

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6815

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF NOVEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF THIRD STREET, WEST OF HARRISON STREET; BEING 19402 NORTH THIRD STREET COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 3, DISTRICT 2) (2021-2531-ZC)

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 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 PF-1 (Public Facilities 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 PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF DECEMBER , 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: OCTOBER 27 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

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

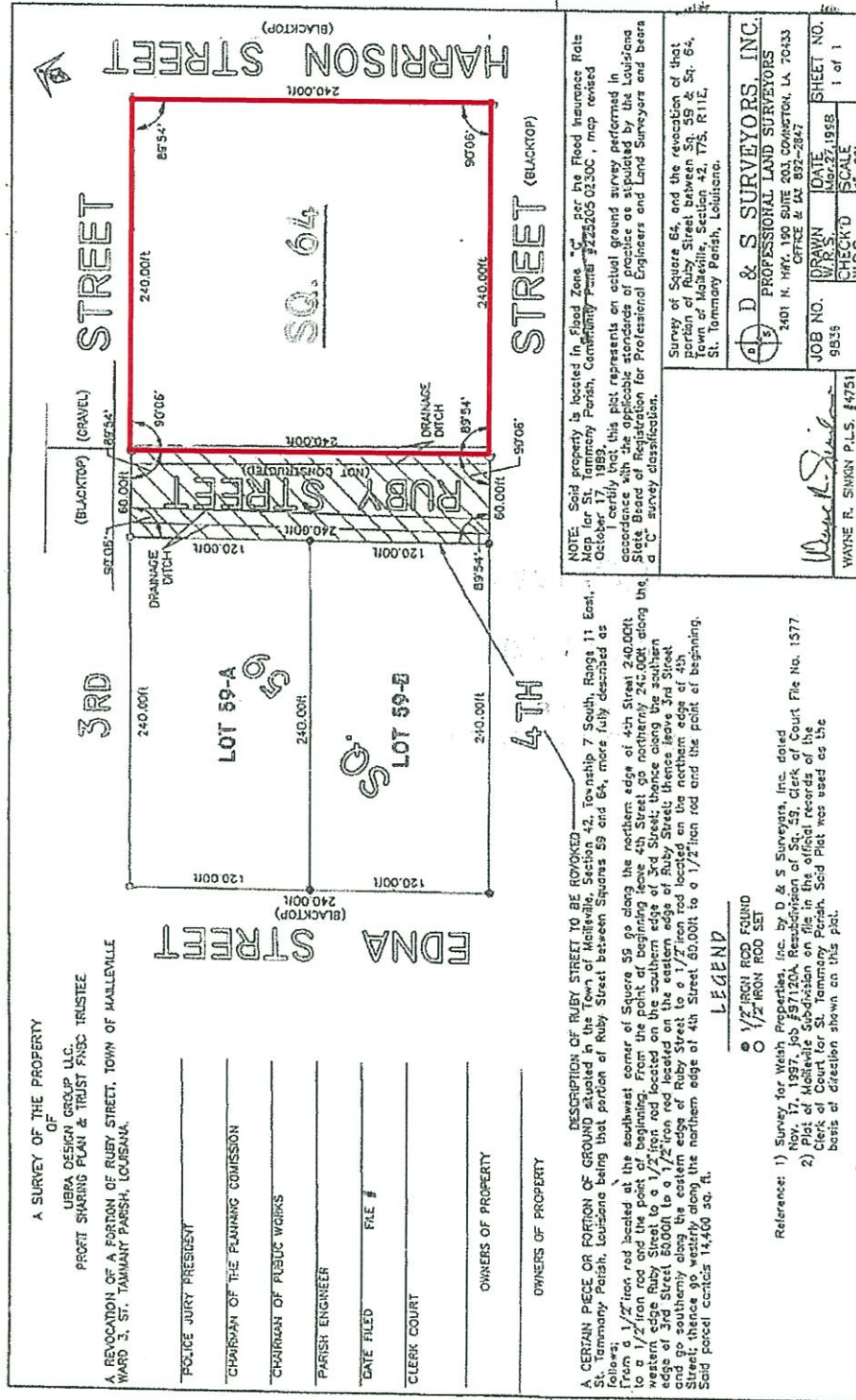
LOCATION: Parcel located on the south side of Third Street, west of Harrison Street; being 19402 North Third Street Covington; S42, T7S, R11E; Ward 3, District 2

SIZE: 1.32 acres



Subject Property

Subject Property



pa. 3

2021-2531-ZC

SHORT

JEFFERSON

2ND

HARRISON

A-3

WASHINGTON

CLAIBORNE

RUBY

3RD

A-3

T7 - R11E

42

EDNA

NC-4

4TH

A-2

SUNSHINE

RUBY

A-2

HC-2

ZULA

PUD

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:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
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 uses.

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