

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6423

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 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 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.3223 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 2). (2020-1884-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1884-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 HC-1 (Highway Commercial District) to an HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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 HC-1 (Highway Commercial District) to an HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

### 2020-1884-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 11<sup>th</sup> 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 10<sup>th</sup> Street (not constructed) and G Street (not constructed). Thence along the Southern Right of Way of 10<sup>th</sup> Street North 89°51'59" East a distance of 240.00 feet to the Southwest intersection of 10<sup>th</sup> 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 11<sup>th</sup> Street Thence along the Northern Right of Way of 11<sup>th</sup> 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

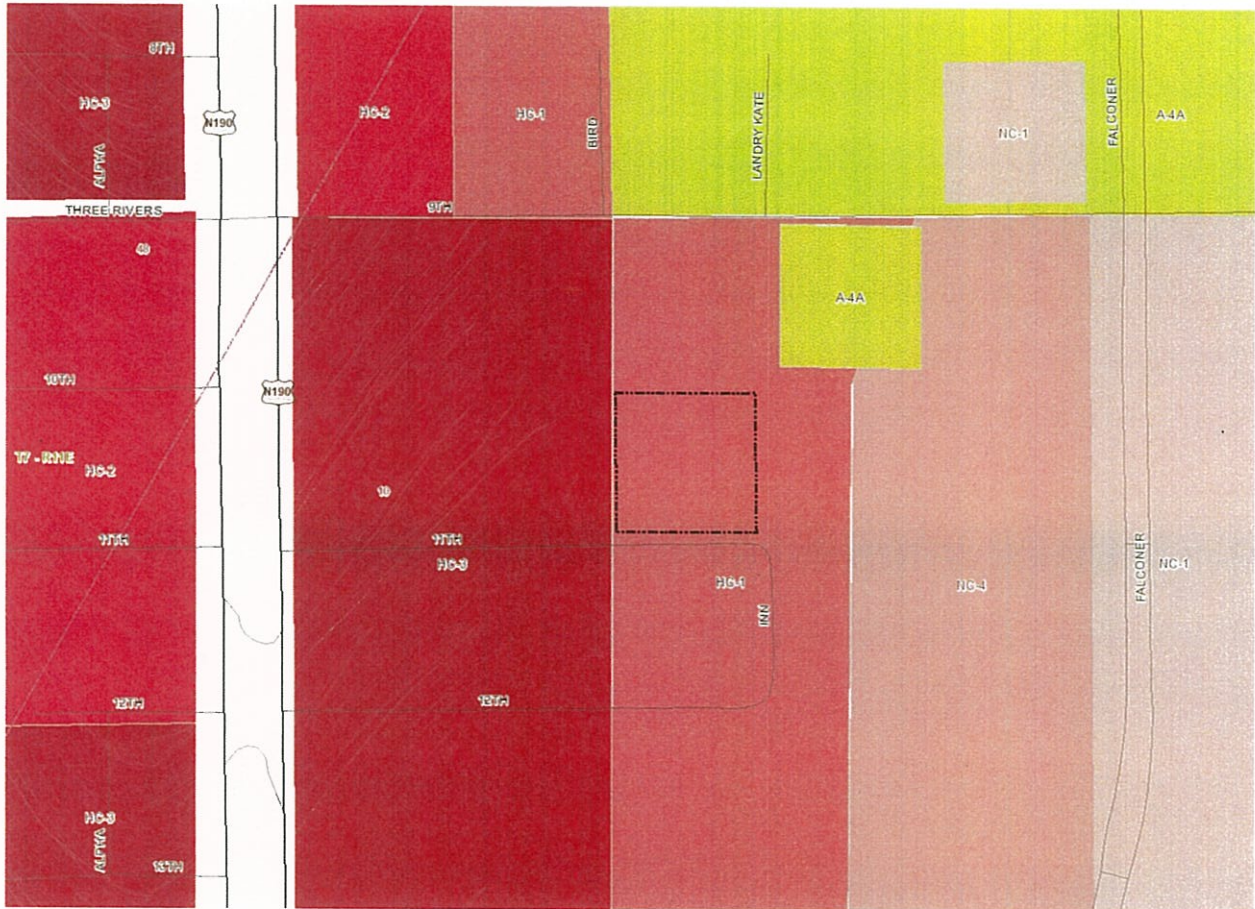
PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

