

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7011 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. FITZGERALD SECONDED BY: MS. CAZAUBON
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 RAMOS AVENUE, SOUTH OF CRAWFORD ROAD, COVINGTON; AND WHICH PROPERTY COMPRISES A TOTAL OF .21 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT) (WARD 3, DISTRICT 2) (2022-2803-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2803-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 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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: JUNE 15 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2022-2803-ZC

A certain piece or portion of ground together with all improvements, thereon and all rights, ways, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining, situated in Section Forty-two (42), Township Six (6) and Seven (7), South Range Eleven (11) East Greensburg District, St. Tammany Parish, Louisiana, more fully described as follows, to wit:

Run from the Second Mile Post on the Township line between Township 6, South, Range 11 East, and Township 7, South, Range 11 East. North 89 degrees, East 57 links to point "A".

Thence North 10 degrees, West 17.18 chains; thence South 81 degrees West 2.86 chains; thence North 18 degrees, 45 minutes, West .65 chains; thence South 71 degrees, 15 minutes West 2.77 chains; thence South 76 degrees, 45 minutes West 2.83 chains; thence South 84 degrees, West 4.12 chains; thence South 30 degrees, East 12.60 chains to the Point of Beginning, thence turn a 90 degree angle East 120 feet, thence turn a 90 degree angle South 75 feet, thence a 90 degree angle West 120 feet, thence turn a 90 degree angle North 75 feet Back to the Point of Beginning.

Case No.: 2022-2803-ZC

PETITIONER: Julie Agan

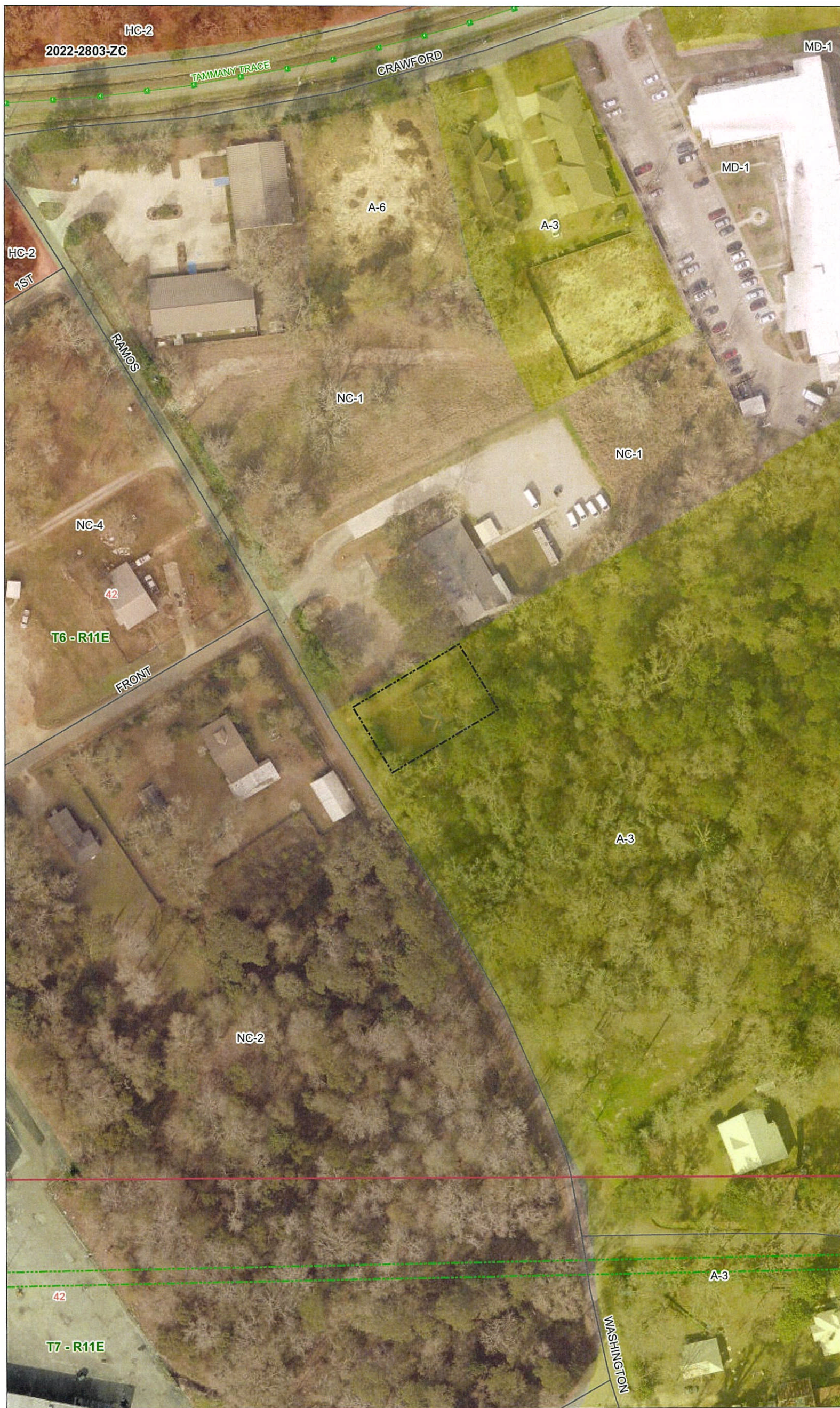
OWNER: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny August Martens

REQUESTED CHANGE: A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: .21 acres





ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2803-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Julie Agan
OWNER: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny August Martens
REQUESTED CHANGE: A-3 Suburban District to NC-1 Professional Office District
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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	NC-1 Professional Office District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Commercial	NC-2 Indoor Retail & Service 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 NC-1 Professional Office District. The site is located on the east side of Ramos Avenue, south of Crawford 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 site is currently developed with a single-family residential dwelling and is flanked by undeveloped property zoned A-3 Suburban District to the south and east, an existing single-family residence zoned NC-4 Neighborhood Institutional District to the west, and the COAST Council on Aging St. Tammany development which is zoned NC-1 Professional Office District to the north. A change in zoning will allow the applicant to develop the property with a small professional office, a daytime doctor, dentist, or chiropractic office, or a veterinary clinic without outdoor kennels.

If approved, the property must comply with landscaping, parking, and drainage standards required for all commercial developments.