

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6443 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HARRISON AVENUE, WEST OF ABITA RIVER DRIVE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .53 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 2, DISTRICT 3) (2020-1812-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1812-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-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) to an A-4 (Single-Family Residential 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 A-4 (Single-Family Residential 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 A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) to an A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-1812-ZC

*A certain parcel of ground situated in Section 3,
Township-7-South, Range-11-East, Greensburg Land District, St. Tammany
Parish, Louisiana and more fully described as follows:
From the Section Corner common to Sections 2, 3, 10, & 11,
Township-7-South, Range-11-East, measure North 89°55'53" West
a distance of 197.13 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING continue
North 89°55'53" West a distance of 122.48 feet to a point;
Thence North 15°39'00" West a distance of 103.30 feet to a point;
Thence North 11°13'55" West a distance of 97.65 feet to a point;
Thence North 72°41'43" East a distance of 36.22 feet to a point;
Thence North 80°59'50" East a distance of 50.00 feet to a point;
Thence South 08°55'18" East a distance of 75.39 feet to a point;
Thence North 78°18'10" East a distance of 14.28 feet to a point;
Thence South 10°53'32" East a distance of 32.42 feet to a point;
Thence South 59°31'04" East a distance of 62.41 feet to a point;
Thence South 00°08'30" West a distance of 78.92 feet to the
POINT OF BEGINNING, and containing 23,015.08 square feet or 0.53 acre(s) of land, more or less.*

