

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6585

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 4 DAY OF FEBRUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY LOTS 15 AND 16 ON THE NORTH SIDE OF ROBINWOOD LANE AND EAST OF CHESTNUT STREET; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .89 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 5) (2020-2090-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2090-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 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 A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF MARCH , 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: JANUARY 27 , 2021

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

## **EXHIBIT "A"**

### **2020-2090-ZC**

Two certain lots of ground designated on a plat made by Joseph Pugh, Parish Surveyor, on April 12, A.D. 1944, on a subdivision of a part of Section 42, Township 7 South, Range 11 East, as lots Nos. 15 and 16 of said Robert Lobdell subdivision. Said plot of survey being recorded in C.O.B. 170, folio 44 (St. Tammany Parish, Louisiana.)

Each lot has a front of 94 feet on Robinwood Lane by a depth of 200 feet between parallel lines, and a width of 100 feet in the rear.

**Case No.:** 2020-2090-ZC  
**PETITIONER:** Mary Robin  
**OWNER:** Mary Robin  
**REQUESTED CHANGE:** A-2 Suburban District to HC-2 Highway Commercial District  
**LOCATION:** Parcel located Lots 15 and 16 on the north side of Robinwood Lane and east of Chestnut Street, S42, T7, R11E, Ward 3, District 5  
**SIZE:** .89 acres





2020-2090-ZC



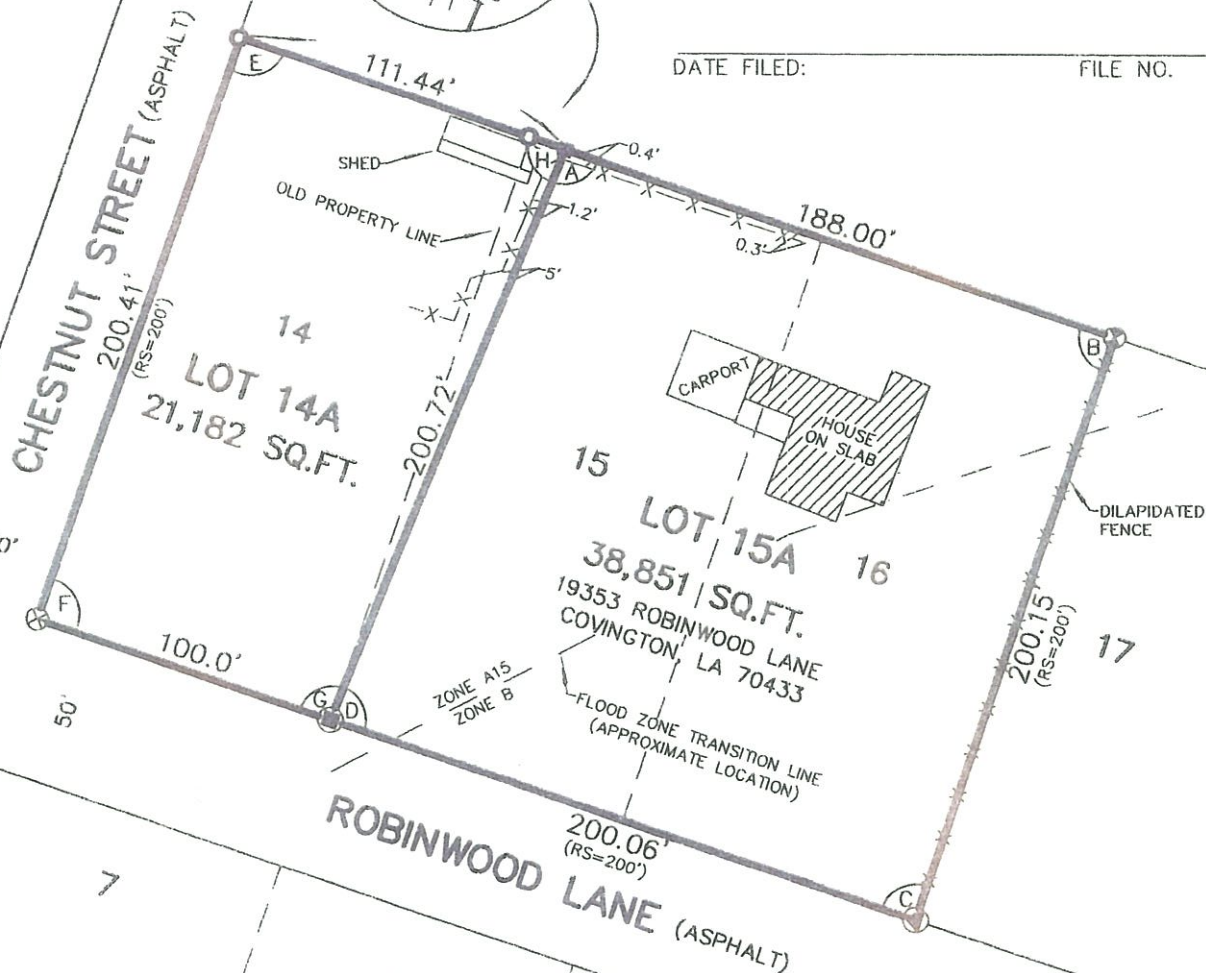
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED:

