

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6962                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: BINDER/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. DEAN                      SECONDED BY: MR. CANULETTE  
ON THE 5 DAY OF MAY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF THIRD AVENUE, SOUTH OF HELENBIRG ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 98.3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-1 (PUBLIC FACILITIES DISTRICT), PBC-1 (PLANNED BUSINESS CAMPUS), AND PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) (WARDS 3 & 4, DISTRICT 5) (2022-2735-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2735-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 PF-1 (Public Facilities District), PBC-1 (Planned Business Campus), and PUD (Planned Unit Development Overlay) to an A-2 (Suburban 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-2 (Suburban 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 PF-1 (Public Facilities District), PBC-1 (Planned Business Campus), and PUD (Planned Unit Development Overlay) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: APRIL 27 , 2022

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

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

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

**EXHIBIT "A"**

**2022-2735-ZC**

A CERTAIN PIECE OR PORTION OF LAND BEING SITUATED IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND RUN EAST FOR A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN EAST FOR A DISTANCE OF 1384.66 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 11 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 2115.87 FEET TO A POINT ON THE RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 72 DEGREES 59 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 1415.07 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 00 DEGREES 25 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 1701.68 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 60.11 ACRES MORE OR LESS.

A CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 22 & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, & 23 TOWNSHIP 7 SOUTH, RANGE 11 EAST AND MEASURE NORTH 89 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 116.75 FEET TO A POINT; THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS WEST A DISTANCE OF 40.80 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING MEASURE NORTH 84 DEGREES 27 MINUTES 19 SECONDS EAST A DISTANCE OF 136.24 FEET TO A POINT; THENCE SOUTH 70 DEGREES 50 MINUTES 25" EAST A DISTANCE OF 36.72 FEET TO A POINT; THENCE SOUTH 40 DEGREES 41 MINUTES 6 SECONDS EAST A DISTANCE OF 70.17 FEET TO A POINT; THENCE SOUTH 75 DEGREES 35 MINUTES 8 SECONDS EAST A DISTANCE OF 45.31 FEET TO A POINT; THENCE SOUTH 75 DEGREES 44 MINUTES 55 SECONDS EAST A DISTANCE OF 87.35 FEET TO A POINT; THENCE NORTH 88 DEGREES 56 MINUTES 48 SECONDS EAST A DISTANCE OF 156.60 FEET TO A POINT; THENCE NORTH 34 DEGREES 10 MINUTES 7 SECONDS EAST A DISTANCE OF 67.22 FEET TO A POINT; THENCE SOUTH 77 DEGREES 2 MINUTES 3 SECONDS EAST A DISTANCE OF 54.45 FEET TO A POINT; THENCE SOUTH 88 DEGREES 5 MINUTES 2 SECONDS EAST A DISTANCE OF 443.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 40 MINUTES 45 SECONDS EAST A DISTANCE OF 199.90 FEET TO A POINT; THENCE SOUTH 00 DEGREES 19 MINUTES 15 SECONDS EAST A DISTANCE OF 1567.93 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF INTERSTATE 12; THENCE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 49 MINUTES 19 SECONDS WEST A DISTANCE OF 374.68 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY MEASURE NORTH 39 DEGREES 22 MINUTES 37 SECONDS EAST A DISTANCE OF 59.08 FEET TO A POINT; THENCE NORTH 2 DEGREES 42 MINUTES 43 SECONDS WEST A DISTANCE OF 229.34 FEET TO A POINT; THENCE NORTH 88 DEGREES 31 MINUTES 8 SECONDS WEST A DISTANCE OF 216.55 FEET TO A POINT; THENCE SOUTH 71 DEGREES 40 MINUTES 10 SECONDS WEST A DISTANCE OF 135.12 FEET TO A POINT; THENCE SOUTH 80 DEGREES 23 MINUTES 54 SECONDS WEST A DISTANCE OF 174.19 FEET TO A POINT; THENCE NORTH 71 DEGREES 3 MINUTES 3 SECONDS WEST A DISTANCE OF 237.70 FEET TO A POINT; THENCE NORTH 49 DEGREES 33 MINUTES 44 SECONDS WEST A DISTANCE OF 77.55 FEET TO A POINT; THENCE NORTH 23 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 64.73 FEET TO A POINT; THENCE NORTH 10 DEGREES 42 MINUTES 24 SECONDS WEST A DISTANCE OF 75.95 FEET TO A POINT; THENCE NORTH 12 DEGREES 20 MINUTES 2 SECONDS WEST A DISTANCE OF 142.27 FEET TO A POINT; THENCE NORTH 32 DEGREES 57 MINUTES 7 SECONDS WEST A DISTANCE OF 52.07 FEET TO A POINT; THENCE NORTH 20 DEGREES 13 MINUTES 47 SECONDS WEST A DISTANCE OF 64.94 FEET TO A POINT; THENCE NORTH 11 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 122.24 FEET TO A POINT; THENCE NORTH 22 DEGREES 46 MINUTES 46 SECONDS WEST A DISTANCE OF 63.56 FEET TO A POINT; THENCE NORTH 2 DEGREES 2 MINUTES 56 SECONDS WEST A DISTANCE OF 85.72 FEET TO A POINT; THENCE NORTH 18 DEGREES 51 MINUTES 49 SECONDS WEST A DISTANCE OF 45.35 FEET TO A POINT; THENCE NORTH 20 DEGREES 13 MINUTES 56 SECONDS WEST A DISTANCE OF 48.39 FEET TO A POINT; THENCE NORTH 60 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 53.22 FEET TO A POINT; THENCE NORTH 9 DEGREES 57 MINUTES 49 SECONDS WEST A DISTANCE OF 45.26 FEET TO A POINT; THENCE NORTH 55 DEGREES 57 MINUTES 15 SECONDS WEST A DISTANCE OF 43.81 FEET TO A POINT; THENCE NORTH 14 DEGREES 9 MINUTES 12 SECONDS WEST A DISTANCE OF 116.35 FEET TO A POINT; THENCE NORTH 18 DEGREES 45 MINUTES 27 SECONDS WEST A DISTANCE OF 39.00 FEET TO A POINT; THENCE NORTH 1 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 67.74 FEET TO A POINT; THENCE NORTH 35 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 64.99 FEET TO A POINT; THENCE NORTH 1 DEGREE 5 MINUTES 50 SECONDS EAST A DISTANCE OF 84.10 FEET TO A POINT; THENCE NORTH 84 DEGREES 27 MINUTES 19 SECONDS EAST A DISTANCE OF 109.51 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 38.19 ACRES MORE OR LESS.

