

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6768

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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 EAST SIDE OF HOMESTEAD STREET, ON THE SOUTH SIDE OF ROBINDALE DRIVE AND ON THE WEST SIDE OF ESTATE STREET; BEING LOTS 7, 8, AND 9, SQUARE 14, ROBINDALE SUBDIVISION; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.16 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) (WARD 3, DISTRICT 2) (2021-2435-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2435-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-4 (Single Family Residential 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 A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2021-2435-ZC

A certain parcel of land situated in Section 36, Township 6 South, Range 11 East, G.L.D. St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Northwest corner of Square 14 Robindale, at the intersection of the Eastern Right of Way of Homestead Street and the Southern Right of Way of Robindale Drive (formerly Desire Street) and the POINT OF BEGINNING

From the POINT OF BEGINNING measure along said Southern Right of Way East a distance of 300.00 feet to a point of curve; Thence along a curve to the right having a radius of 40.00 feet, a delta of 90°00'00", an arc length of 62.83 feet, and a chord which bears South 45°00'00" East having a chord distance of 56.57 feet to a point of

tangency on the Western Right of Way of Estate Street; Thence along said Western Right of Way South a distance of 110.00 feet to a point; Thence leaving said Western Right of Way measure West a distance of 340.00 feet to a point on the Eastern Right Of Way of Homestead Street; Thence along said Eastern Right Of Way North a distance of 150.00 feet to the POINT OF BEGINNING and containing 50656.64 sq. ft. or 1.16 acre(s) of land, more or less.