Case No.: 2020-1812-ZC

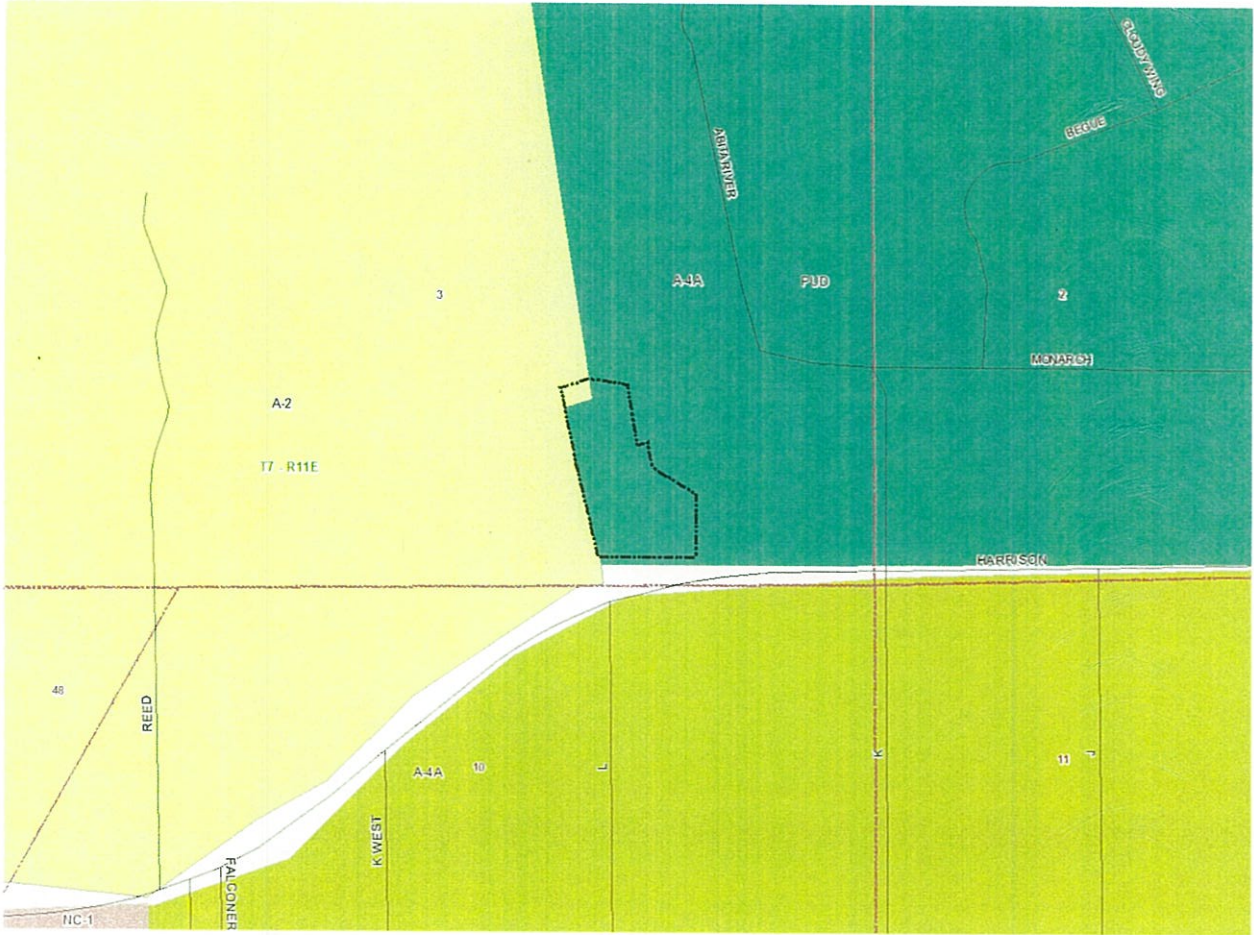
PETITIONER: Kelly Mchugh

OWNER: Abita River Park, LLC

REQUESTED CHANGE: From A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) to