# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDII	WINCE
ORDINANCE CALENDAR NO: <u>6423</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR:	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: LORINO/COOPER	SECONDED BY:
ON THE $\underline{20}$ DAY OF $\underline{AUGUST}$ , $\underline{2020}$	
MAP OF ST. TAMMANY PAR CERTAIN PARCEL LOCATED OF AVENUE AND ON THE SOU EAST OF US HIGHWAY 190, 114, TOWN OF ALEXIUSVILL AND WHICH PROPERTY COM ACRES OF LAND MORE OR HC-1 (HIGHWAY COMMERCI	G THE OFFICIAL ZONING RISH, LA, TO RECLASSIFY A ON THE NORTH SIDE OF 11TH ITH SIDE OF 10TH AVENUE, ALSO KNOWN AS SQUARE LE SUBDIVISION; COVINGTON MPRISES A TOTAL OF 1.3223 R LESS, FROM ITS PRESENT AL DISTRICT) TO AN HC-2 TRICT) (WARD 3, DISTRICT 2).
WHEREAS, the Zoning Commission of the Ewith law, Case No. 2020-1884-ZC, has recommer Louisiana, that the zoning classification of the all HC-1 (Highway Commercial District) to an HC-2 (complete boundaries; and	bove referenced area be changed from its present
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law
WHEREAS, the St. Tammany Parish Council has public health, safety and general welfare, to designate Commercial District).	as found it necessary for the purpose of protecting the ate the above described property as HC-2 (Highway
THE PARISH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the aborehanged from its present HC-1 (Highway Computation).	ove described property is hereby mercial District) to an HC-2 (Highway Commercial
SECTION II: The official zoning map of the Parto incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
SEVERABILITY: If any provision of this Ordin not affect other provisions herein which can be give the provisions of this Ordinance are hereby declared	
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:

WHEREUPON THIS ORDINANCE WAS FOLLOWING:	S SUBMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	
ABSTAIN:	
ABSENT:	
	OULY ADOPTED AT A REGULAR MEETING OF THE <u>EPTEMBER</u> , <u>2020</u> ; AND BECOMES ORDINANCE
_	MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN
ATTEST:	
KATRINA L. BUCKLEY, COUNCIL CLERK	
_	MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: <u>AUGUST 12</u> , <u>2020</u>	
Published Adoption:, <u>2020</u>	
Delivered to Parish President:, 20	020 at
Returned to Council Clerk:, 2020	o

#### **EXHIBIT "A"**

#### 2020-1884-ZC

A certain parcel of ground labeled as Square 114, Alexiusville. Situated in Section 10, Township—7—South, Range-11-East, G.L.D. St. Tammany Parish, Louisiana. And more fully described as follows. Commence at the Northeast intersection of 11th Street and G Street (not constructed) and the POINT OF BEGINNING, and measure along the Eastern Right of Way of G Street North 00'06'52" West a distance of 240.00 feet to the Southeast intersection of 10th Street (not constructed) and G Street (not constructed). Thence along the Southern Right of Way of 10th Street North 89'51'59" East a distance of 240.00 feet to the Southwest intersection of 10th Street (not constructed) and Landry Kate Street (formerly H Street and not constructed). Thence along the Western Right of Way of said Landry Kate Street South 89'51'59" East a distance of 240.00 feet to the Northwest intersection of said Landry Kate Street and 11th Street Thence along the Northern Right of Way of 11th street South 89°51'59" West a distance of 240.00 feet to the POINT OF BEGINNING, and containing 57,600.00 square feet or 1.3223 acre(s) of land, more or less.

Case No.: 2020-1884-ZC

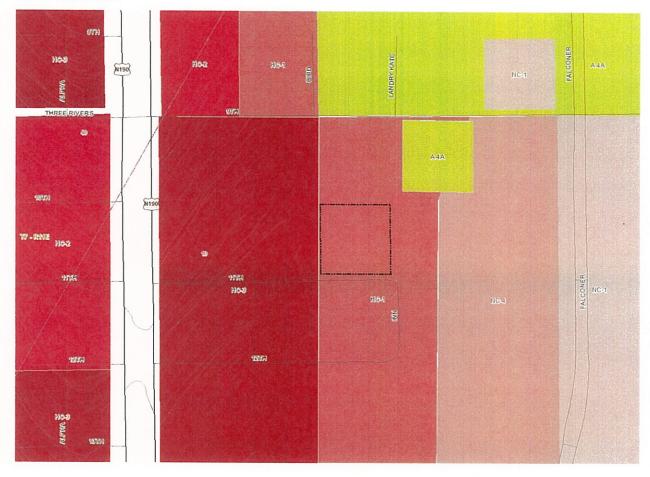
PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

