

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6952 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. CANULETTE

ON THE 3 DAY OF MARCH , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HELENBIRG ROAD, EAST OF HIGHWAY 190 SERVICE ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 10 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT), A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 3, DISTRICT 5) (2021-2634-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2634-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-3 (Suburban District), A-4 (Single-Family Residential District) and NC-1 (Professional Office 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-3 (Suburban District), A-4 (Single-Family Residential District) and NC-1 Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY, 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"

2021-2634-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 14 and 15, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the Quarter corner between Sections 10 and 15, Township 7 South, Range 11 East; go South 89 degrees 17 minutes East 404.2 feet; thence South 08 degrees 25 minutes West 3970.7 feet to a point; thence South 89 degrees 55 minutes East 1599.2 feet to the point of beginning.

From the point of beginning go South 0 degrees 08 minutes West 310.0 feet; thence South 89 degrees 54 minutes East 1202.3 feet; thence North 50 degrees 07 minutes East 490.4 feet; thence South 89 degrees 55 minutes West 1577.9 feet to the point of beginning heretofore set. All as more fully shown on the survey of Edward J. Murphy dated February 10, 1972, a copy of which is annexed to COB 661, folio 231.

Case No.: 2021-2634-ZC

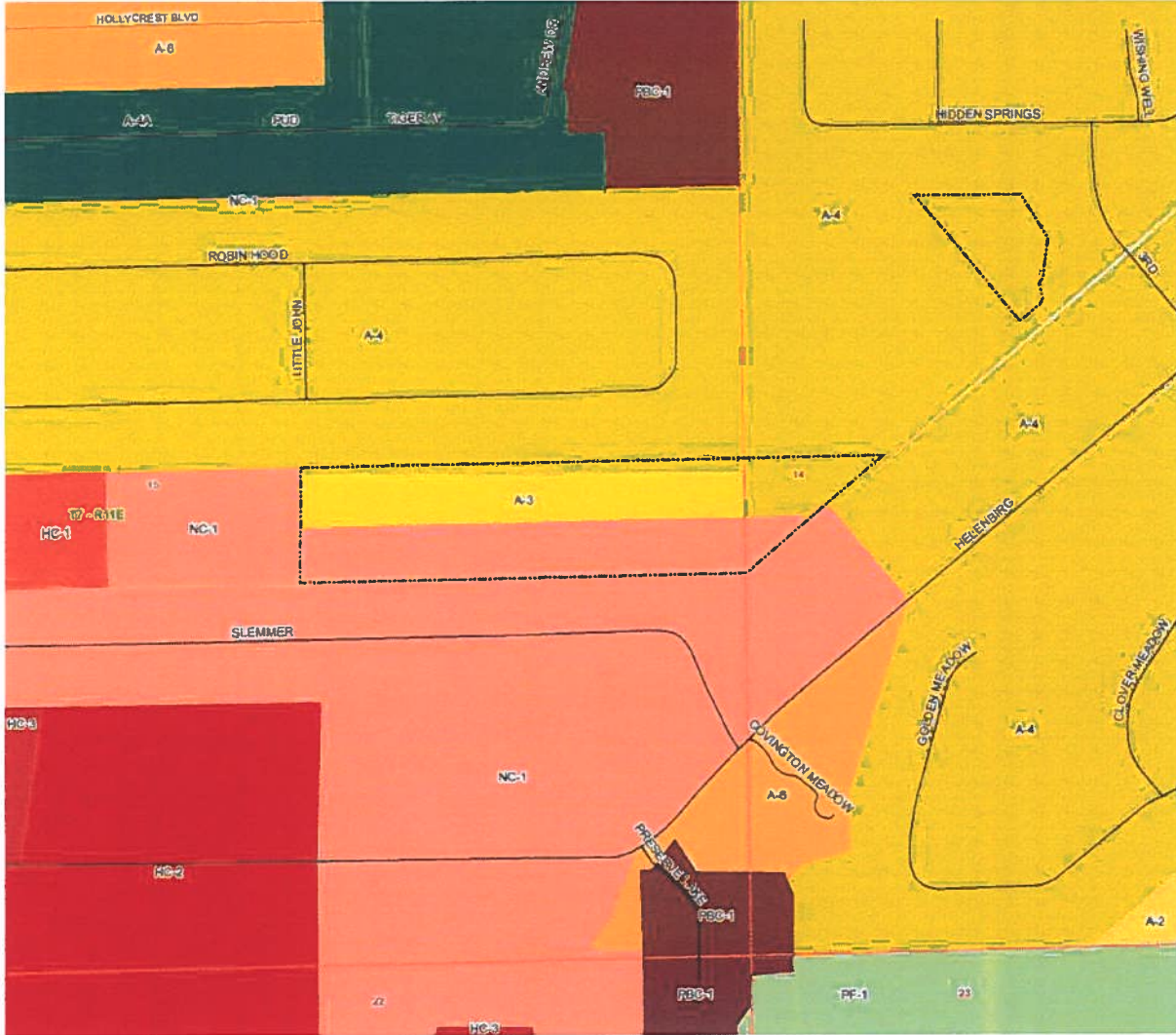
PETITIONER: Jeffrey Schoen

OWNER: Succession of Warren Joseph Salles, Jr. - Joseph Salles

REQUESTED CHANGE: From A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington

SIZE: 10 acres



2021-2634-ZC

NOTES

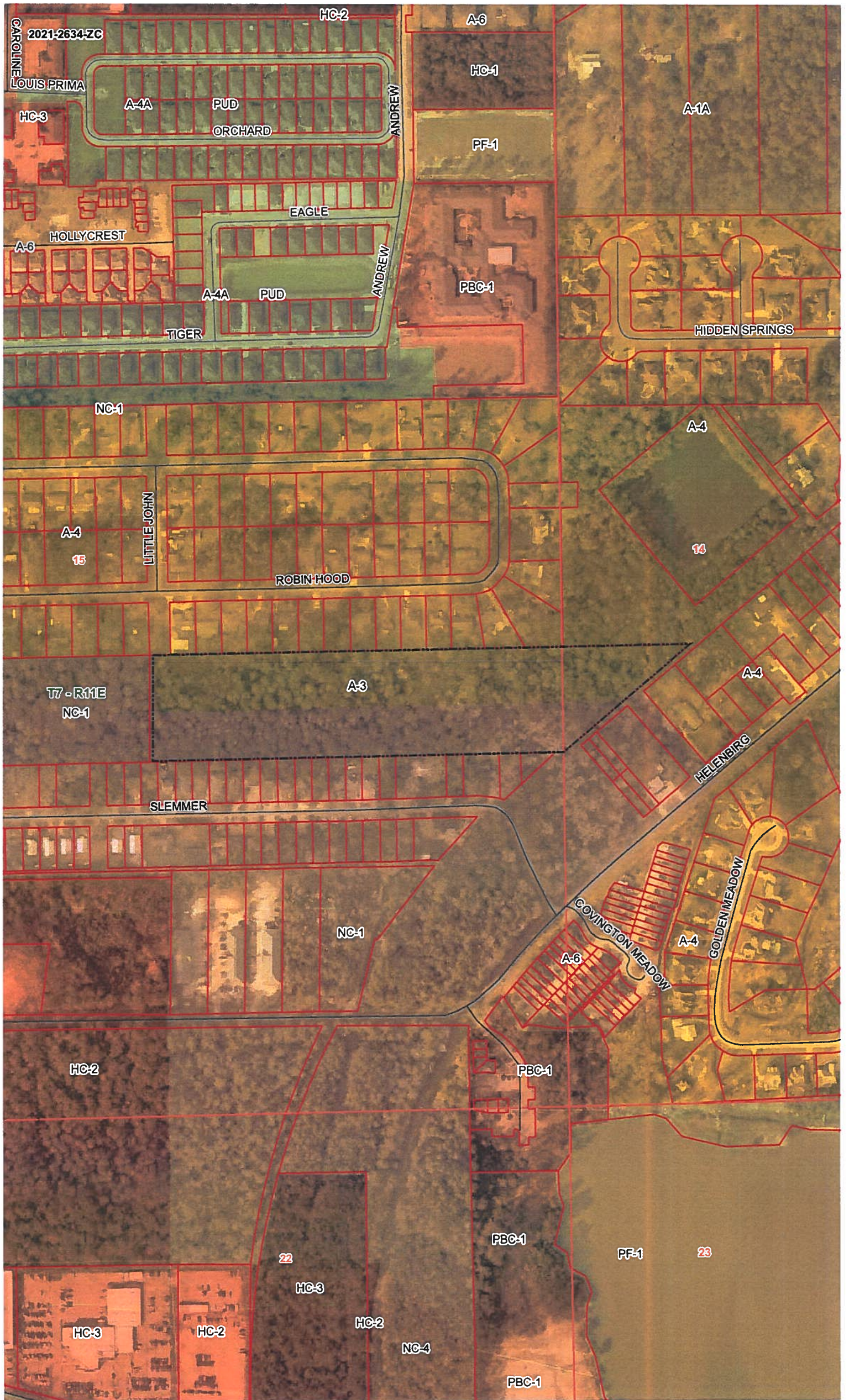
- 1 THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.
- 2 SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY PREPARED BY EDWARD J. KURRHY.
- 3 SUBJECT PROPERTY IS LOCATED IN SECTION 14 AND 15, TOWNSHIP 15 SOUTH, RANGE 11 EAST IN ST. TAMMANY PARISH.
- 4 PROPOSED SUBDIVISION LAYOUT IS BASED ON ST. TAMMANY PARISH A-40(D) SINGLE-FAMILY RESIDENTIAL ZONING.
- 5 DETENTION POND SIZE SHOWN IS ESTIMATED BASED ON 1" PER 100' DRAINAGE AREA. POND SIZE MAY CHANGE DURING PREPARATION OF THE DRAINAGE STUDY.

