

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6770

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. AIREY

ON THE 29 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HARRISON AVENUE, EAST OF 6TH STREET, AND NORTH OF WEBSTER STREET; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 3.08 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT AT-1 (ANIMAL TRAINING/HOUSING DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) (WARD 3, DISTRICT 2) (2021-2443-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2443-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 AT-1 (Animal Training/Housing District) to an A-4A (Single Family Residential 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 A-4A (Single Family Residential 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 AT-1 (Animal Training/Housing District) to an A-4A (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF OCTOBER , 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: AUGUST 25 , 2021

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

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

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

## EXHIBIT "A"

### 2021-2443-ZC

All that certain tract or portion of land and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in South Abita Springs Subdivision, St. Tammany Parish, Louisiana, and more fully described as follows, to—wit:

Square 60, South Abita Springs Subdivision, situated in Section 11, Township 7 South, Range 11 East, St. Tammany parish, Louisiana, which square measures 220 feet front each on Webster and Harrison Avenues, and 609 feet front each on Sixth and Seventh Streets. Square 60 is bounded by Webster and Harrison Avenues and Sixth and Seventh Streets.

**Case No.:** 2021-2443-ZC

**PETITIONER:** Al Dempsey

**OWNER:** Northshore Humane Society – Scott Bernier

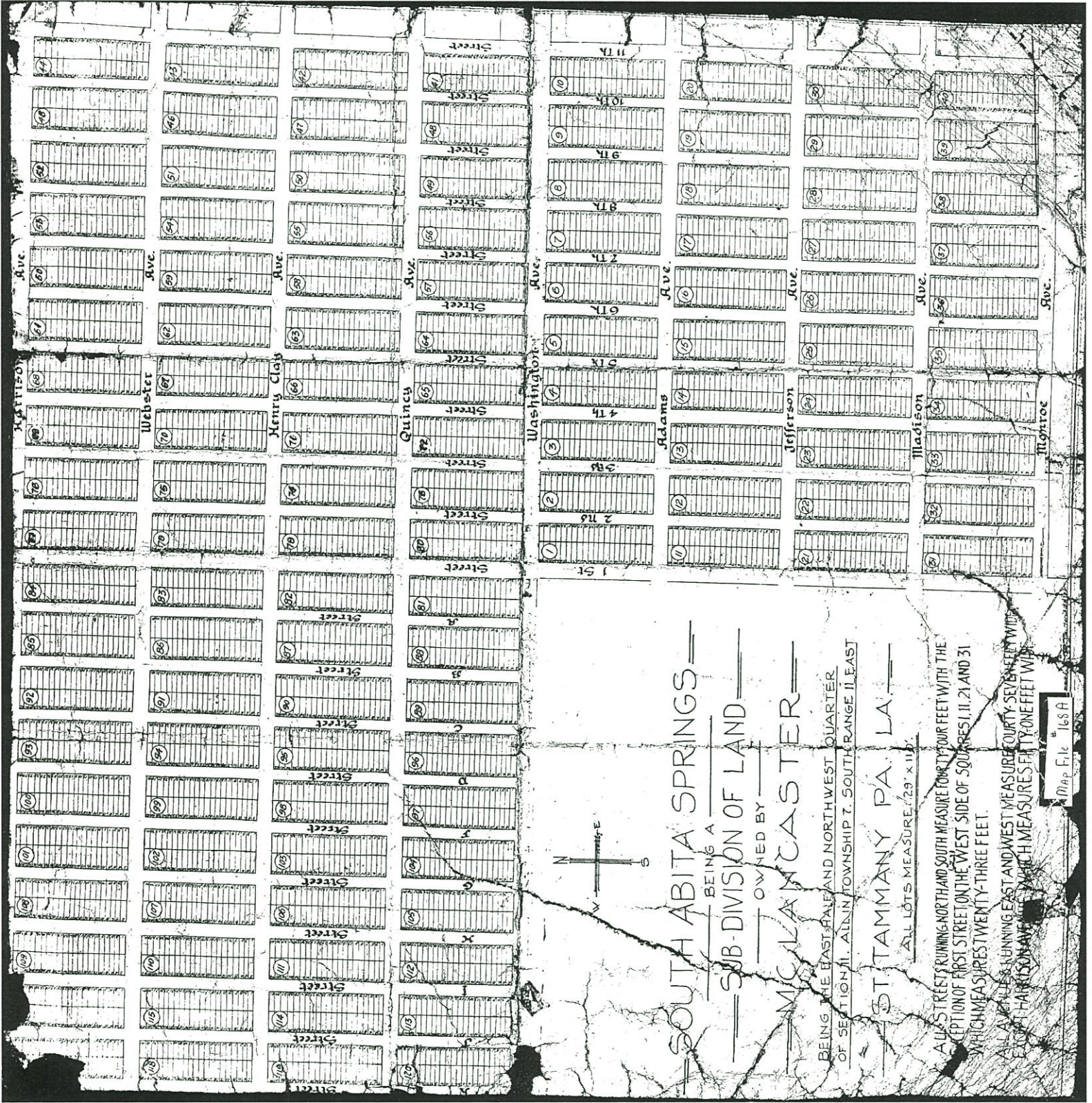
**REQUESTED CHANGE:** From AT-1 Animal Training/Housing District TO A-4A Single-Family Residential District

**LOCATION:** Parcel located on the south side of Harrison Avenue, east of 6th Street, and north of Webster Street; Covington, S11, T7S, R11E, Ward 3, District 2.

**SIZE:** 3.08 acres



2021-2443-ZC



— SOUTH ABITA SPRINGS —  
 — BEING A —  
 — SUB-DIVISION OF LAND —  
 — OWNED BY —  
 — MICILANCASTER —  
 BEING THE EAST HALF AND NORTHWEST QUARTER  
 OF SECTION 11, ALL IN TOWNSHIP 7, SOUTH RANGE 11, EAST  
 ST. TAMMANY PA. LA.  
 ALL LOTS MEASURE 29' x 116'

A 1/2" STREET RUNNING NORTH AND SOUTH MEASURE FORTY FOUR FEET WITH THE  
 EXCEPTION OF FIRST STREET ON THE WEST SIDE OF SQUARES 11, 21 AND 31  
 WHICH MEASURE TWENTY-THREE FEET.  
 A 1/2" STREET RUNNING EAST AND WEST MEASURE FORTY SEVEN FEET WITH  
 EXCEPTION OF FIRST STREET WHICH MEASURES FIFTY-ONE FEET WITH

Map File 168A

2021-2443-ZC

FLOWERS

PRIMROSE

HONEYSUCKLE

WILD AZALEA

A-2

HARRISON

T7 -R11E

AT-1

AT-1

6TH

WEBSTER

WEBSTER

4TH

5TH

7TH

8TH

9TH

A-4A

4TH

8TH

HENRY CLAY



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** July 27, 2021  
**Case No.:** 2021-2443-ZC  
**Posted:** July 19, 2021

**Meeting Date:** August 3, 2021  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Al Dempsey

**OWNER:** Northshore Humane Society – Scott Bernier

**REQUESTED CHANGE:** From AT-1 Animal Training/Housing District TO A-4A Single-Family Residential District

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-4A Single-Family Residential
East	Undeveloped	A-4A Single-Family Residential
West	Commercial	AT-1 Animal Training/Housing District

**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 AT-1 Animal Training/Housing District TO A-4A Single-Family Residential District. The site is located on the south side of Harrison Avenue, east of 6<sup>th</sup> Street, and north of Webster Street; Covington. 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 bounded by lots zoned A-4A to the East and South. The objective of the request is to develop the square with single-family residences.