A-4 Single-Family Residential District

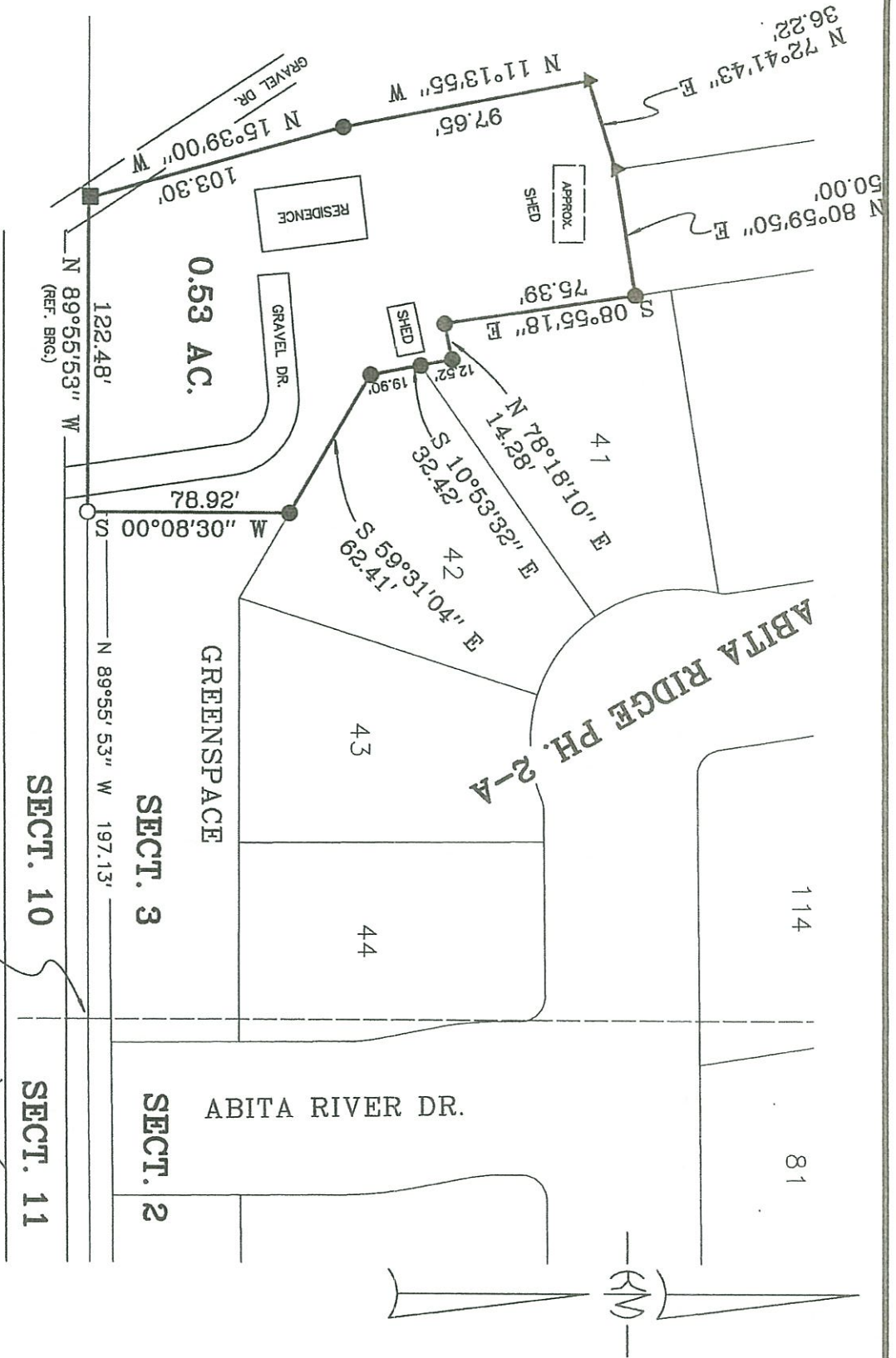
LOCATION: Parcel located on the north side of Harrison Avenue, west of Abita River Drive, Covington

