

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6746

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LONGLEAF DRIVE, EAST OF LOUISIANA HIGHWAY 59, BEING LOT 122, LONGLEAF ESTATES, ADDITION NO. 1; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 5.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT), RO (RURAL OVERLAY) & MHO (MANUFACTURED HOUSING OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY). (WARD 10, DISTRICT 6). (2021-2391-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2391-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-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay to an A-2 (Suburban District) & (Rural Overlay) 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 A-2 (Suburban District) & RO (Rural Overlay).

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-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay to an A-2 (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF SEPTEMBER , 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: JULY 28 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

Case No.: 2021-2391-ZC

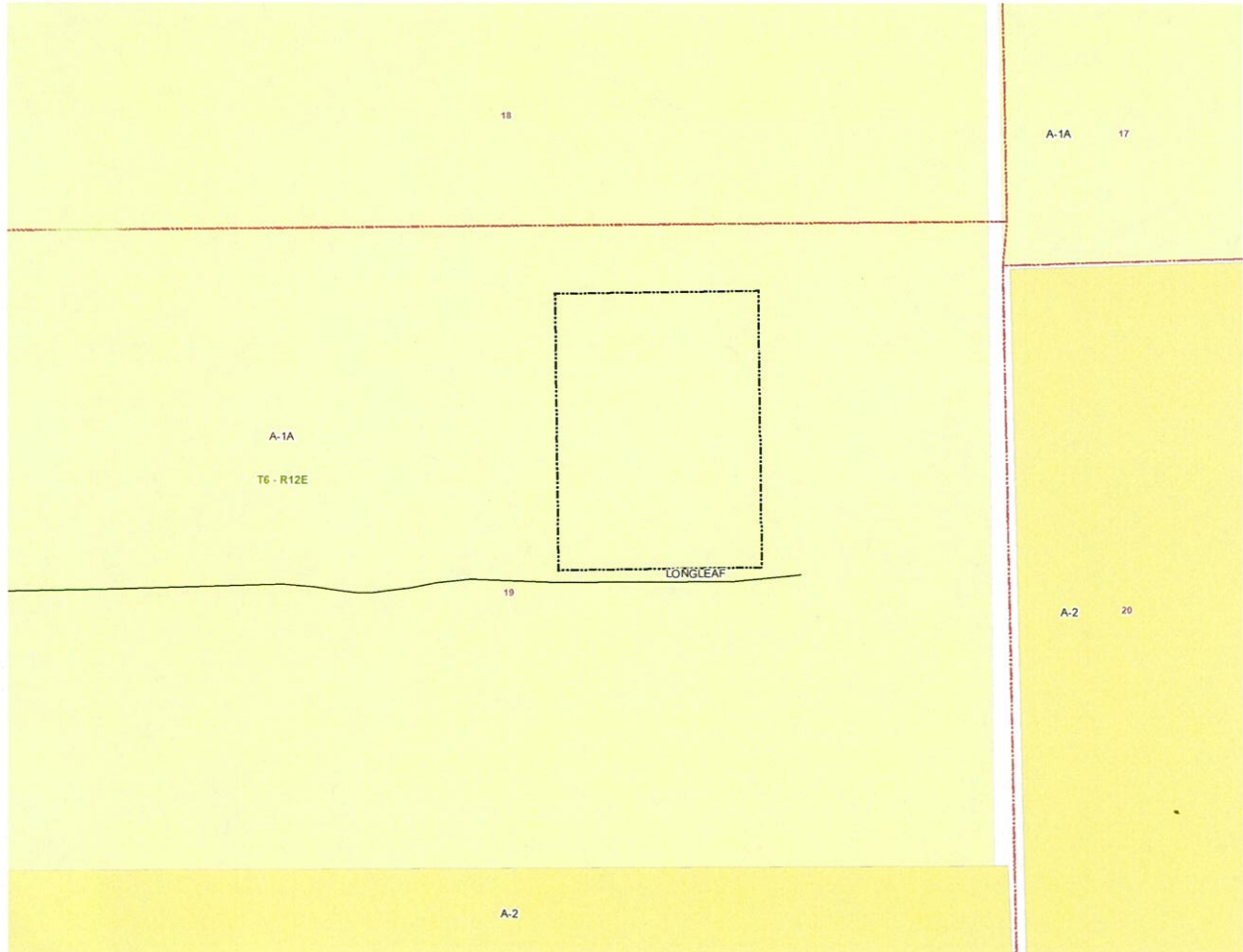
PETITIONER: Neil Pinkham

OWNER: Neil, Evangeline, Ian, and Keedra Pinkham

REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay As Amended

LOCATION: Parcel located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington; S19, T6S, R12E; Ward 10, District 6

SIZE: 5.1 acres



2021-2391-ZC

A-2

18

A-1A

17

JOHNT PRATS

A-1A

T6 - R12E

20

LONGLEAF

A-2

19

A-2

LOWE DAVIS



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2391-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved As Amended

GENERAL INFORMATION

PETITIONER: Neil Pinkham

OWNER: Neil, Evangeline, Ian, and Keedra Pinkham

REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay As Amended

LOCATION: Parcel located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington; S19, T6S, R12E; Ward 10, District 6

SIZE: 5.1 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North (Undeveloped), South (Residential), East (Residential), and West (Residential).

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses - widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Longleaf Drive, east of Louisiana Highway 59, being Lot 122, Longleaf Estates, Addition No. 1; Covington. The 2025 Future Land Use Plan designates the site to be developed with agricultural and rural residential uses.

The subject property consists of a 5.1-acre parcel that was originally platted as part of the Longleaf Estates Subdivision. Although the majority of the lots within this 1976 subdivision were originally platted as having 5-acre parcel sizes, a large number of the original parcels have been subdivided to accommodate smaller lot sizes. A change in the property's zoning classification will allow for a higher density within the boundaries of the subject property.