

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6584

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. FITZGERALD

ON THE 7 DAY OF JANUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 190 SERVICE ROAD, SOUTH OF ROBIN HOOD DRIVE, AND NORTH OF SLEMMER ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 10.446 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT), NC-1 (PROFESSIONAL OFFICE DISTRICT) & HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT &NDASH; 2.87 ACRES), HC-1 (HIGHWAY COMMERCIAL DISTRICT &NDASH; 3.78 ACRES) & NC-1 (PROFESSIONAL OFFICE DISTRICT- 3.79 ACRES) (WARD 3, DISTRICT 5). (2020-1953-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1953-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-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District) to an HC-3 (Highway Commercial District - 2.87 acres), HC-1 (Highway Commercial District - 3.78 acres) & NC-1 (Professional Office District- 3.79 acres) 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-3 (Highway Commercial District - 2.87 acres), HC-1 (Highway Commercial District - 3.78 acres) & NC-1 (Professional Office District - 3.79 acres).

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 A-3 (Suburban District), NC-1 (Professional Office District) & HC-1 (Highway Commercial District) to an HC-3 (Highway Commercial District - 2.87 acres), HC-1 (Highway Commercial District - 3.78 acres) & NC-1 (Professional Office District - 3.79 acres).

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 4 DAY OF FEBRUARY , 2021 ; 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: \_\_\_\_\_, 2020

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

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

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

## EXHIBIT "A"

### 2020-1953-ZC

Legal Description  
Property to be Zoned HC-3

A certain parcel of land situated in Section 15, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and more fully described as follows.

Commence at the Section Corner common to Sections 14, 15, 22 & 23 Township-7-South Range-11-East and measure North 00°51'00" West a distance of 1046.00 feet; Thence South 88°45'21" West a distance of 2254.79 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure South 88°45'21" West a distance of 425.00 feet to a point; Thence North 07°07'56" East a distance of 313.72 feet to a point; Thence North 88°39'20" East a distance of 379.90 feet to a point; Thence South 01°08'04" East a distance of 311.04 feet to the POINT OF BEGINNING, and containing 125,034.99 square feet or 2.87 acre(s) of land, more or less.

Legal Description  
Property to be Zoned HC-1

A certain parcel of land situated in Section 15, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and more fully described as follows.

Commence at the Section Corner common to Sections 14, 15, 22 & 23 Township-7-South Range-11-East and measure North 00°51'00" West a distance of 1046.00 feet; Thence South 88°45'21" West a distance of 1725.85 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure South 88°45'21" West a distance of 528.94 feet to a point; Thence North 01°08'04" West a distance of 311.04 feet to a point; Thence North 88°39'20" East a distance of 528.94 feet to a point; Thence South 01°08'04" East a distance of 311.96 feet to the POINT OF BEGINNING, and containing 164,762.29 square feet or 3.78 acre(s) of land, more or less.

Legal Description  
Property to be Zoned NC-1

A certain parcel of land situated in Section 15, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and more fully described as follows.

Commence at the Section Corner common to Sections 14, 15, 22 & 23 Township-7-South Range-11-East and measure North 00°51'00" West a distance of 1046.00 feet; Thence South 88°45'21" West a distance of 1196.91 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure South 88°45'21" West a distance of 528.94 feet to a point; Thence North 01°08'04" West a distance of 311.96 feet to a point; Thence North 88°39'20" East a distance of 528.94 feet to a point; Thence South 01°08'04" East a distance of 312.84 feet to the POINT OF BEGINNING, and containing 165,255.04 square feet or 3.79 acre(s) of land, more or less.

