# ST. TAMMANY PARISH COUNCIL

ORDIN	NANCE
ORDINANCE CALENDAR NO: <u>6746</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. DAVIS	SECONDED BY: MR. FITZGERALD
ON THE $\underline{5}$ DAY OF $\underline{AUGUST}$ , $\underline{2021}$	
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE DRIVE, EAST OF LOUISIANA LONGLEAF ESTATES, ADDITI WHICH PROPERTY COMPRISE LAND MORE OR LESS, FROM I DISTRICT), RO (RURAL OVER)	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN NORTH SIDE OF LONGLEAF HIGHWAY 59, BEING LOT 122, ON NO. 1; COVINGTON AND ES A TOTAL OF 5.1 ACRES OF ITS PRESENT A-1A (SUBURBAN LAY) & MHO (MANUFACTURED -2 (SUBURBAN DISTRICT) & RO DISTRICT 6). (2021-2391-ZC)
law, <u>Case No. 2021-2391-ZC</u> , has recommended to that the zoning classification of the above reference	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany Louisiana, ed area be changed from its present A-1A (Suburban ed Housing Overlay to an A-2 (Suburban District) & daries; and
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
· · · · · · · · · · · · · · · · · · ·	has found it necessary for the purpose of protecting gnate the above described property as A-2 (Suburban
THE PARISH OF ST. TAMMANY HEREBY (	ORDAINS, in regular session convened that:
	bove described property is hereby changed from its lay) & MHO (Manufactured Housing Overlay to an
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
· · · · · · · · · · · · · · · · · · ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE

YEAS: \_\_\_\_\_

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{2}$ DAY OF $\underline{\text{SEPTEMBER}}$ , $\underline{2021}$ ; 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:, <u>2021</u> at

Case No.: 2021-2391-ZC

PETITIONER: Neil Pinkham

OWNER: Neil, Evangeline, Ian, and Keedra Pinkham

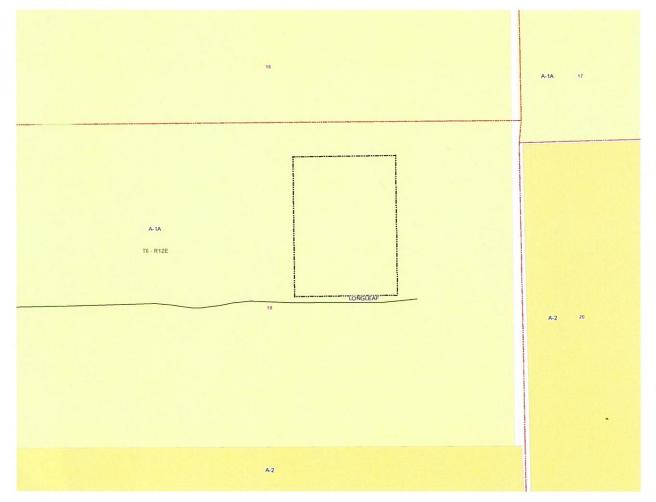
REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing

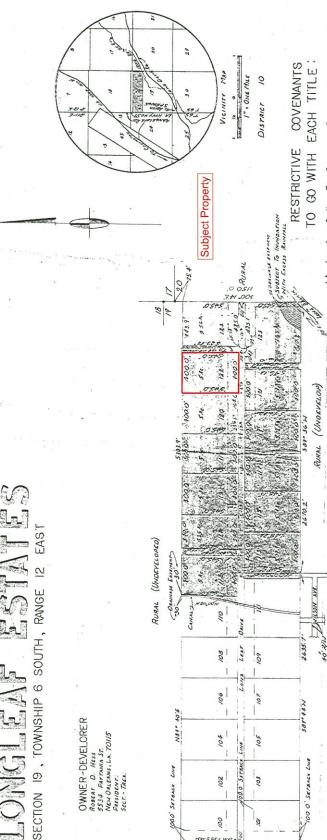
Overlay to A-2 Suburban District, RO Rural Overlay As Amended

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





1. ALL LOTS SHALL BE USED FOR-RESIDENTIAL PURPOSES. OMLY, COMMERCIAL

HOUSTAIN EXCLUSED.

NO LOT MAY BE RE-MODITED FOR PRIMATE SILE OR OTHERWISE.

3 NO BULLOWN SHILL BE LOCATED ON ANY LOT NEMBER FINN 30 FEET 16 THE FRONT LOT LINE, OR NEIRER FINN 15 FEET TO INTERNAL LOT LINE.

4NO DIALLING WAY BE OCCUPILED BEFORE SENER MY MATER STREAM ARE

INSTILLED AND APPROVED BY THE LOUISIAM STATE BOARD OF HEALTH,
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HAIR MAN PARISH PLANNING

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October 13,1976

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FILED FOR RECORD

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102

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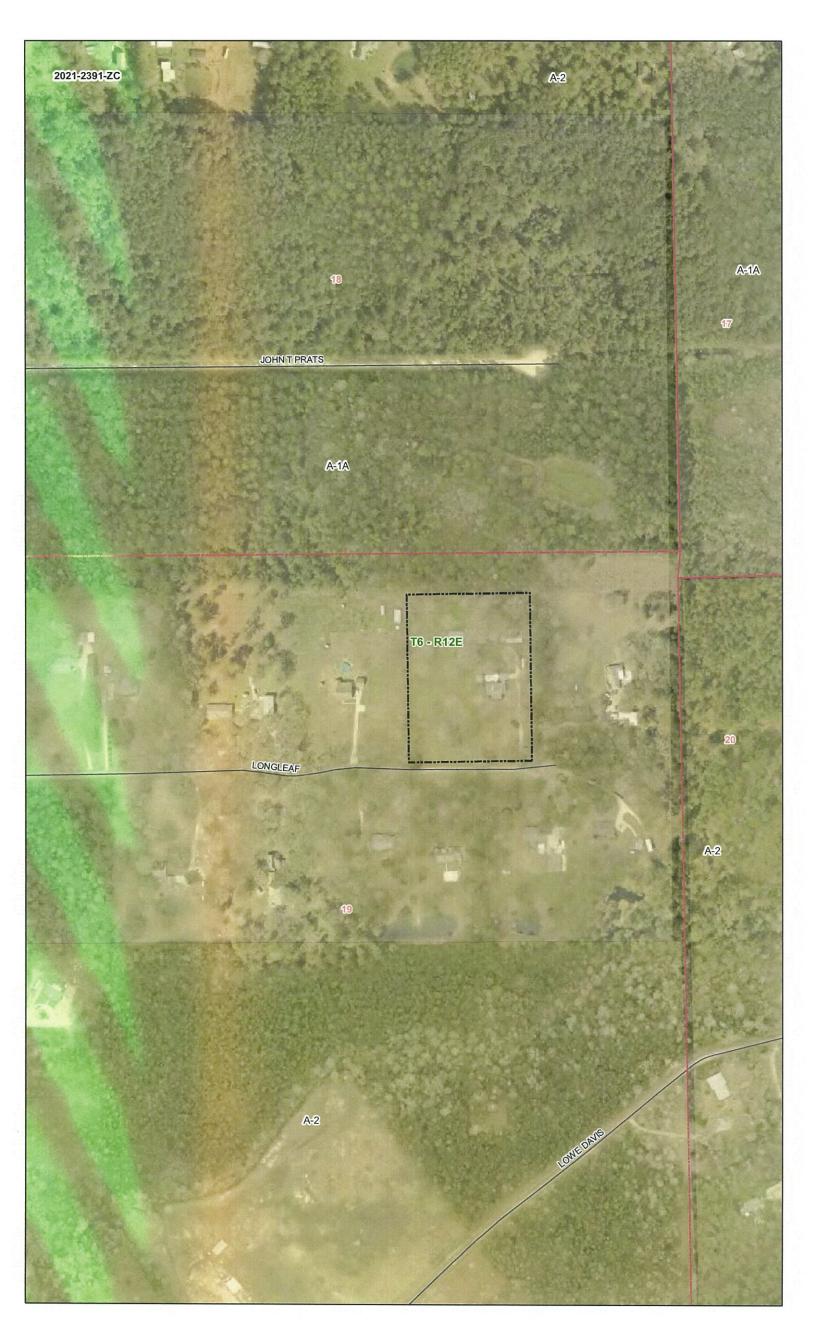
1000 SETBACK LINE

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This Mir is Certified to be Conrect And in Accordance Mir & Programmer Mac On The Ground Whysia The Surveyory OF The Undersoon Chouse Mir A factory and the Charles Mir Const. References

DATE: AURUST 2, 1976 SCALE: 1" = 400'

SURVEYING, INC.



#### ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** June 28, 2021 **Meeting Date:** July 6, 2021

Case No.: 2021-2391-ZC Determination: Approved As Amended Posted: June 23, 2021

#### **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:

<u>Direction</u>	Surrounding Use	Surrounding Zone
North	Undeveloped	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured
		Housing Overlay
South	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured
		Housing Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay, and MHO
		Manufactured Housing Overlay
West	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured
		Housing Overlay

## **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.