

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6898

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

COUNCIL SPONSOR: BINDER /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. TOLEDANO

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 1085 AND SOUTH AND WEST OF BRICKER ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 18.66 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-2 (PUBLIC FACILITIES DISTRICT) AND NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 1, DISTRICT 1) (2021-2268-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2268-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional 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-4 (Single-Family Residential District) see Exhibit "A" for complete boundaries.

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 PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District) to an A-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: FEBRUARY 23, 2022

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

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

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

## EXHIBIT "A"

### 2021-2268-ZC

A CERTAIN PIECE OR PARCEL OF LAND 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 91.72 FEET TO THE POINT OF BEGINNING PARCEL 4. FROM THE POINT OF BEGINNING PARCEL 4, RUN NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 110.35 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 161.73 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 34 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 167.61 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREE 28 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 354.25 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 33 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 1172.99 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE FOR 481.01 FEET TO A POINT; THENCE RUN SOUTH 83 DEGREES 26 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 108.65 FEET TO A POINT; THENCE RUN NORTH 75 DEGREES 09 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 142.75 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES 29 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 110.04 FEET TO A POINT; THENCE RUN NORTH 49 DEGREES 39 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 450.00 FEET TO A POINT; THENCE RUN NORTH 40 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 140.00 FEET TO A POINT; THENCE RUN NORTH 49 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 212.11 FEET TO A POINT; THENCE RUN SOUTH 85 DEGREES 20 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 14.14 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 20 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 220.00 FEET TO A POINT; THENCE RUN SOUTH 49 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 229.29 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1269.27 FEET, AN ARC LENGTH OF 338.05 FEET, A CHORD BEARING OF SOUTH 42 DEGREES 08 MINUTES 00 SECONDS WEST AND A CHORD LENGTH OF 337.05 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 34 DEGREES 28 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 294.86 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 43 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 56.11 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 43 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 52.86 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 41 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 109.69 FEET TO A POINT; THENCE RUN NORTH 56 DEGREES 27 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 120.68 FEET TO A POINT; THENCE RUN SOUTH 59 DEGREES 03 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 136.28 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 23 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 36.18 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES 46 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 61.46 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 29 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 120.02 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 24 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 37.51 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 57 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 49.20 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 45 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 86.62 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 59 MINUTES 19 SECONDS WEST FOR A DISTANCE 87.21 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 19 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 82.70 FEET TO A POINT; THENCE RUN SOUTH 19 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 45.29 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 47 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 104.10 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 88.33 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 53.93 FEET TO A POINT; THENCE RUN NORTH 71 DEGREES 00 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 98.48 FEET TO A POINT; THENCE RUN SOUTH 16 DEGREES 17 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 98.36 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 60.59 FEET TO A POINT; THENCE RUN SOUTH 18 DEGREES 46 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 49.34 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 65.13 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 13 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 78.36 FEET TO A POINT; THENCE RUN NORTH 25 DEGREES 24 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 53.51 FEET TO A POINT; THENCE RUN NORTH 41 DEGREES 51 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 138.32 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES 08 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 84.43 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 05 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 63.01 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 41 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 66.85 FEET TO A POINT; THENCE RUN NORTH 11 DEGREES 37 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 69.59 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 07 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 40.06 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 54 MINUTES 04 SECONDS WEST FOR A