**CASE NUMBER:** 2022-2735-ZC

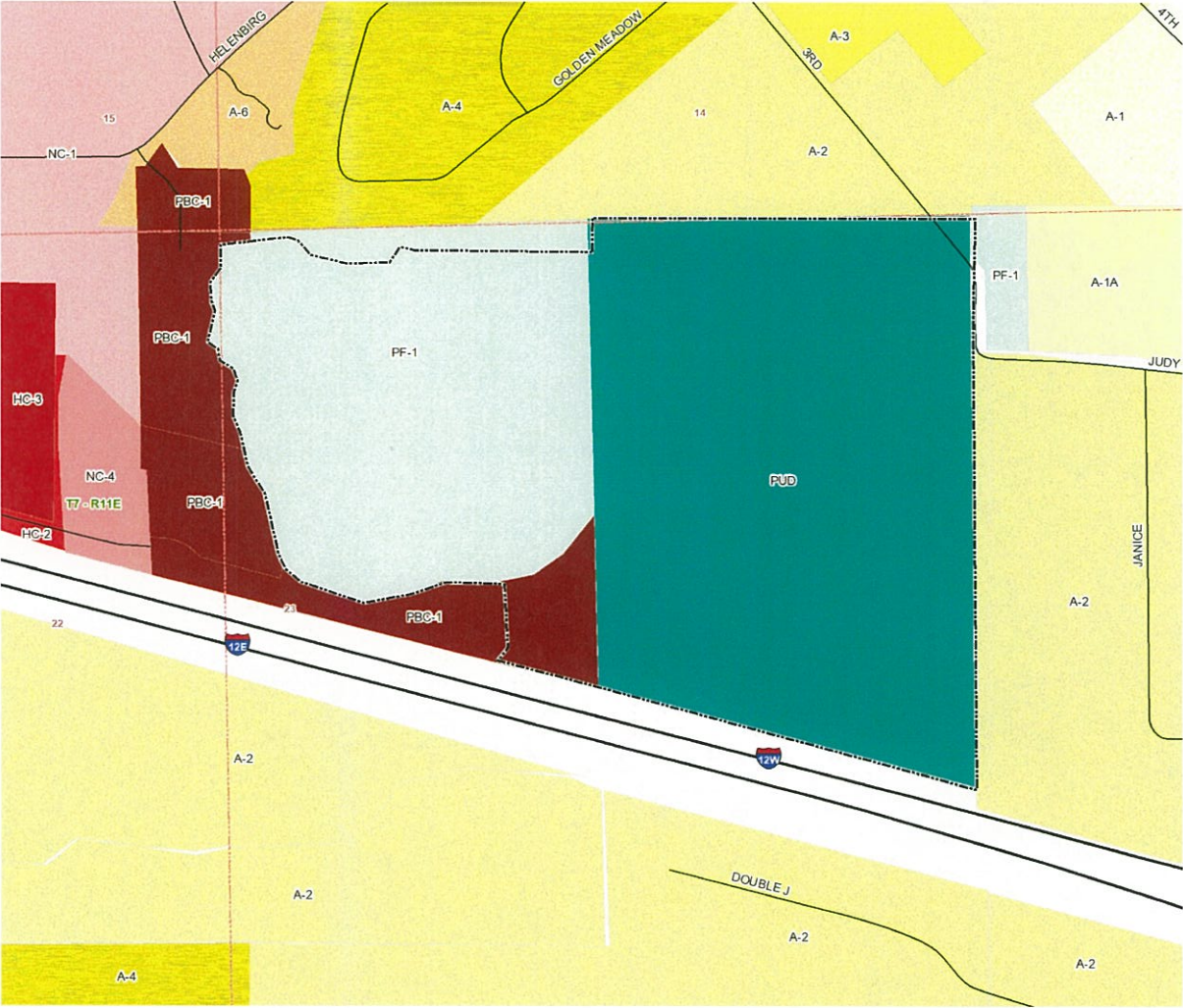
**PETITIONER:** Jeff Schoen

**OWNER:** Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent

**REQUESTED CHANGE:** PF-1 Public Facilities District, PBC-1 Planned Business Campus, and PUD Planned Unit Development Overlay TO A-2 Suburban District

**LOCATION:** Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4; District 5

**SIZE:** 98.3 acres









**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** March 29, 2022  
**Case No.:** 2022-2735-ZC  
**Posted:** March 18, 2022

**Meeting Date:** April 5, 2022  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Jeff Schoen  
**OWNER:** Covington Creek, LLC & Agrarian Investment Group, LLC – Kyle Kent  
**REQUESTED CHANGE:** PF-1 Public Facilities District, PBC-1 Planned Business Campus, and PUD Planned Unit Development Overlay TO A-2 Suburban District  
**LOCATION:** Parcel located on the west side of Third Avenue, south of Helenbirg Road; Covington; S22 & S23, T7S, R11E; Wards 3 & 4; District 5  
**SIZE:** 98.3 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Third Street -**                      **Type:** Parish                      **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	Residential	A-4 Single-Family District
South	Residential	A-2 Suburban District
East	Residential and Undeveloped	A-2 Suburban District and PF-1 Public Facilities District
West	Commercial	PBC-1 Planned Business Community

**EXISTING LAND USE:**

**Existing development:** No                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Planned District** - 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.

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from PF-1 Public Facilities District, PBC-1 Planned Business Campus, and PUD Planned Unit Development Overlay to A-2 Suburban District. The site located on the west side of Third Avenue, south of Helenbirg Road; Covington. The 2025 Future Land Use Plan designates the site to be the site to be developed as a Planned District with single family uses and conservation areas.

The original 60.112-acre Nature Walk Planned Unit Development was approved in 2005 per Council Ordinance Number 05-1170. This PUD was to be developed with 30 lots at an average lot size of 21,000 square feet and a total density of 1 lot per every 2 acres. Per Sec. 130-1674(d)(4), “if no portion or phase of the original PUD, which has been granted zoning approval by the Parish Council, is granted preliminary approval within two years of the date of the Parish Council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the Zoning Commission and Parish Council.”

