

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6461                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MS. TANNER  
ON THE 3 DAY OF SEPTEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LOUISIANA HIGHWAY 1081, EAST OF LOUISIANA HIGHWAY 40; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .93 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-A-5 (TWO-FAMILY RESIDENTIAL DISTRICT) (WARD 2, DISTRICT 2). (2020-1924-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1924-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 NC-4 (Neighborhood Institutional District) to an A-5 (Two-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 A-5 (Two-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 present NC-4 (Neighborhood Institutional District) to an A-5 (Two-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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 26 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## **EXHIBIT A**

**2020-1924-ZC**

Lot 7A, Barker's Corner Estates; Section 26, Township 5 South, Range 11 East, St Tammany Parish  
Louisiana

**Case No.:** 2020-1924-ZC

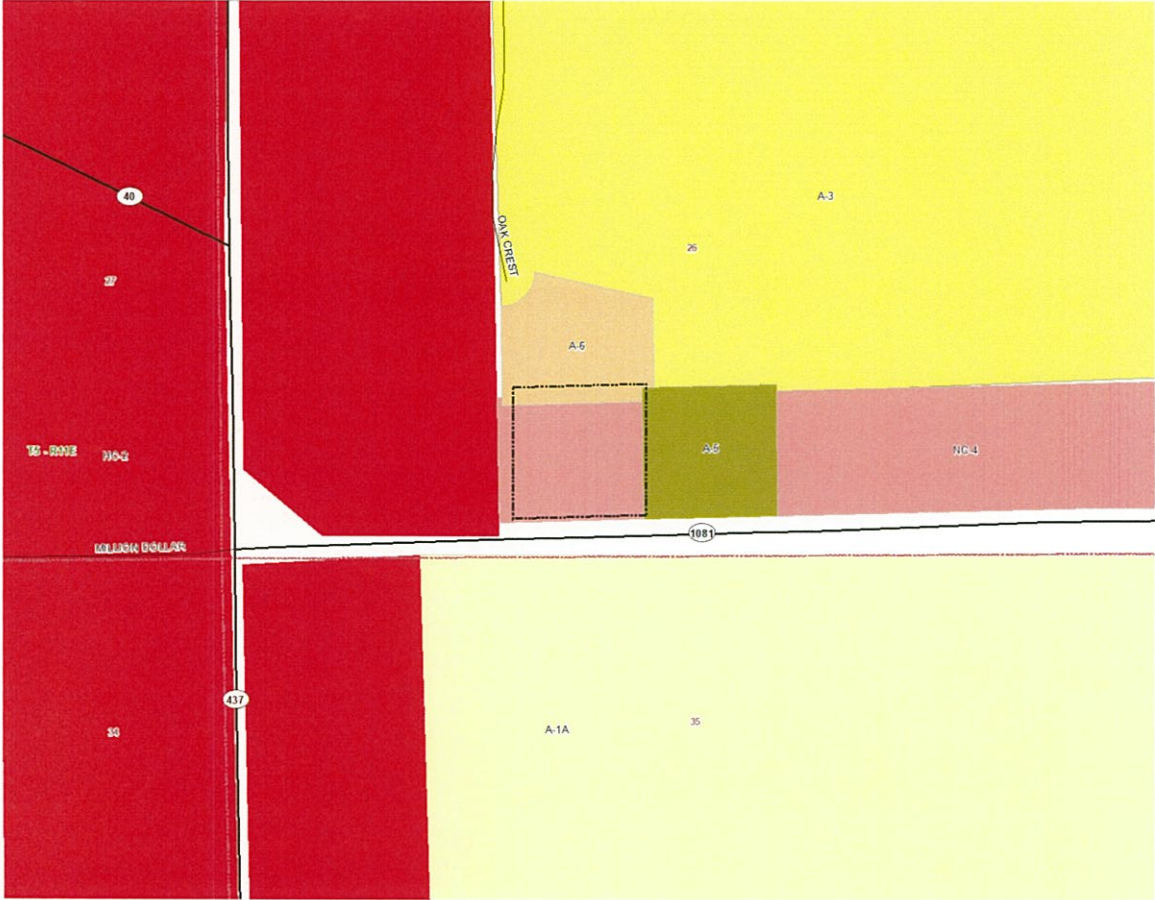
**PETITIONER:** Mary Spell

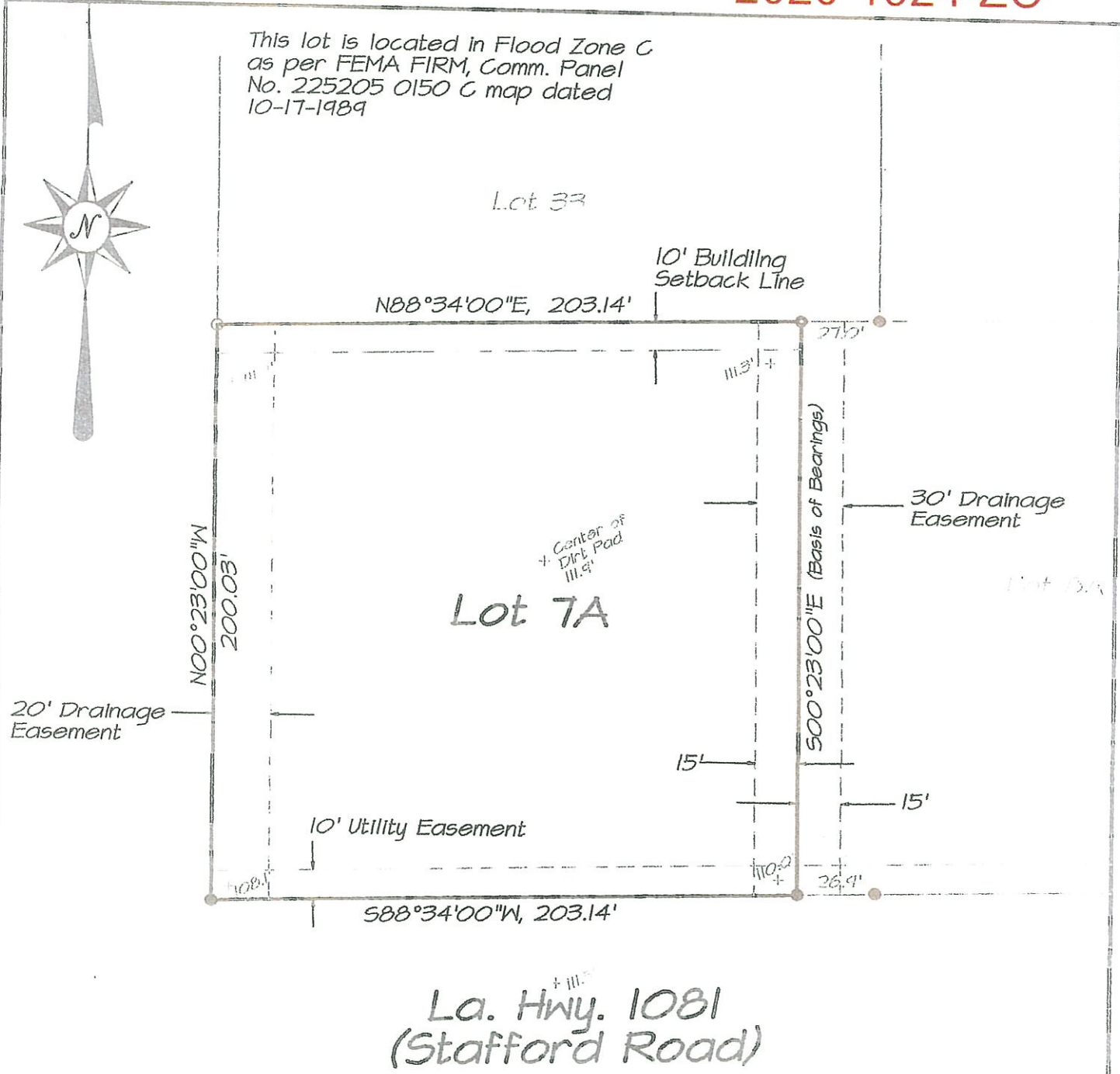
**OWNER:** Spell Holdings, LLC

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District

**LOCATION:** Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington

**SIZE:** .93 acres





Elevations refer to NAVD 88

Reference Survey:  
Survey prepared by Land Surveying, Inc. dated July 22, 2003 Survey No. 10196 filed in Clerk of Court office Map File No. 3039C (Basis of Bearings)

- Legend:
- 1/2" Rebar Set
  - 1/2" Rebar Found
  - + Elevation

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Building Setback Lines:  
Front - 10'  
Side - 0'  
Rear - 10'

Building setback lines should be determined by owner or contractor prior to any construction

MAP PREPARED FOR **Spell Holdings, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Lot 7A Barker's Corner Estates, also in Section 26 Township 5 South Range 11 East, St. Tammany Parish, Louisiana**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax  