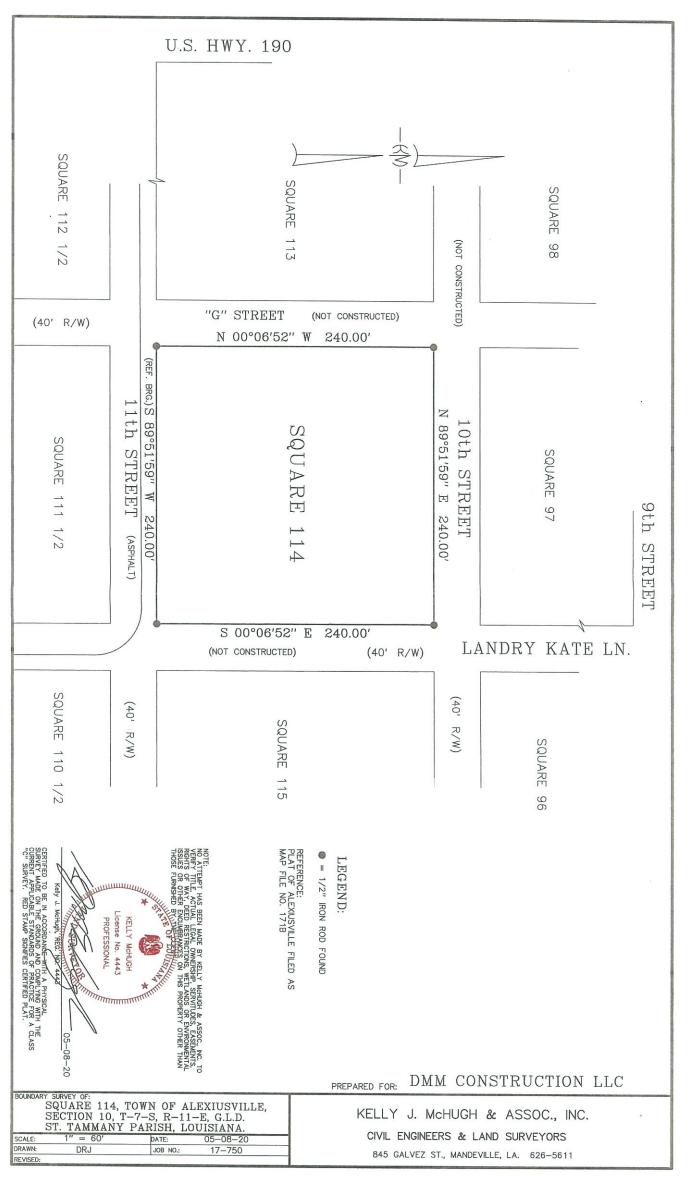
OWNER: Martin Development, LLC

**REQUESTED CHANGE:** From HC-1 Highway Commercial District TO HC-2 Highway Commercial District **LOCATION:** Parcel located on the north side of 11th Avenue and on the south side of 10th Avenue, east of US

Highway 190, also known as Square 114, Town of Alexiusville Subdivision; Covington

**SIZE:** 1.3223 acres







#### **ADMINISTRATIVE COMMENT**

#### **ZONING STAFF REPORT**

Date: 6/29/2020Meeting Date: July 7, 2020Case No.: 2020-1884-ZCDetermination: Approved

**Posted:** 6/26/2020

#### GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

OWNER: Martin Development, LLC

**REQUESTED CHANGE:** From HC-1 Highway Commercial District to HC-2 Highway Commercial District LOCATION: Parcel located on the north side of 11th Avenue and on the south side of 10th Avenue, east of US

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**SIZE:** 1.3223 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>	Surrounding Use	Surrounding Zone
North	Undeveloped	HC-1 Highway Commercial
South	Undeveloped	HC-1 Highway Commercial
East	Undeveloped	HC-1 Highway Commercial
West	Undeveloped	HC-3 Highway Commercial

#### **EXISTING LAND USE:**

Existing development: No Multi occupancy development: No

#### **COMPREHENSIVE PLAN:**

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

# **STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to HC-2 Highway Commercial District. The site is located on the north side of 11th Avenue and on the south side of 10th Avenue, east of US Highway 190, also known as Square 114, Town of Alexiusville Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed as a planned district with mixed uses at varying densities and conservation areas that provide for an integration of uses.

The petitioned site is adjacent to HC-1 Highway Commercial District zoning to the north, east, and south sides and HC-3 Highway Commercial District zoning to the west side. The purpose of the HC-1 designation is to provide for the location of limited scale highway commercial uses. The purpose of the requested HC-2 designation is to provide for the location of moderately scaled retail, office and service uses. Staff is not opposed to the request as the subject parcel is abutting HC-3 zoning to the west and HC-1 zoning to the east. The requested HC-2 zoning designation will act as a transition in the intensity of permissible uses to these two adjacent zoning designations.