**2021-2268-ZC Cont'd**

DISTANCE OF 65.82 FEET TO A POINT; THENCE RUN SOUTH 57 DEGREES 25 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 35.00 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 37 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 31.70 FEET TO A POINT; THENCE RUN NORTH 47 DEGREES 58 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 51.62 FEET TO A POINT; THENCE RUN NORTH 07 DEGREES 55 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 23.25 FEET TO A POINT; THENCE RUN NORTH 52 DEGREES 52 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 66.23 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 41 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 35.09 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 55 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 57.23 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 54 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 21.76 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 27.45 FEET TO A POINT; THENCE RUN NORTH 62 DEGREES 11 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 110.99 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 38 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 81.21 FEET TO A POINT; THENCE RUN NORTH 16 DEGREES 26 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 53.67 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES 21 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 62.18 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 30 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 76.85 FEET TO A POINT; THENCE RUN SOUTH 11 DEGREES 42 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 37.53 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 37 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 73.75 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 14 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 45.35 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 11 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 9.46 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 11 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 49.34 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 41.62 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 12 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 22.51 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 53 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 30.40 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES 54 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 72.66 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES 24 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 57.63 FEET TO A POINT; THENCE RUN SOUTH 45 DEGREES 08 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 49.05 FEET TO A POINT; THENCE RUN NORTH 15 DEGREES 10 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 44.70 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 31.60 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES 02 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 126.03 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 58 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 48.46 FEET TO A POINT; THENCE RUN NORTH 29 DEGREES 09 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 20.95 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 00 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 23.64 FEET TO A POINT; THENCE RUN SOUTH 74 DEGREES 54 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 18.07 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 49 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 37.98 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 51 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 32.25 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 32 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 104.84 FEET TO A POINT; THENCE RUN SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 80.86 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES 24 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 41.44 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 53 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 27.46 FEET TO A POINT; THENCE RUN NORTH 22 DEGREES 18 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 66.90 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 31.96 FEET TO A POINT; THENCE RUN SOUTH 83 DEGREES 44 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 99.51 FEET TO A POINT; THENCE RUN SOUTH 33 DEGREES 42 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 35.94 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES 56 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 46.38 FEET TO A POINT; THENCE RUN SOUTH 83 DEGREES 38 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 27.28 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 23 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 133.62 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 13 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 27.44 FEET BACK TO THE POINT OF BEGINNING PARCEL 4.

SAID PARCEL OF LAND CONTAINS 18.66 ACRES MORE OR LESS

**Case No.:** 2021-2268-ZC

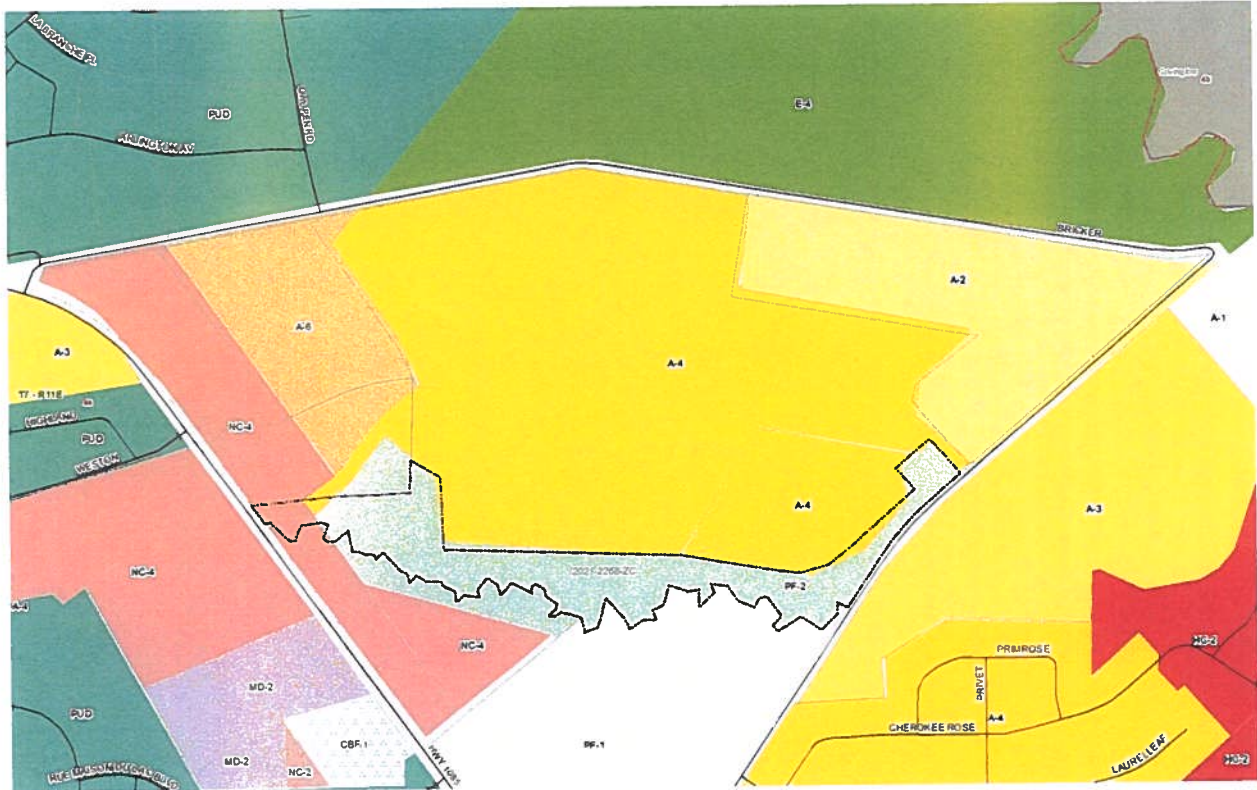
**PETITIONER:** All State Financial Company

