

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6439

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. CANULETTE

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 EAST SIDE OF LOUISIANA HIGHWAY 21, SOUTH OF PINECREST DRIVE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 21.479 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) (WARD 1, DISTRICT 1) (2020-1802-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1802-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-4 (Neighborhood Institutional 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-4 (Neighborhood Institutional 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-2 (Suburban District) to an NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**2020-1802-ZC**

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN SECTION 41, T7S-R10E & SECTION 52, T7S-R11E, GREENSBURG LAND DISTRICT, ST. TANMANY PARISH, LOUISIANA.

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 13, 41 & 46, T7S-R10E, PROCEED WEST FOR A DISTANCE OF 7805.08 FEET; THENCE SOUTH FOR A DISTANCE OF 4160.23 FEET; THENCE NORTH 68 DEGREES 18 MINUTES 50 DEGREES WEST FOR A DISTANCE OF 3073.51'; THENCE SOUTH 31 DEGREES 52 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 23.40 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 97.96 FEET; THENCE SOUTH 31 DEGREES 08 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 578.17 FEET; THENCE SOUTH 26 DEGREES 03 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 101.20 FEET; THENCE SOUTH 31 DEGREES 13 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 187.85 FEET TO THE POINT OF BEGINNING.

THENCE South 58 degrees 54 minutes 56 seconds East for a distance of 392.26 feet to a point and corner;  
THENCE South 31 degrees 05 minutes 04 seconds West for a distance of 2253.26 feet to a point and corner;  
THENCE South 89 degrees 25 minutes 12 seconds West for a distance of 469.68 feet to a point and corner;  
THENCE North 31 degrees 08 minutes 07 seconds East for a distance of 288.98 feet to a point and corner;  
THENCE North 36 degrees 40 minutes 02 seconds East for a distance of 100.51 feet to a point and corner;  
THENCE North 31 degrees 09 minutes 29 seconds East for a distance of 389.71 feet to a point and corner;  
THENCE North 30 degrees 58 minutes 18 seconds East for a distance of 359.90 feet to a point and corner;  
THENCE North 25 degrees 39 minutes 08 seconds East for a distance of 150.78 feet to a point and corner;  
THENCE North 30 degrees 52 minutes 19 seconds East for a distance of 224.29 feet to a point and corner;  
THENCE North 31 degrees 15 minutes 20 seconds East for a distance of 175.38 feet to a point and corner;  
THENCE North 36 degrees 59 minutes 37 seconds East for a distance of 201.34 feet to a point and corner;  
THENCE North 31 degrees 16 minutes 32 seconds East for a distance of 199.78 feet to a point and corner;  
THENCE North 25 degrees 26 minutes 38 seconds East for a distance of 101.12 feet to a point and corner;  
THENCE North 31 degrees 13 minutes 52 seconds East for a distance of 310.75 feet back to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 21.479 acres more or less.

