ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDIN	NANCE
ORDINANCE CALENDAR NO: <u>6815</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. TOLEDANO	SECONDED BY: MR. DAVIS
ON THE 4 DAY OF NOVEMBER, , 2021	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE SO WEST OF HARRISON STREET STREET COVINGTON AND W A TOTAL OF 1.32 ACRES FROM ITS PRESENT NC-4 (NEI	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN OUTH SIDE OF THIRD STREET, F; BEING 19402 NORTH THIRD WHICH PROPERTY COMPRISES OF LAND MORE OR LESS, FIGHBORHOOD INSTITUTIONAL C FACILITIES DISTRICT) (WARD
WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2531-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 PF-1 (Public Facilities District) see Exhibit "A" for complete boundaries; and	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
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 PF-1 (Public Facilities District).	
THE PARISH OF ST. TAMMANY HEREBY C	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 PF-1 (Public Facilities District).	
SECTION II: The official zoning map of the Par to incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended n Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
SEVERABILITY: If any provision of this Ordin not affect other provisions herein which can be give the provisions of this Ordinance are hereby declared	
EFFECTIVE DATE: This Ordinance shall become	me 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 <u>DECEMBER</u> , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN ATTEST:
KATRINA L. BUCKLEY, COUNCIL CLERK
MATRICA E. BOCKEL I, COONCIL CELKK
MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: OCTOBER 27, 2021
Published Adoption:, 2021
Delivered to Parish President:, 2021 at
Returned to Council Clerk:, <u>2021</u> at

2021-2531-ZC

ALL THOSE CERTAIN PORTIONS OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, way, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, described as being Square 64 in what is known as the Town of Mailleville, St. Tammany Parish, Louisiana, such subdivision being in Section 42, Township 7 South, Range 11 East, Greensburg District, Louisiana, all as per the official map thereof on file in the office of the Clerk of Court for the Parish of St. Tammany Parish, Louisiana.

According to the above map, said Square 64 is bounded by Third, Fourth, Harrison and Ruby Streets, and measure 240 feet on each said streets.

Case No.: 2021-2531-ZC

PETITIONER: St Tammany Parish School Board - Jeff Schoen **OWNER:** Welsh Properties Limited Partners - Bernard Bryant

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to PF-1 Public Facilities District

LOCATION: Parcel located on the south side of Third Street, west of Harrison Street; being 19402 North Third

Street Covington; S42, T7S, R11E; Ward 3, District 2

SIZE: 1.32 acres



2021-2335-ZC

Subject Property

(BLACKTOP) NOTE: Soil property is located in Flood Zone. "C" per the Flood braumance Ridte Mor for St. Immens Pensis, Configured "Persis" \$222.505.02.30C, map revised October 17 1989.

1 ordely that little pair represents on extend ground survey performed in concordance with the opploable structures of processe on expendited by the Louisiana Steet Board of Registration for Professional Engineers and Land Surveyors and been of C. survey, classification. AOI H. HWT. 190 SHENDES, INC.
29 PROFESSIONAL LAND SURFEYORS
AOI H. HWT. 190 SHE GOA GOMETON, U. 70433
GFRE & US 952-2647 SHEET NO. STREET MOSIA9AH Survey of Square 64, and the revocation of that perform of Maybe Street between Sq. 59 & Sq. 64, Iown of Maybeille, Section 42, 175, R11E, St. Tommany Pentsh, Leistisme. i of i B OATE Mor.27,1958 SCALE 17,=60' STREET (BLOKKOP) EE 54" 19006 STREET 60 Kg JOB NO. 9836 Buch Sine WAYNE R. STAKIN P.LS. \$4751 DITCH (CRAYEL) 89.24 (BUACKTOP) 50.05 DRAINAGE 1,45.68 A CERTAIN PECE OR FORTION OF GROUND skuoted in the Town of Moliferille, Section 42, Township 7 South, Range 11 East.

St. Tommony Parish, Louizione being that parklan of Ruby Street between Squares 59 and 64, more fully described as foliar at 1/2 trans and becaded at the southwest content of Squares 59 and 64, more fully described as from a 1/2 tran and becaded on the suppliming from the point of beginning. From the point of beginning, From the point of beginning from the point of positions and becaded on the southern edge of 354 Street, thone conditions and and positions of the point of beginning from the castern edge of 354 Street thence along the such from of southerny long the castern edge of Ruby Street thence along the such from the castern edge of Ruby Street thence issue 374 Street Street by Street thence soon of the such from the castern edge of 4th Street Street by Action and the point of beginning. Lot 59-A Reference: 1) Survey for Width Proportion, fac. by D & S Surveyora, Inc. doted

2) Plot of Molitarie Standarison on file in the official recents of the
Clerk of Court File NO. 31 manuscry Portial. Sold Plot was used as the
Clerk of Court for St. Tamanary Portial. Sold Plot was used as the
Clerk of Sourt for St. Tamanary Portial. Sold Plot was used as the SAD LOT 59-5 別的 2-10.0011 240,00ft (8LACKTOP) 240.001t O 1/2 RON ROD FOUND LEELL ANGE A REVOCATION OF A FORTON OF RUBY STREET, TOWN OF MAILENLLE MARD 3, ST. TAMMAIN PARSH, LOUISMA, DERA DESIGN GROUP U.C. PROFIT SHARING PLAN & TRUST FNEC TRUSTEE A SURVEY OF THE PROPERTY CHAIRMAN OF THE PLANMING COMISSION OWNERS OF PROPERTY OWNERS OF PROPERTY FRE # CHARRIAN OF PUBUC WORKS POLICE JURY PRESIDENT PARISH ENGINEER CLERK COURT CATE FILED

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ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: September 28, 2021 Case No.: 2021-2531-ZC Posted: August 23, 2021

Meeting Date: October 5, 2021 **Determination:** Approved

GENERAL INFORMATION

PETITIONER: St Tammany Parish School Board - Jeff Schoen OWNER: Welsh Properties Limited Partners - Bernard Bryant

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to PF-1 Public Facilities District LOCATION: Parcel located on the south side of Third Street, west of Harrison Street; being 19402 North Third

Street Covington; S42, T7S, R11E; Ward 3, District 2

SIZE: 1.32 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Surrounding Use **Direction** Surrounding Zone North Commercial NC-4 Neighborhood Institutional District South Undeveloped NC-4 Neighborhood Institutional District East Undeveloped A-3 Suburban District West Commercial NC-4 Neighborhood Institutional District

IH-Medical Service District (City of Covington)

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District to PF-1 Public Facilities District. The site is located on the south side of Third Street, west of Harrison Street; being 19402 North Third Street Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is surrounded by properties zoned NC-4 Neighborhood Institutional District on the north, south, and west and by property zoned A-3 Suburban District on the east side. The site is also adjacent to property located within Covington Municipal City limits that is zoned IH Medical Services, which is intended to provide space for medical facilities, services, and related support uses. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and institutional uses to the public. A change in the property's zoning classification will allow institutional uses in an area that traditionally accommodates residential, neighborhood commercial, and medical

The objective of the request is to allow for government offices and/or government maintenance facilities.