OWNER: Martin Development, LLC

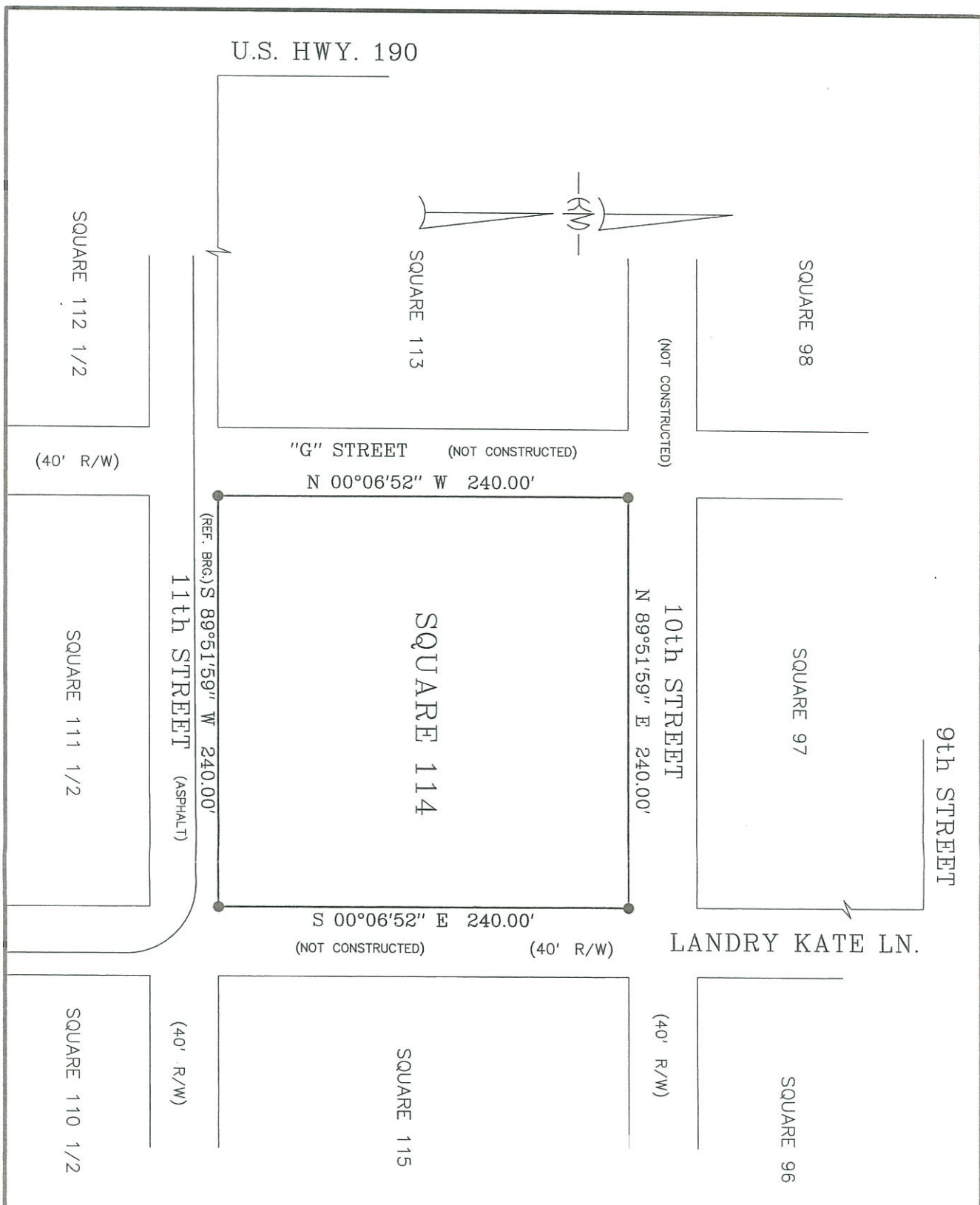
REQUESTED CHANGE: From HC-1 Highway Commercial District TO HC-2 Highway Commercial District

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



2020-1884-ZC



**LEGEND:**  
 ● = 1/2" IRON ROD FOUND

REFERENCE:  
 PLAT OF ALEXIUSVILLE FILED AS  
 MAP FILE NO. 171B

**NOTE:**  
 NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
 VERIFY THE EXISTENCE OF ANY RIGHTS OF WAY, EASEMENTS,  
 RIGHTS OF WAY, DEED RESTRICTIONS, WELL RIGHTS OR ENVIRONMENTAL  
 ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
 THOSE FURNISHED BY THE RECORDS OF THE PUBLIC RECORDS OFFICE OF  
 THE STATE OF LOUISIANA.