**OWNER:** All State Financial Company

**REQUESTED CHANGE:** From PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District

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

**SIZE:** 18.66 acres



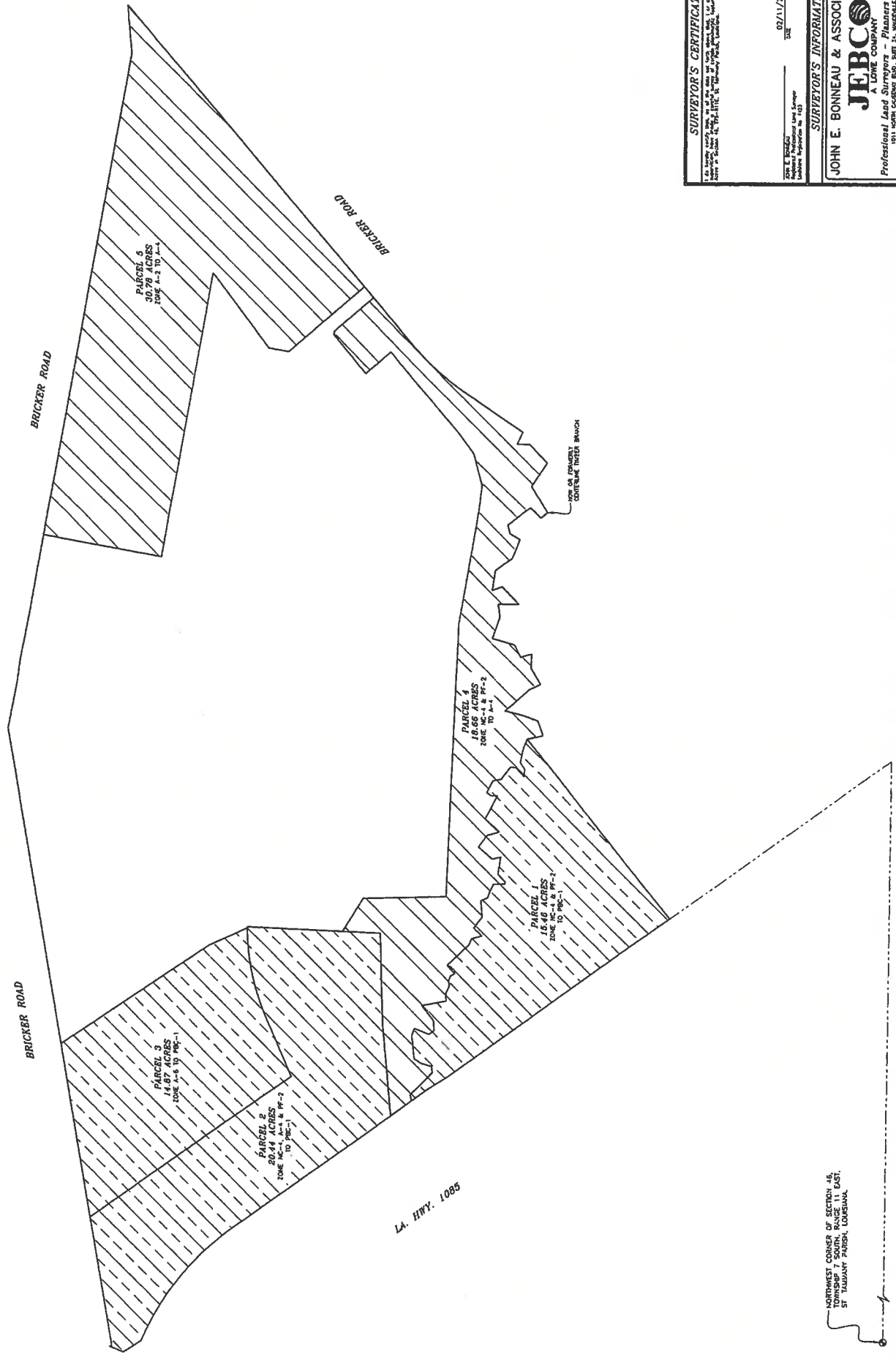


DATE	02/11/21
REVISION	
DATE	
SPN	
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-14005