SITE ANALYSIS

TOTAL AREA	44.88 ACRES
TOTAL LOTS	35
PER ACRE LOT AREA	3.44 ACRES
LENGTH OF ROADS	1,500 LN FT
OPEN SPACE	1.11 ACRES (11.2%)



<p>RES: DATE BY</p> <p>A: 08/25/21 JAL</p> <p>CONCEPTUAL DESCRIPTION</p>		<p>SCALE</p> <p>1" = 80'</p>	<p>WORKING</p> <p>0</p> <p>IF THIS BAY DOES NOT SCALE</p>	<p>DESIGNED: D. REBERNAGEL</p> <p>DRAWN: M. LODER</p> <p>CHECKED: J. CALZADILLO</p>	<p>CONCEPTUAL - AUGUST 2021</p> <p>NOT FOR CONSTRUCTION</p> <p>This document is an interim document and not suitable for construction. It is preliminary and subject to change without notice. The user assumes all responsibility for the accuracy of the information and is not to be held liable for any errors or omissions.</p>	<p>FAIRWAY CONSULTING ENGINEERING</p>	<p>CONCEPTUAL SITE PLAN</p>	<p>SHEET</p> <p>P-2</p>
							<p>HELEBURG ROAD SUBDIVISION</p> <p>COVINGTON, LOUISIANA</p>	



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 25, 2022
Case No.: 2021-2634-ZC
Posted: January 21, 2022

Meeting Date: February 1, 2022
Prior Determination: Postponed until February 1, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey Schoen
OWNER: Succession of Warren Joseph Salles, Jr. - Joseph Salles
REQUESTED CHANGE: From A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District
LOCATION: Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington
SIZE: 10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Unopened Parish Right of Way **Road Surface:** N/A **Condition:** N/A

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 Residential District
South	Residential	NC-1 Professional Office District
East	Residential	A-4 Single-Family Residential District and NC-1 Professional Office District
West	Undeveloped	NC-1 Professional Office 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.

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District. The site is located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses on undeveloped tracts that are compatible with existing surrounding uses.

The subject property is currently undeveloped and abuts residential uses to the north, east, and south and undeveloped commercially zoned property to the west. The purpose of the requested A-4A Single-Family Residential District is to provide single-family dwellings in a setting of moderate urban density. A change in zoning will increase the allowable density where the property is currently zoned to accommodate residential uses but decrease the allowable intensity where the property is currently zoned to accommodate commercial uses (see Table 1).

Table 1: Zoning Classifications

	Max Density	Min. Lot Width	Permitted Uses
Current Zoning: A-3 Suburban District	21,780 sq. ft. (2 units per acre)	100 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture
Current Zoning: A-4 Single Family Residential District	10,890 sq. ft. (4 units per acre)	90 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture
Current Zoning: NC-1 Professional Office District	N/A	60 ft.	Law office; Architectural Office; Accountant Office; Real Estate Office; Insurance Office; Business Office; Daytime Doctor, Dentist, and Chiropractor Office; Veterinary Clinics Without Outdoor Kennels; Other Professional Office; One Single-Family Dwelling; Garage Apartments or guest homes under 1,000 sq. ft.;
Proposed Zoning: A-4A Single-Family Residential District	7,260 sq. ft. <u>(6 units per acre)</u> 60 units	60 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture