

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6746

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. FITZGERALD

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SPECIAL MEETING OF THE PARISH COUNCIL ON THE 29 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

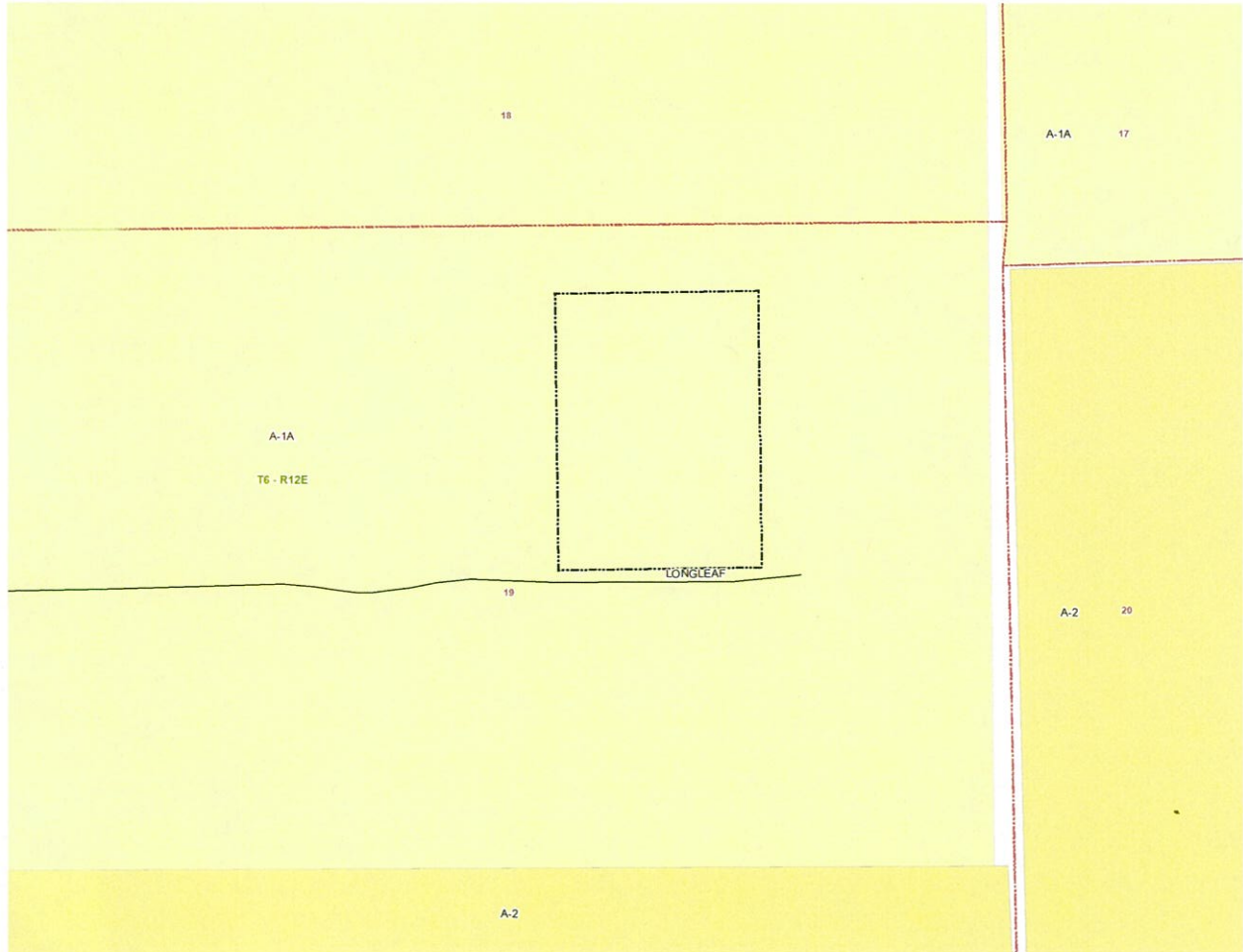
PETITIONER: Neil Pinkham

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

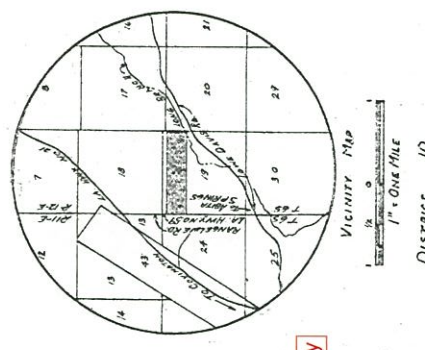
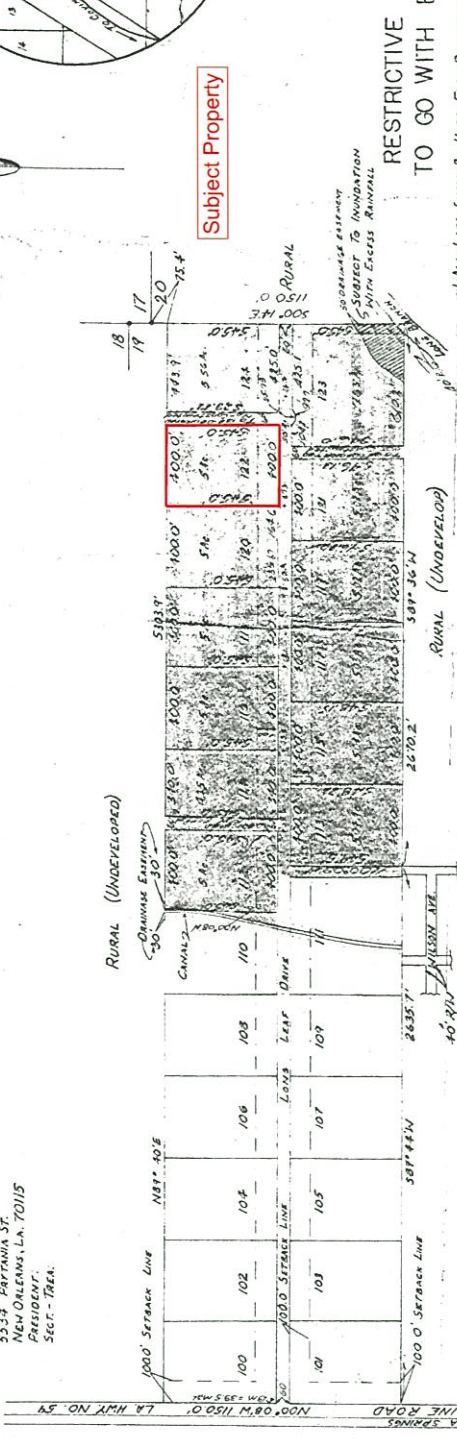
SIZE: 5.1 acres



2021-2391-ZC

ADDITION ONE OF LONGLEAF ESTATES SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST

OWNER-DEVELOPER
ROBERT D. HESS
5534 PARTNIA ST.
NEW ORLEANS, LA. 70115
PRESIDENT
SECC - TREE



RESTRICTIVE COVENANTS TO GO WITH EACH TITLE:

1. ALL LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. COMMERCIAL AND INDUSTRIAL EXCLUDED.
2. NO LOT MAY BE RE-SUBDIVIDED FOR PRIVATE SALE OR OTHERWISE.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 FEET TO THE FRONT LOT LINE OR NEARER THAN 15 FEET TO INTERIOR LOT LINE.
4. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED AND APPROVED BY THE LOUISIANA STATE BOARD OF HEALTH.
5. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
6. NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NOISE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
7. NO DRIVEWAY CURBET WILL BE INSTALLED UNTIL SIDE REQUIREMENT IS SPECIFIED BY THE PARISH DEPARTMENT OF PLANNING AND ENGINEERING OR POLICE JURY.
8. THE MINIMUM FLOOR ELEVATION REQUIRED IS 100' M.S.L.
9. NO MOBILE HOME OR TRAILER WILL BE PERMITTED ON LOTS.

DEDICATION OF STREET

I HEREBY DEDICATE TO THE PARISH OF ST. TAMMANY THROUGH THE POLICE JURY THE STREETS DELINEATED ON THIS PLATING AS PUBLIC HIGHWAYS.

Robert D. Hess

DATE: AUGUST 2, 1976
SCALE: 1" = 100'

CERTIFICATION

THIS SURVEY IS CERTIFIED TO CONFORM TO THE PROVISIONS OF LA R.S. 33:3501 AND THE LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.

John R. Jefferson

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

John R. Jefferson
LA REGISTERED LAND SURVEYOR

FILED FOR RECORD

John Clifton
CLERK OF COURT

DATE: OCTOBER 13, 1976

NUMBER: 495-A

NUMBER OF LOTS	13
NUMBER OF BLOCKS	2
NUMBER OF ALLEYS	0
PUBLIC PARKS	0
ROWWAYS: MILES @ 50' FEET	2.663
AREA	7.57

FINAL APPROVAL

Robert D. Hess
PRESIDENT, POLICE JURY

John R. Jefferson
CHAIRMAN, 310 REG. COMMITTEE

John R. Jefferson
310 PARISH PLANNING

William H. Adams, C.E.
PARISH ENGINEER

DESCRIPTION: COURSE BEGINS TO THE POINT OF BEGINNING; THENCE S00°00'00"W 500.00' TO POINT OF BEGINNING; THENCE S65°15'00"W 450.00' TO POINT OF BEGINNING; THENCE S00°00'00"W 500.00' TO POINT OF BEGINNING; THENCE S25°00'00"W 300.00' TO POINT OF BEGINNING.



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 for North, South, East, West.

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.