ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6901</u>		ORDINANCE COUNCIL SERIES NO:					
COUNCIL SPO	ONSOR: BINDER /COOPER	PROVIDED BY: PLANNING DEVELOPMENT					
INTRODUCED BY: MR. DEAN		SECONDED BY: MR. CANULETTE					
ON THE $\underline{3}$ DAY OF <u>FEBRUARY</u> , $\underline{2022}$							
	AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 1085 AND SOUTH AND WEST OF BRICKER ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 30.78 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 1, DISTRICT 1) (2021-2273-ZC)						
WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2021-2273-ZC</u> , has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban District); 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-3 (Suburban District) see Exhibit "A" for complete boundaries; and							
	SECTION I: The zoning classification of the above described property is hereby changed from its present A-2 (Suburban District) to an A-3 (Suburban 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REPEAL:	All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.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.							
EFFECTIV	VE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.					
MOVED FOR	ADOPTION BY:	SECONDED BY:					
WHEREUI FOLLOWING		BMITTED TO A VOTE AND RESULTED IN THE					
YEAS:							
NAYS:							
ABSTAIN:							
ABSENT:							

		ADOPTED AT A REGULAR MEETING OF RCH , 2022 ; AND BECOMES ORDINANCE
		JERRY BINDER, COUNCIL CHAIRMAN
ATTEST:		
KATRINA L. BUCKLEY, COUNCIL CLE	ERK	
		MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: <u>FEBRUARY 23</u> , 2	2022	
Published Adoption:, 2022		
Delivered to Parish President:	, <u>2022</u> at	
Returned to Council Clerk:, 20	022 at	

EXHIBIT "A"

2021-2273-ZC

A CERTAIN PIECE OR PARCEL OF IAND SITUATED IN SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3897.31 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1158.09 FEET TO A POINT; THENCE CONTINUE NORTH 32 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1157.70 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 99.76 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 67.80 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 134.27 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 397.09 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 22 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 385.40 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 26 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 512.83 FEET TO A POINT; THENCE RUN SOUTH 63 DEGREES 04 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 600.79 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 26 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 1218.56 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 16 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 2118.07 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 55 MINUTES OS SECONDS EAST FOR A DISTANCE OF 836.50 FEET TO THE POINT OF BEGINNING PARCELS FROM THE POINT OF BEGINNING, CONTINUE SOUTH 79 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 2088.23 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 50 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 205.77 FEET TO A POINT; THENCE RUN SOUTH 49 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 1570.14 FEET TO A POINT; THENCE RUN NORTH 40 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 423.59 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 04 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 86.37 FEET TO A POINT; THENCE RUN NORTH 52 DEGREES 47 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 394.66 FEET TO A POINT; THENCE RUN NORTH 79 DEGREES 55 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 1227.69 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 04 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 510.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 30.78 ACRES MORE OR LESS.