The applicant is currently proposing to rezone and reconfigure the original PUD layout to include a total of 98.3 acres of property which will exclude a portion of the original PUD to the south and include the existing lake to the west which is currently zoned PF-1 Public Facilities District and PBC-1 Planned Business Campus. If approved, this request will rezone 98.3 acres of property to A-2 Suburban District which allows one single-family residential dwelling unit per acre. This will include rezoning the portion of property along the southern border of the original PUD so that it is no longer included within the subdivision boundaries as well as establishing the underlying density for the new proposed PUD configuration, which appears to be compatible with the surrounding area.

Table 1: Zoning Classifications			
	Max Height	Max Building Size	Permitted Uses
<b>Current Zoning:</b> PF-1 Public Facilities District (35.31 acres)	45 ft.	The coverage of all principal and accessory buildings not to exceed 50% of the total area of the lot	Post office; Funerary parlor, cemeteries; Passengers transportation terminals; Churches, temples and synagogues greater than 10,000 square feet; Government offices; Government maintenance facilities; Private non-profit animal services
<b>Current Zoning:</b> PBC-1 Planned Business Campus (3.37 acres)	75 ft.	The maximum floor area ratio (FAR) shall be 3.0	Mid-rise office and residential buildings; Hotels, motels and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding restaurants (no drive through service permitted); Mixed Use Centers including residential, restaurants, and retail uses
<b>Current Zoning:</b> PUD Planned Unit Development Overlay (59.62 acres)	N/A	N/A	Single-Family Residential Uses at a Density of 1 Lot Per 2 acres
<b>Proposed Zoning:</b> A-2 Suburban District (98.3 acres)	60 ft.	The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 15 percent of the total area of the lot.	One single-family residential use per acre; Private garages and accessory structures; Garage apartment or guest house under 1,000 square feet; Community central water treatment, well, and storage facilities; Household agriculture