

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6887

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. DEAN

ON THE 3 DAY OF FEBRUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LOUISIANA HIGHWAY 1129, SOUTH OF JAN SMITH ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 25 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), RO (RURAL OVERLAY) AND MHO (MANUFACTURED HOUSING OVERLAY) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) WARD 2, DISTRICT 6). (2021-2613-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2613-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-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay) to an PF-1 (Public Facilities District) to an 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 A-1 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

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MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 26, 2022

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

## EXHIBIT "A"

2021-2613-ZC

ALL THAT CERTAIN LOT ORP ARCEL OF GROUND, together with all the building and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 2, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

Commence at the Northwest corner of Section 2, Township 5 South, Range 11 East and measure South 00 degrees 03 minutes 27 seconds West a distance of 807.45 feet to the Point of Beginning.

From the Point of Beginning run South 89 degrees 56 minutes 32 seconds East a distance of 1,431.12 feet; thence South 00 degrees 01 minutes 43 seconds West a distance of 760.84 feet; thence North 89 degrees 56 minutes 32 seconds West a distance of 1,431.50 feet; thence North 00 degrees 03 minutes 27 seconds East a distance of 760.84 feet to the Point of Beginning, and containing 25.00 acres of land, more or less, all as per survey by Kelly J. McHugh and Associates, Inc. dated June 5, 2002 and number 01-237.

**Case No.:** 2021-2613-ZC

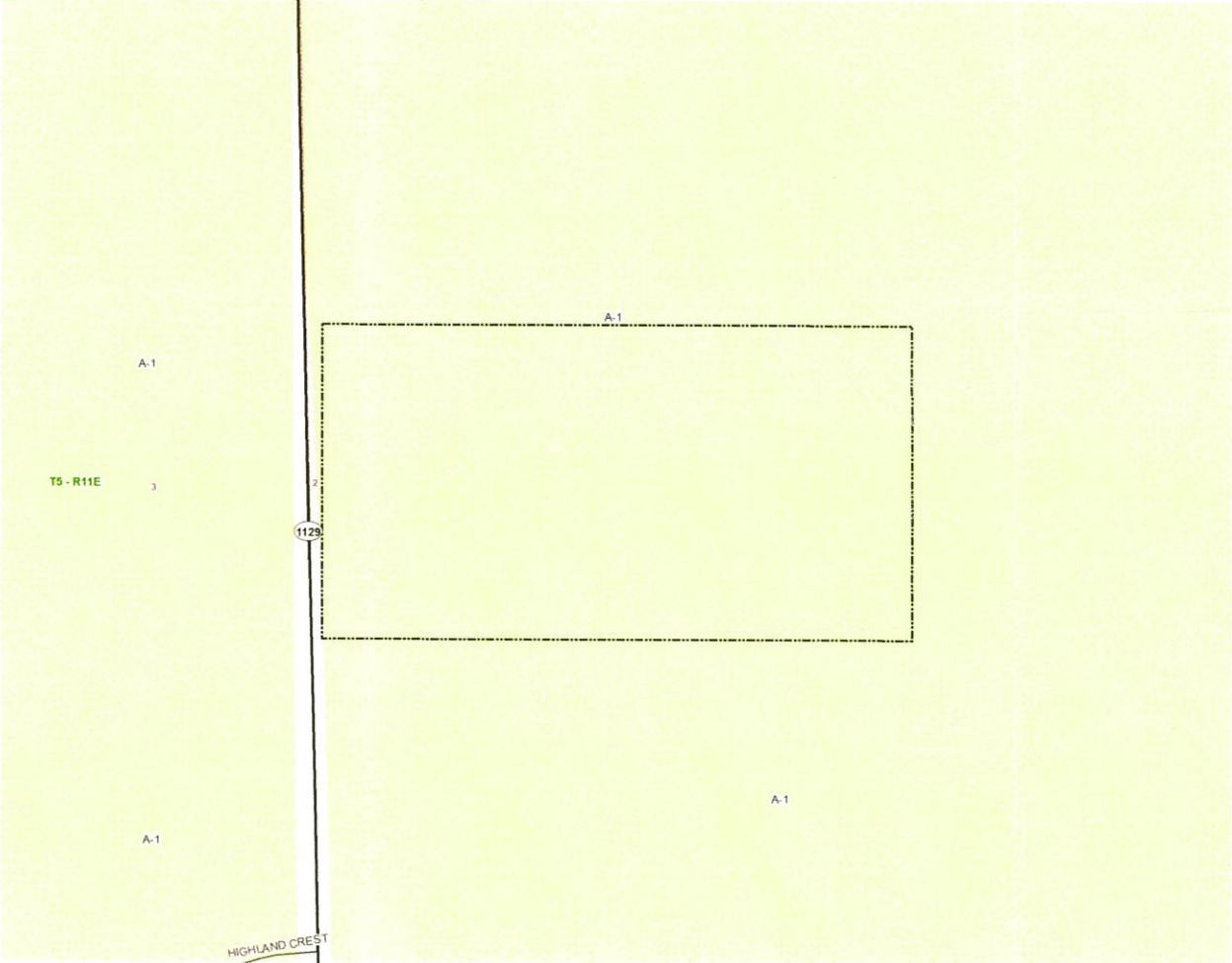
**PETITIONER:** St Tammany Parish – Bridget Lavigne