**Case No.:** 2020-1953-ZC

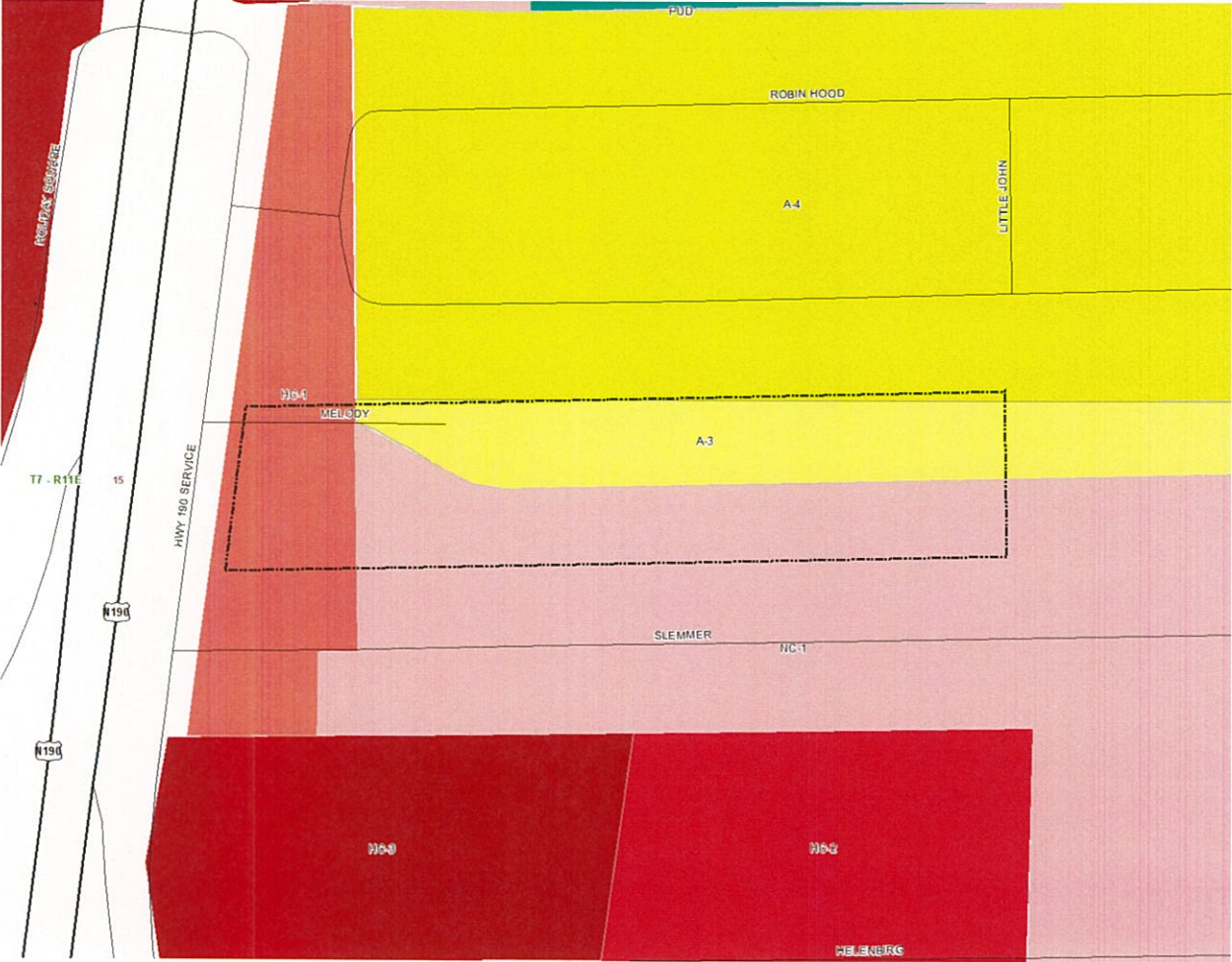
**PETITIONER:** Richard Burstyn

**OWNER:** Estates of Zeno and August Patecek - Paul Patecek

**REQUESTED CHANGE:** From A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District -2.87 acres, HC-1 Highway Commercial District – 3.78 acres, and NC-1 Professional Office District -3.79 acres

**LOCATION:** Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5

**SIZE:** 10.446 acres



ROBINHOOD RD.

KINGS FOREST SUBD.

N 07°07'56" E

313.72'

379.90'

HC-3  
2.87 acres

425.00'

311.04'

N 01°08' 04" W

528.94'

HC-1  
3.78 acres

311.96'

N 01°08' 04" W

528.94'

NC-1  
3.79 acres

312.84'

N 01°08'04" W

S 88°45'21" W 1482.88'

S 88°45' 21" W  
1196.91'

N 00°51' 00" W  
1046.00'

N 07°07'56" E

REFERENCE:  
PLAT OF A SURVEY BY DADING, MARQUES &  
ASSOCIATES, LLC, DATED 12-14-2017,  
JOB NUMBER 56453

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

SCALE: 1" = 100'	DATE:
DRAWN:	JOB NO.:
REVISED:	







**Administrative Comment**  
**ZONING STAFF REPORT**

<b>Date:</b> August 25, 2020 <b>Case No.:</b> 2020-1953-ZC <b>Posted:</b> August 21, 2020	<b>Meeting Date:</b> September 1, 2020 <b>Determination:</b> Approved as Amended: HC-3 Highway Commercial District -2.87 acres, HC-1 Highway Commercial District – 3.78 acres, and NC-1 Professional Office District - 3.79 acres
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**GENERAL INFORMATION**

**PETITIONER:** Richard Burstyn  
**OWNER:** Estates of Zeno and August Patecek - Paul Patecek  
**REQUESTED CHANGE:** From A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5  
**SIZE:** 10.446 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Type:</b> Parish	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> Good
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**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Commercial and Undeveloped	NC-1 Professional Office District
East	Undeveloped	A-3 Suburban District and NC-1 Professional Office District
West	US Highway 190	N/A

**EXISTING LAND USE:**

<b>Existing development:</b> No	<b>Multi occupancy development:</b> No
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**COMPREHENSIVE PLAN:**

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

and

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial and residential uses.

The 10.446-acre subject site is currently zoned to accommodate single-family residential dwellings and commercial uses of limited scale. The applicant is requesting to rezone the property to HC-3 Highway Commercial to accommodate a proposed automotive dealership and associated uses. The purpose of the HC-3 Highway Commercial zoning designation is to provide for the location of heavy commercial retail, office and service uses. As the petitioned property abuts a residential subdivision to the north and various residential uses to the south, staff has determined that the requested high-intensity commercial zoning designation is incompatible with adjacent land uses. As such, staff is not in favor of the requested zoning change.