Case No.: 2021-2435-ZC

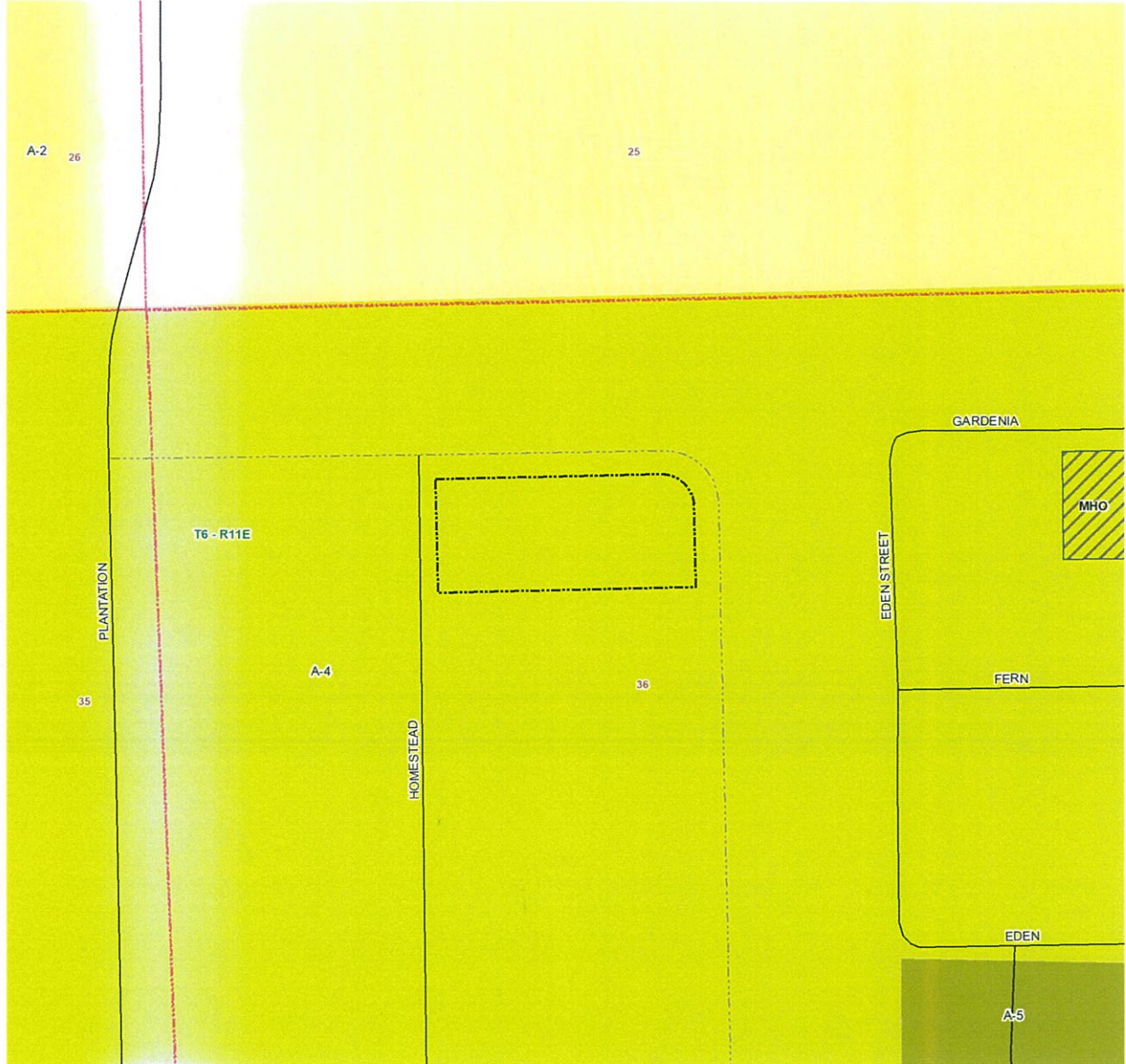
PETITIONER: Kenneth Adams

OWNER: Steadfast Development, LLC

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the east side of Homestead Street, on the south side of Robindale Drive and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision; Covington, S36, T6S, R11E, Ward 3, District 2

