542 ACRES & 10.5302 ACRES SECTIONS 27 & 28, T6S-R10E ST. TAMMANY PARISH, LA.

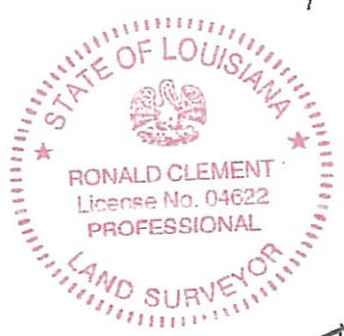
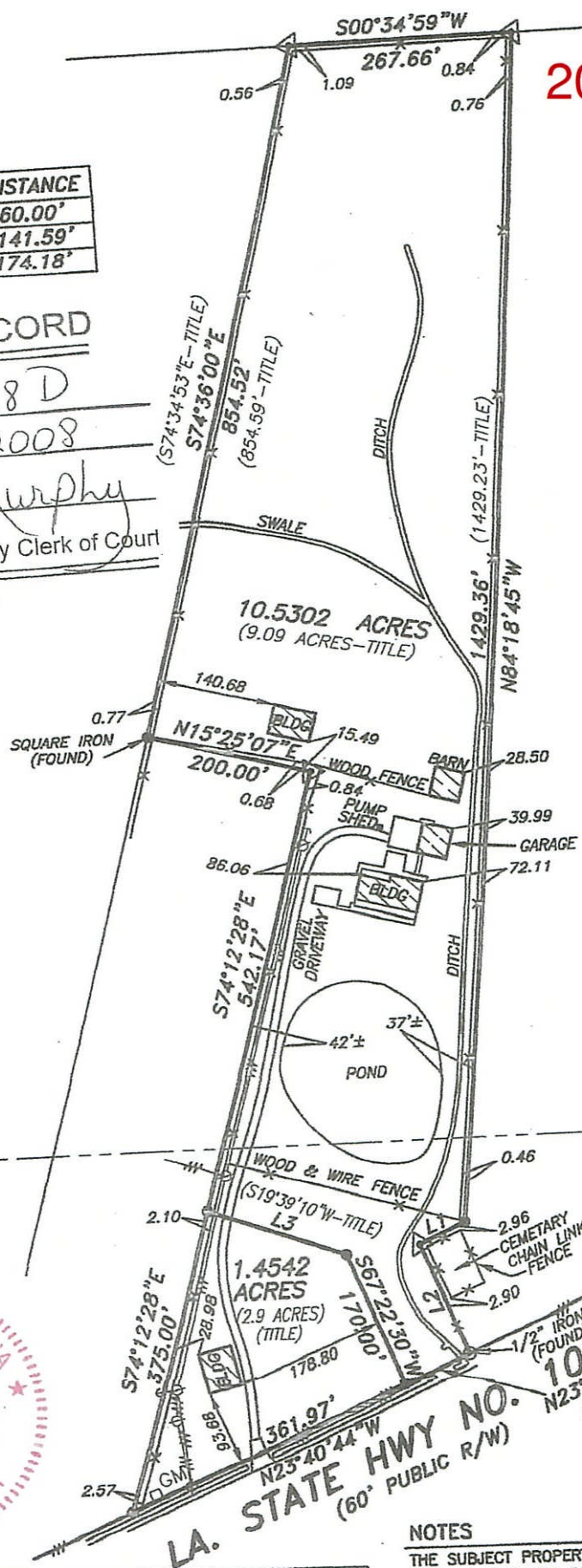


2022-2780-ZC

LINE	BEARING	DISTANCE
L1	N23°54'23"W	60.00'
L2	S67°22'30"W	141.59'
L3	S19°38'42"W	174.18'

FILED FOR RECORD

MAP FILE NO. 4608 D
DATE FILED 1-14-2008
Jane C. Murphy
St. Tammany Parish Deputy Clerk of Court



- LEGEND**
- $\triangle$ = 1/2" IRON ROD FOUND
 - $\bullet$ = 1/2" IRON ROD SET
 - $\square$ GM = GAS METER
 - H— = OVERHEAD UTILITIES
 - $\odot$ = UTILITY POLE
 - X— = WIRE FENCE

NOTES

THE SUBJECT PROPERTY IS ZONED SUBURBAN AGRICULTURE (SA). BUILDING SETBACKS PER ZONING ORDINANCE: FRONT - 40' MINIMUM, SIDE - 15' MINIMUM, REAR - 25' MINIMUM, HEIGHT - 35' MAXIMUM. BUILDING SETBACKS MUST BE VERIFIED BY PARISH OFFICIALS PRIOR TO CONSTRUCTION.

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER F.I.R.M., COMMUNITY NO. 225205, PANEL 0205 C, REVISED 10/17/89.

THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE SERVITUDES MAY NOT BE SHOWN.

CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

BEARINGS ARE BASED UPON A PLAN OF SURVEY OF 2.9 ACRES & 9.09 ACRES LOCATED IN SECTIONS 27 & 28, T6S-R10E, ST. TAMMANY PARISH BY EDDIE MURPHY, DATED 2/11/93.

DATE: 12/17/07 SCALE: 1" = 200' PROJECT: 07-357

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.

PREPARED AT THE REQUEST OF
MARY BOLNER

BY RUC
RONALD CLEMENT, P.L.S.
LA. REGISTRATION No. 4622



M AND N LAND SURVEYING, LLC
74232 HWY. 25, COVINGTON, LA. 70435
PHONE: 985-871-0280 FAX: 985-871-0290

2022-2780-ZC

TURNPIKE RD

NC-1

28

T6 - R10E

A-1

BAHAM

2022-2780-ZC

A-2

27

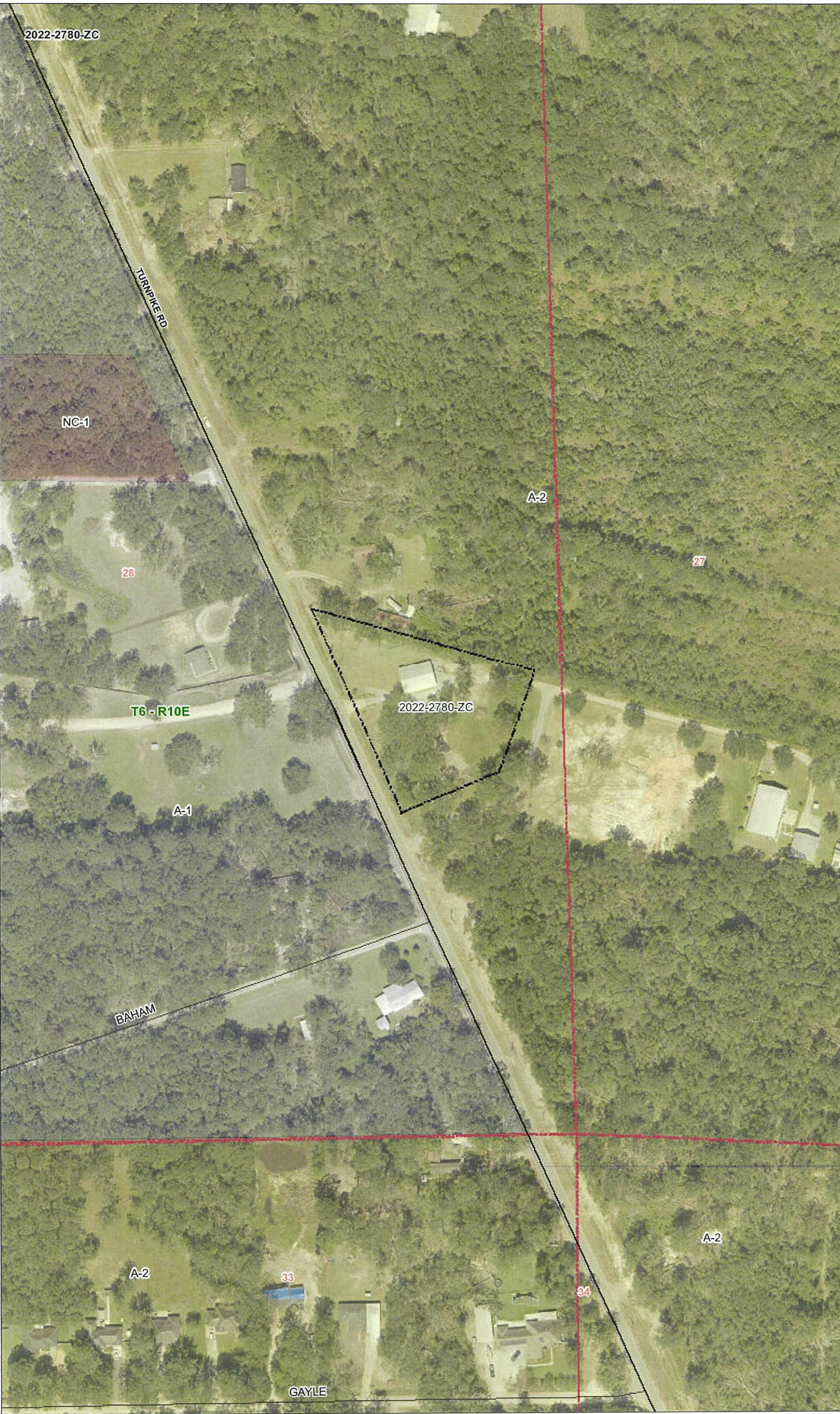
A-2

33

GAYLE

A-2

34



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2780-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mary Bolner
OWNER: Mary and Larry Bolner
REQUESTED CHANGE: A-2 Suburban District to NC-1 Professional Office District
LOCATION: Parcel located on the east side of LA Highway 1077, north of Baham Road; Covington; S28, T6S, R10E; Ward 1, District 3
SIZE: 1.4542 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 Lane Asphalt **Condition:** Excellent

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 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 classification from A-2 Suburban District to NC-1 Professional Office District. The site is located on the east side of LA Highway 1077, north of Baham Road; Covington. The 2025 Future Land Use plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is currently developed with an existing single-family residence which fronts LA Highway 1077 and is surrounded on all sides by residential dwellings and undeveloped property. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre. The purpose of the requested NC-1 Professional Office District is to provide for the location of small professional offices in close proximity to residential development.

A change in zoning will allow the applicant to operate any of the following permitted uses: Law offices; Architectural offices; Accountant offices; Real estate offices; Insurance offices; Business offices; Daytime doctor, dentist, and chiropractor offices; Veterinary clinics, provided the use is within a detached, single-tenant building; Other professional offices; One-single-family dwelling.

If approved, the property must comply with landscaping, parking, and drainage standards required for all commercial developments and the building must pass Fire Marshal inspection.