Case No.: 2021-2273-ZC

PETITIONER: All State Financial Company

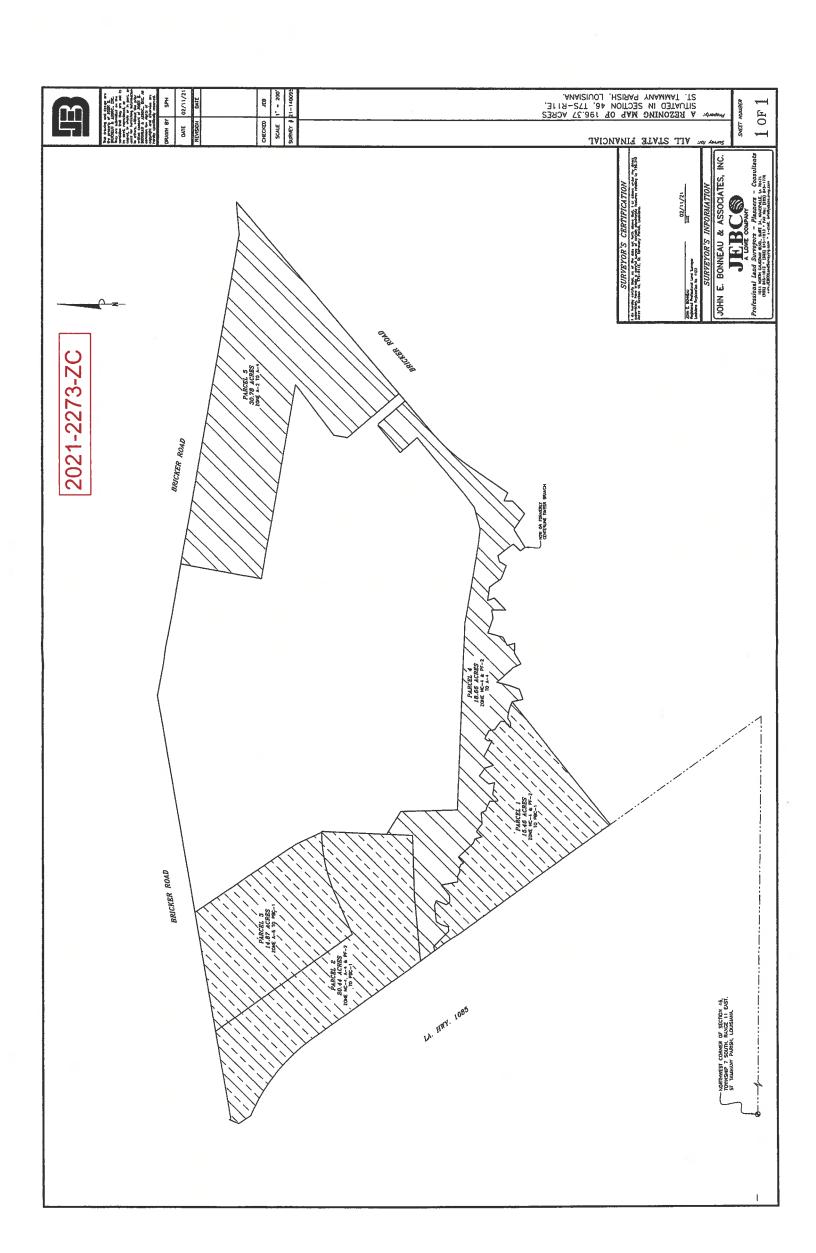
OWNER: All State Financial Company

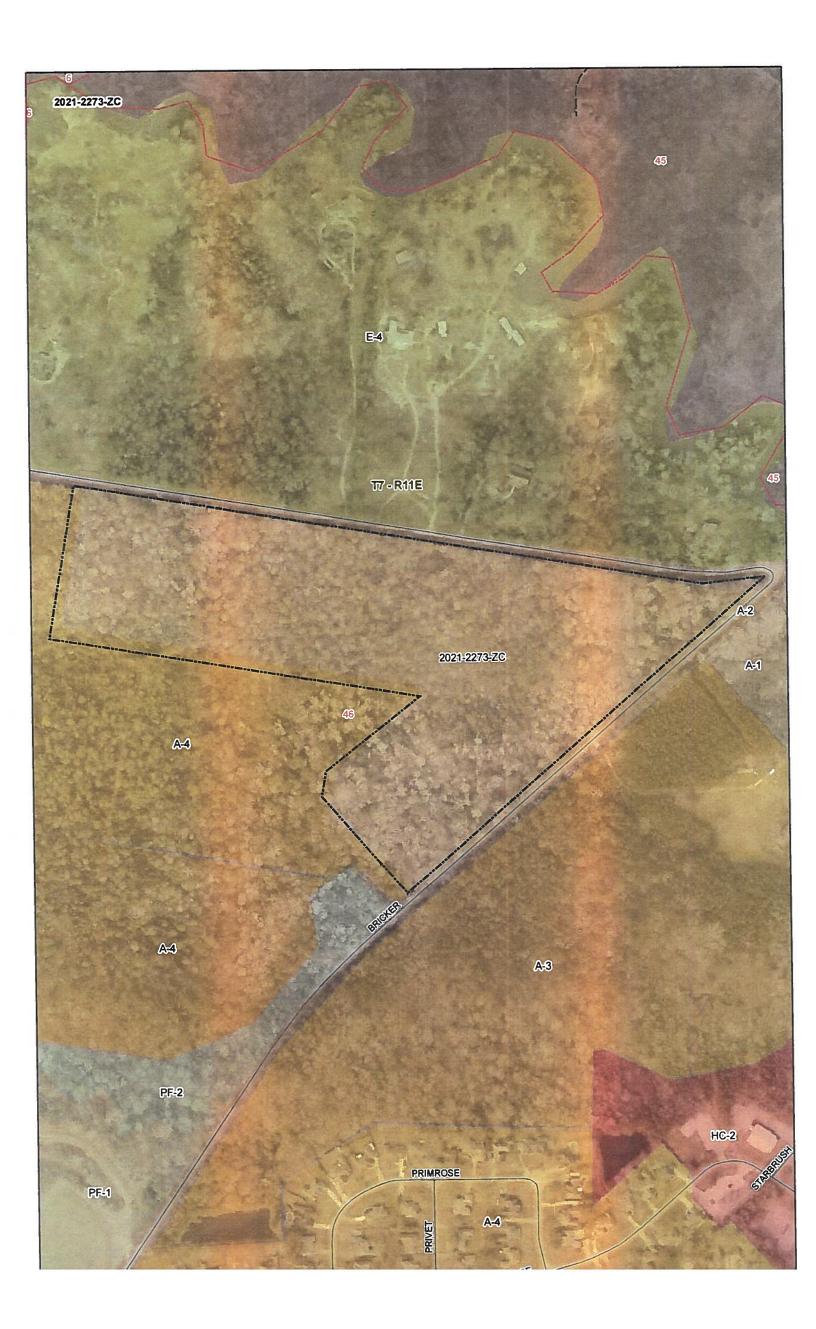
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 30.78 acres







ZONING STAFF REPORT

Date: October 5, 2021 Meeting Date: October 19, 2021

Case No.: 2021-2273-ZC Prior Determination: Postponed – May 4, 2021 Posted: October 8, 2021 Prior Determination: Postponed - June 1, 2021

Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)

Determination: Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company **OWNER:** All State Financial Company

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington;

S46, T7S, R11E; Ward 1, District 1

SIZE: 30.78 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 1 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Surrounding Use **Surrounding Zone** North Residential E-4 Estate District South Undeveloped and Residential A-3 Suburban District and A-4 Single-Family Residential District East Undeveloped and Residential A-1 Suburban District and A-3 Suburban District A-4 Single-Family Residential District and PF-2 _West Undeveloped_ **Public Facilities District**

EXISTING LAND USE:

Existing development: No 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.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-4 Single-Family Residential District. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas.

The purpose of the existing A-2 Suburban District is to provide single-family residential dwellings on large, multiacre lots. The purpose of the requested A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development. A change in the site's zoning classification will increase the gross allowable residential lots from 30 dwellings to 123 dwellings.

Zoning		Max Density	Max Lot Coverage	Min Lot Width	Total Allowable Home Sites
Existing	A-2 Suburban District	One unit per acre 1:1 = 30 units	Not to exceed 15% of the total area of the lot	150 ft.	30 units
Proposed	A-4 Single-Family Residential District	Four units per acre 4:1 = 123 units	Not to exceed 50% of the total area of the lot	90 ft.	120 units