SIZE: .53 acres



- LEGEND:
- = 1/2" IRON ROD FOUND
 - = 3/4" IRON PIPE FOUND
 - ▲ = FENCE CORNER FOUND
 - = 1/2" IRON ROD SET

- REFERENCES:
1. PLAT OF A SURVEY BY THIS FIRM
DATED 04-12-16, REVISED 05-03-16
DWG NO. 15-224-1
 2. PLAT OF A SURVEY BY JOHN CUMMINGS
& ASSOC. DATED 11-22-14, JOB NO. 04230



2020-1812-ZC

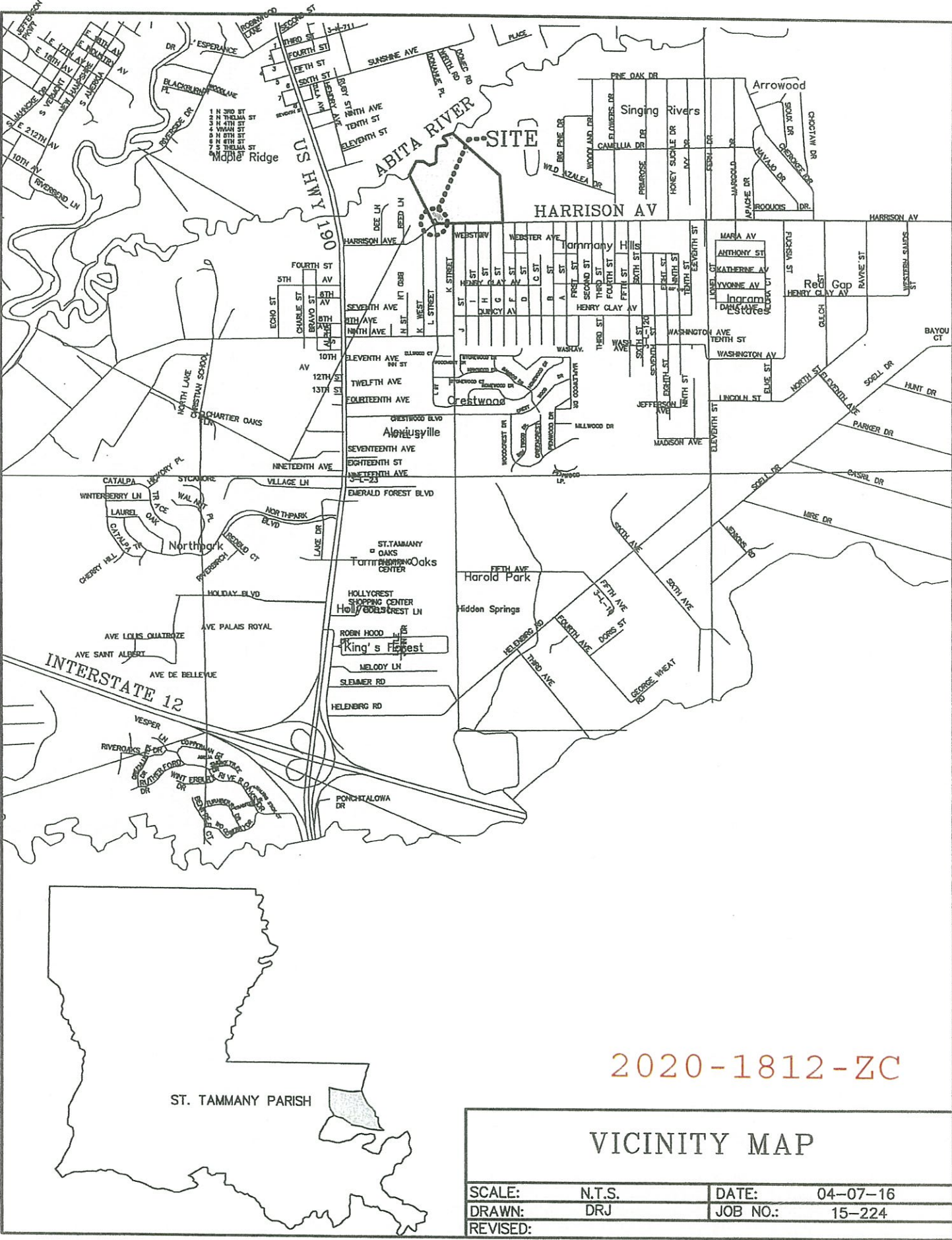
SKETCH OF ZONING CHANGE

PREPARED FOR: ABITA RIVER PARK, LLC

0.53 ACRES IN SECTION 3,
TOWNSHIP-7-SOUTH, RANGE-11-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 60'	DATE: 02-14-20
DRAWN: DRJ	JOB NO.: 15-224
REVISED:	





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/15/2020
Case No.: 2020-1812-ZC
Posted: 6/12/2020

Meeting Date: June 23, 2020
Determination: Approved
Prior Action: 4/7/2020 - Postponed
Prior Action: 5/5/2020 – Postponed

GENERAL INFORMATION

PETITIONER: Kelly Mchugh
OWNER: Abita River Park, LLC
REQUESTED CHANGE: From A-4 (Single-Family Residential District) & PUD (Planned Unit Development Overlay) to A-4 Single-Family Residential District
LOCATION: Parcel located on the north side of Harrison Avenue, west of Abita River Drive, Covington
SIZE: .53 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	PUD – Abita Ridge
South	Residential	A-4A Single-Family Residential
East	Residential	PUD – Abita Ridge
West	Residential	A-2 Suburban Residential

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-4 Single-Family Residential District and PUD Planned Unit Development Overlay to A-4 Single-Family Residential District. The site located on the north side of Harrison Avenue, west of Abita River Drive, Covington. 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 is currently located within the Abita Ridge, Phase 1. The applicant is requesting to remove the PUD Planned Unit Development Overlay designation from the subject property, which would therefore retain the existing underlying zoning designation of A-4 Single-Family Residential. Staff does not object to the request.