Property: A REZONING MAP OF 196.37 ACRES  
SITUATED IN SECTION 46, T7S-R11E,  
ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER  
1 OF 1

2021-2268-ZC



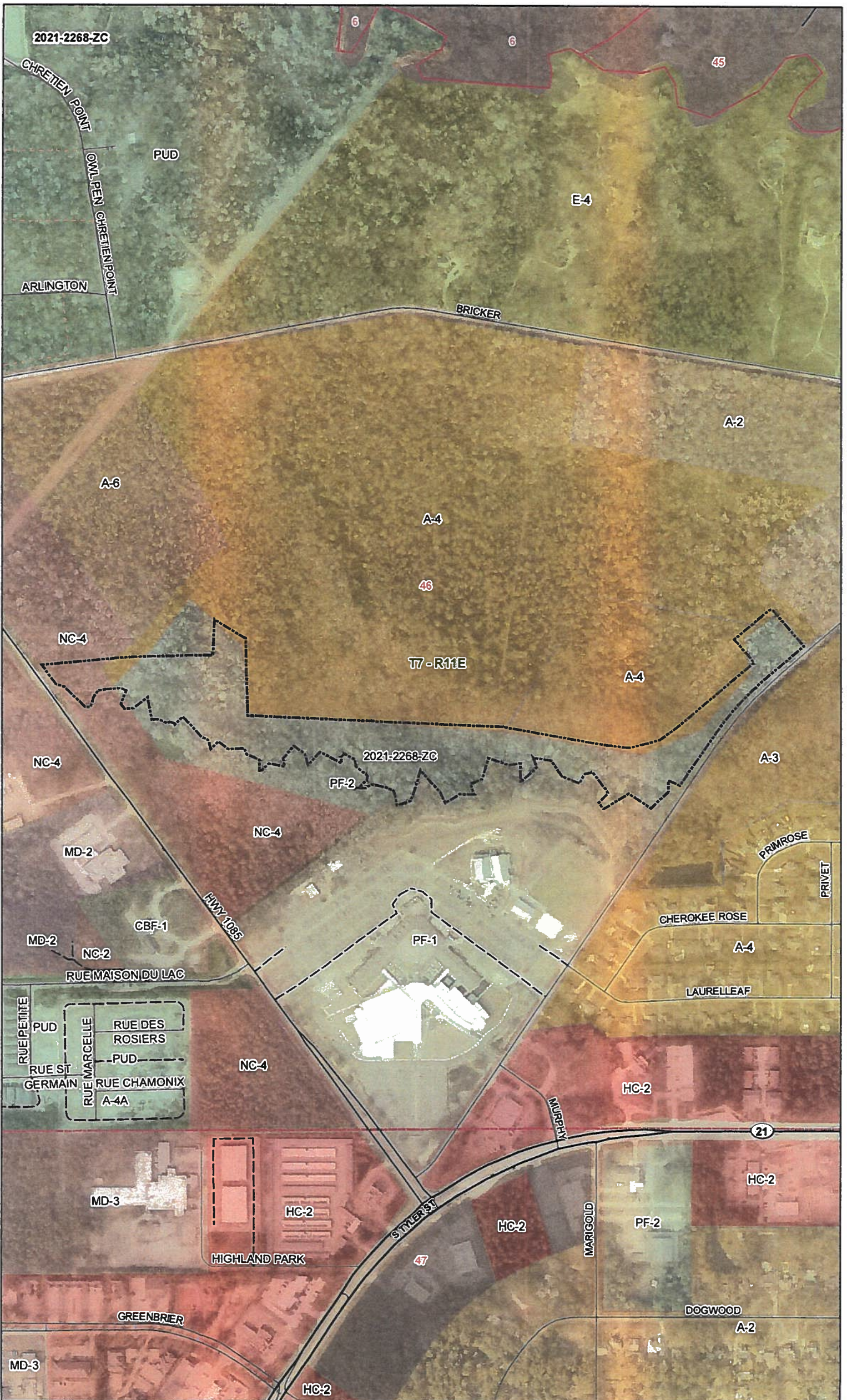
**SURVEYOR'S CERTIFICATION**  
I, JAMES E. BONNEAU, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.