Kelly J. McHugh, REG. NO. 4443  
 KELLY McHUGH  
 License No. 4443  
 PROFESSIONAL  
 STATE OF LOUISIANA

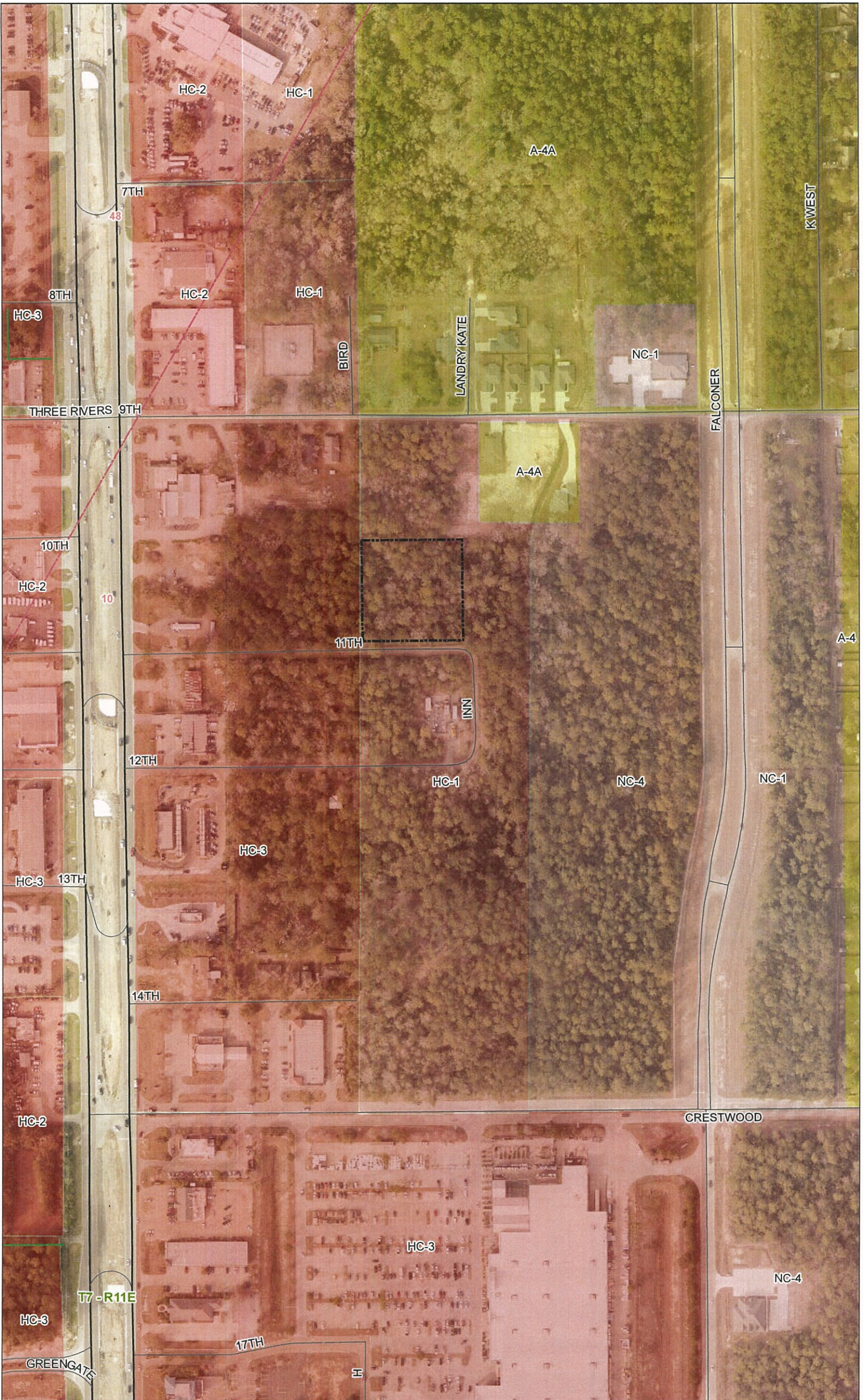
Kelly J. McHugh, REG. NO. 4443  
 05-08-20

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

PREPARED FOR: DMM CONSTRUCTION LLC

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

BOUNDARY SURVEY OF:	
SQUARE 114, TOWN OF ALEXIUSVILLE, SECTION 10, T-7-S, R-11-E, G.L.D. ST. TAMMANY PARISH, LOUISIANA.	
SCALE: 1" = 60'	DATE: 05-08-20
DRAWN: DRJ	JOB NO.: 17-750
REVISED:	



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 6/29/2020  
Case No.: 2020-1884-ZC  
Posted: 6/26/2020

Meeting Date: July 7, 2020  
Determination: Approved

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

**SIZE:** 1.3223 acres

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#### 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>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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.