**OWNER:** St Tammany Parish – Bridget Lavigne

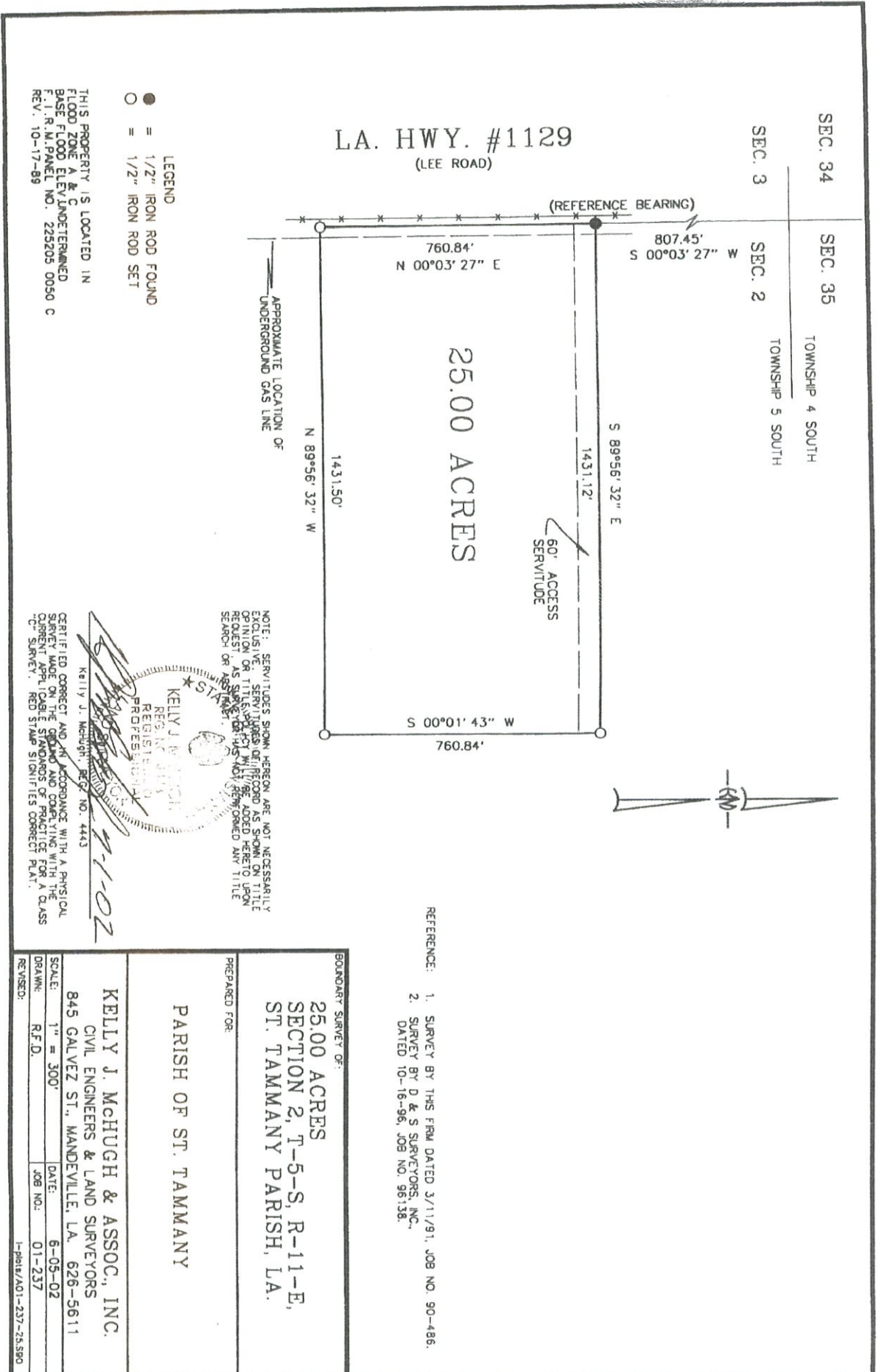
**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to PF-1 Public Facilities District

**LOCATION:** Parcel located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington

**SIZE:** 25 acres



2021-2613-ZC





2021-2613-ZC

T4 - R11E 34

35

1129

A-1

A-1



2

T5 - R11E 3

A-1

A-1

HIGHLAND CREST

LEE RD

A-1

A-1



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** December 28, 2021  
**Case No.:** 2021-2613-ZC  
**Posted:** December 14, 2021

**Meeting Date:** January 4, 2022  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** St Tammany Parish – Bridget Lavigne

**OWNER:** St Tammany Parish – Bridget Lavigne

**REQUESTED CHANGE:** From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to PF-1 Public Facilities District

**LOCATION:** Parcel located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington

**SIZE:** 25 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway

**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	Undeveloped	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District and RO Rural Overlay

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to PF-1 Public Facilities District. The site is located on the east side of Louisiana Highway 1129, south of Jan Smith Road; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District that have a primary focus rooted in conservation.

The subject site is surrounded by primarily undeveloped land that is zoned to accommodate residential dwellings and agricultural uses. The property is currently developed with existing recreational sports fields for the St Tammany Parish Recreation District #6. A change in zoning will bring the fields into compliance with the correct zoning classification per the Unified Development Code.