FILE NO.



ANGLES AT PROPERTY CORNERS

LOT 15-A	LOT 14-A
A = 93°38'15"	E = 90°22'12"
B = 89°48'29"	F = 89°34'56"
C = 90°14'23"	G = 93°41'08"
D = 86°18'52"	H = 86°21'44"

NOTES:

1. This property is located in Flood Zones A15 & B, per F.E.M.A. Map No. 225205 0230 C, October 17, 1989.
2. Improvements such as sheds, concrete, interior fences, ect. not located.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

- 1" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- FENCE POST
- FENCE
- REFERENCE SURVEY
- PROPERTY LINE

REFERENCE SURVEY:

Survey for Earl Joseph Pechon by E.J. Champagne, Surveyor, dated June 18, 1952.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

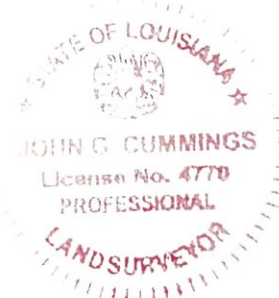
COVINGTON, LA 70433

PLAT PREPARED FOR: Sylvia Pechon

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 14 & 15 INTO LOTS 14A & 15A IN THE SUBDIVISION OF ROBERT LOBDELL, LOCATED IN SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 20106-A

DATE: 08/11/2020

REVISED:







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

<b>Date:</b> December 28, 2020	<b>Meeting Date:</b> January 5, 2021
<b>Case No.:</b> 2020-2090-ZC	<b>Prior Action:</b> 12/1/2020 - Postponed
<b>Posted:</b> 11/20/2020	<b>Determination:</b> Approved-As Amended–
	<b>HC-2 Highway Commercial District</b>

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**GENERAL INFORMATION**

**PETITIONER:** Mary Robin  
**OWNER:** Mary Robin  
**REQUESTED CHANGE:** A-2 Suburban District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located Lots 15 and 16 on the north side of Robinwood Lane and east of Chestnut Street; Covington  
**SIZE:** .89 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	Undeveloped	Covington City Limits – CO – Commercial Office and Professional PCD Overlay
South	Commercial and Residential	HC-3 Highway Commercial District
East	Commercial	HC-3 Highway Commercial District
West	Residential	A-2 Highway Commercial District

**EXISTING LAND USE:**

<b>Existing development:</b> Yes	<b>Multi occupancy development:</b> No
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**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-2 Suburban District to HC-3 Highway Commercial District. The site is located on the north side of Robinwood Lane and east of Chestnut Street, being Lots 15 and 16 of the Robert Lobdell Subdivision. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject property is currently developed with a single-family home. The site is flanked by property that is zoned HC-3 Highway Commercial District to the east and the south, undeveloped property to the north, and an existing single-family home to the west. A change in zoning to HC-3 would allow for the location of large-scale, heavy commercial retail, office and service uses that are out of scale for the adjoining residential property to the west. As such, staff is not in favor of the request and recommends the applicant amend the requested change to a less intense commercial zoning designation.