landsurveyingllc@gmail email

STATE OF LOUISIANA  
BRUCE M. BUTLER, III  
PROFESSIONAL  
5-27-2020  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 49994

SCALE: 1" = 50'

DATE: 5-12-2020

NUMBER: 19854







**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** July 28, 2020  
**Case No.:** 2020-1924-ZC  
**Posted:** July 25, 2020

**Meeting Date:** August 4, 2020  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Mary Spell  
**OWNER:** Spell Holdings, LLC  
**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District  
**LOCATION:** Parcel located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington  
**SIZE:** .93 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                                      **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	Commercial	A-6 Multi-Family Residential District
South	Residential and Undeveloped	A-1A Suburban Residential and MHO Manufactured Housing Overlay
East	Undeveloped	A-5 Suburban District
West	Commercial and Undeveloped	HC-2 Highway Commercial 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.

and

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification of a .93 acre tract of land from NC-4 Neighborhood Institutional District to A-5 Two-Family Residential District. The site is located on the north side of Louisiana Highway 1081, east of Louisiana Highway 40, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential and commercial uses that vary in site design and density.

The request to rezone a .93-acre parcel from NC-4 to A-5 is to accommodate a two-family dwelling development. The subject site is adjacent to property that was rezoned to A-6 Multi-Family Residential District to the north, property that was rezoned A-5 Two-Family Residential District to the east, and commercially zoned property to the west. A change in zoning would allow the area to continue to develop to accommodate a greater density of residential uses that are appropriately located adjacent to commercial development, and along existing arterial roads. Staff is not opposed to the request as the A-5 Two-Family Residential District is compatible with the surrounding area.