DATE: 02/11/21  
SCALE: 1" = 200'

**SURVEYOR'S INFORMATION**  
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
**JEBCO**  
A LONE COMPANY  
Professional Land Surveyors - Planners - Consultants  
(504) 835-0172 (TAM) 835-1171 (FAX) 835-1173 (MO) 835-1174 (CELL) 835-1175 (WWW)  
www.jebcoinc.com

NORTHWEST CORNER OF SECTION 46,  
TOWNSHIP 7 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

Survey for: ALL STATE FINANCIAL



## ZONING STAFF REPORT

**Date:** October 5, 2021  
**Case No.:** 2021-2268-ZC  
**Posted:** October 8, 2021

**Meeting Date:** October 19, 2021  
**Prior Determination:** Postponed– May 4, 2021  
**Prior Determination:** Postponed -June 1, 2021  
**Prior Determination:** Postponed - September 7, 2021 (Hurricane IDA)  
**Determination:** Denied

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### GENERAL INFORMATION

**PETITIONER:** All State Financial Company

**OWNER:** All State Financial Company

**REQUESTED CHANGE:** From PF-2 Public Facilities District and NC-4 Neighborhood Institutional 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:** 18.66 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road:	Parish	1 Lane Asphalt	Good

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### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-4 Single-Family Residential District, A-6 Multiple-Family Residential District, and NC-4 Neighborhood Institutional District
South	Undeveloped and Civic	NC-4 Neighborhood Institutional District, and PF-1 Public Facilities District
East	Undeveloped and Residential	A-2 Suburban District and A-3 Suburban District
West	Undeveloped	NC-4 Neighborhood Institutional 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 PF-2 Public Facilities District and NC-4 Neighborhood Institutional 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 request for the A-4 Single-Family Residential District will allow for residential uses adjacent to an undeveloped 96-acre tract of land that is currently zoned A-4 Single-Family to the north, a parcel that is zoned PF-1 Public Facilities District and developed with a church to the south, and undeveloped property that is zoned NC-4 Neighborhood Institutional District to the west. The requested A-4 Single-Family Residential District will create a change in the allowable uses on the subject site. Note that the objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development.



Existing Zoning	Max Density/Lot Coverage	Max Building	Max Height	Permitted Uses	Purpose
PF-2	Max Density: N/A  Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max Density: N/A  Max Lot Coverage: Not to exceed 50% of the total area of the lot	Max. Building Size is 12,500 sq. ft.	35 ft.	All permitted uses within the NC-1, NC-2, and NC-3 Districts; Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses

Requested Zoning	Max Density/Lot Coverage	Max Height	Permitted Uses	Purpose
A-4	Max Density: 4 units per acre  18.66 acres x Max Density of 4  = 74 allowable single-family residential units  Max Lot Coverage: N/A	35 ft.	Single-Family Dwellings; Private garages and accessory structures; Guest Homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture	To provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district.