Case No.: 2020-1802-ZC

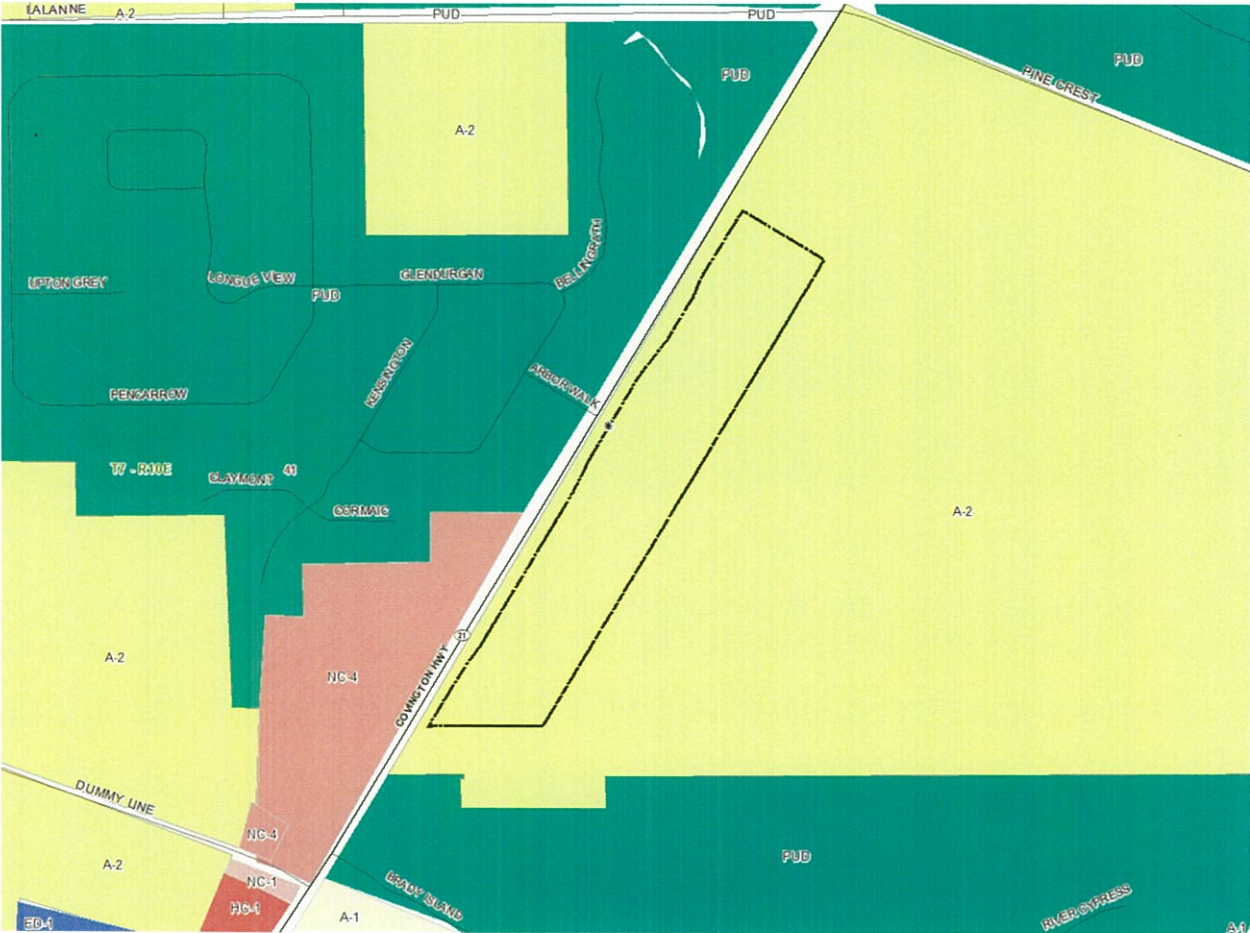
PETITIONER: TCE Properties, LLC – Charles Barnett

OWNER: TCE Properties, LLC – Charles Barnett

REQUESTED CHANGE: From A-2 Suburban District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington

SIZE: 21.479 acres









A-2

PUD

PENCARROW

BELLINGRATH

PUD

KENSINGTON

GLENDURGAN

ARBOR WALK

CORMAIC

COVINGTON HWY

A-2

NC-4

PUD

BRADY ISLAND

A-1



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 6/15/2020  
**Case No.:** 2020-1802-ZC  
**Posted:** 6/12/2020

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

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**GENERAL INFORMATION**

**PETITIONER:** TCE Properties, LLC – Charles Barnett  
**OWNER:** TCE Properties, LLC – Charles Barnett  
**REQUESTED CHANGE:** From A-2 Suburban District to NC-4 Neighborhood Institutional District  
**LOCATION:** Parcel located on the east side of Louisiana Highway 21, south of Pinecrest Drive, Covington  
**SIZE:** 21.479 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Highway 21:</b>	<b>Type:</b> State	<b>Road Surface:</b> 3 Lane Asphalt	<b>Condition:</b> Good
<b>Pinecrest Drive:</b>	<b>Type:</b> Parish	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District and PUD – Natchez Trace
South	Undeveloped and Residential	A-2 Suburban District and PUD – Brady Island
East	Residential	A-2 Suburban District
West	Residential and Commercial	PUD – Arbor Walk

**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.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District to NC-4 Neighborhood Institutional District. The site is located on the east side of Louisiana Highway 21, south of Pinecrest Drive, Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses and conservation areas.

The purpose of the NC-4 Neighborhood Institutional District is to allow for uses that provide services at a neighborhood level. The petitioned site is located across from properties zoned NC-4 Neighborhood Institutional District zoning designation and the Arbor Walk Professional Center. Note that the future commercial development of the site will be subject to the Highway 21 Planned Corridor Overlay requirements. Staff is not opposed to the request for the NC-4 Neighborhood Institutional District.