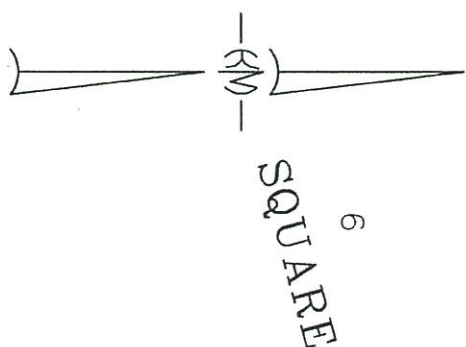
SIZE: 1.16 acres



2021-2435-ZC

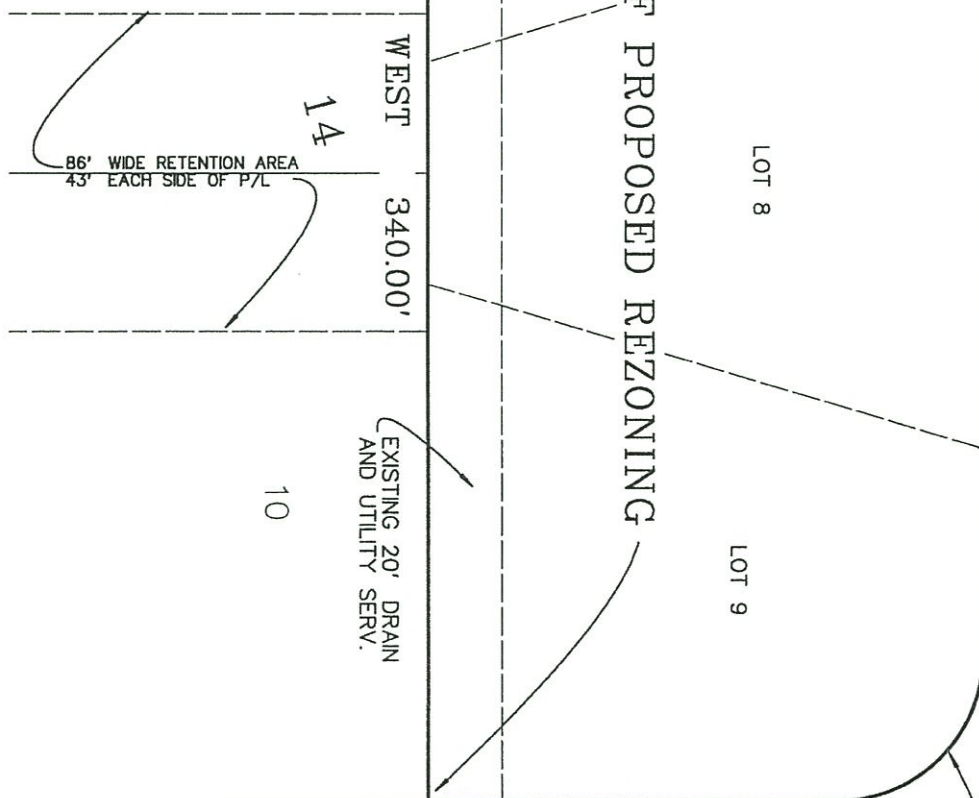
HOMESTEAD STREET

NORTH 150.00'



ROBINDALE DRIVE

EAST 300.00'



SOUTH 110.00'

ESTATE STREET

R=40.00' L=62.83'
Ch=S 45°00'00" E
56.57'

SKETCH OF REZONING OF A PORTION OF SQUARE 14
ROBINDALE SUBDIVISION, SECT. 35 & 36,
T-6-S, R-11-E, GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

STEADFAST DEVELOPMENT, LLC,

SCALE: 1" = 50'

DATE: 06-03-21

DRAWN: DRJ

JOB NO.: 21-184

REVISED:

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70155-6611

2021-2435-ZC

A-2

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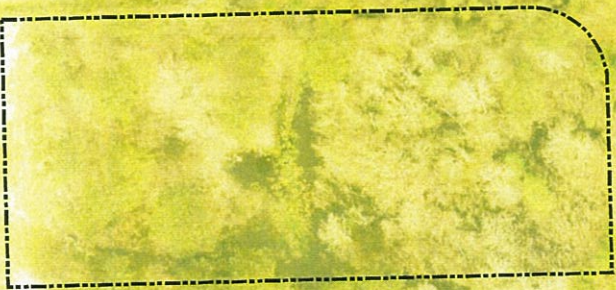
T6 - R11E

A-4

36

HOMESTEAD

ROBINDALE



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 27, 2021
Case No.: 2021-2435-ZC
Posted: July 20, 2021

Meeting Date: August 3, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kenneth Adams

OWNER: Steadfast Development, LLC

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the east side of Homestead Street, on the south side of Robindale Drive and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision; Covington, S36, T6S, R11E, Ward 3, District 2.

SIZE: 1.16 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: No current access

Road Surface: No current access

Condition: - No current access

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-4 Single-Family Residential
South	Undeveloped	A-4 Single-Family Residential
East	Undeveloped	A-4 Single-Family Residential
West	Undeveloped	A-4 Single-Family Residential

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 A-4 Single-Family Residential District to A-4A Single-Family Residential District. The site is located on the east side of Homestead Street, on the south side of Robindale Drive, and on the west side of Estate Street; being Lots 7, 8, and 9, Square 14, Robindale Subdivision, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

A majority of the platted lots within the existing Robindale Subdivision, which was approved in 1960 comprise an average width of 75 ft. and an average square footage of 12,750 sq. ft. The requested A-4A Single-Family Residential District allows a minimum lot width of 60 ft. and a maximum density of six units per acre. A change in zoning will allow a higher density in the surrounding area.

	Zoning	Max Density	Min. Lot Width
Existing	A-4 Single-Family Residential District	Four units per acre	90 ft.
Proposed	A-4A Single-Family Residential District	Six units per acre	60 ft.