

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6960

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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 AT THE END OF INGRAM STREET, NORTH OF LOUISIANA HIGHWAY 36; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) (WARD 3, DISTRICT 2) (2022-2706-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2706-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-2 (Suburban District) to an A-2 (Suburban District) and RO (Rural Overlay) 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) and RO (Rural Overlay).

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-2 (Suburban District) to an A-2 (Suburban District) and RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 \_\_\_\_\_

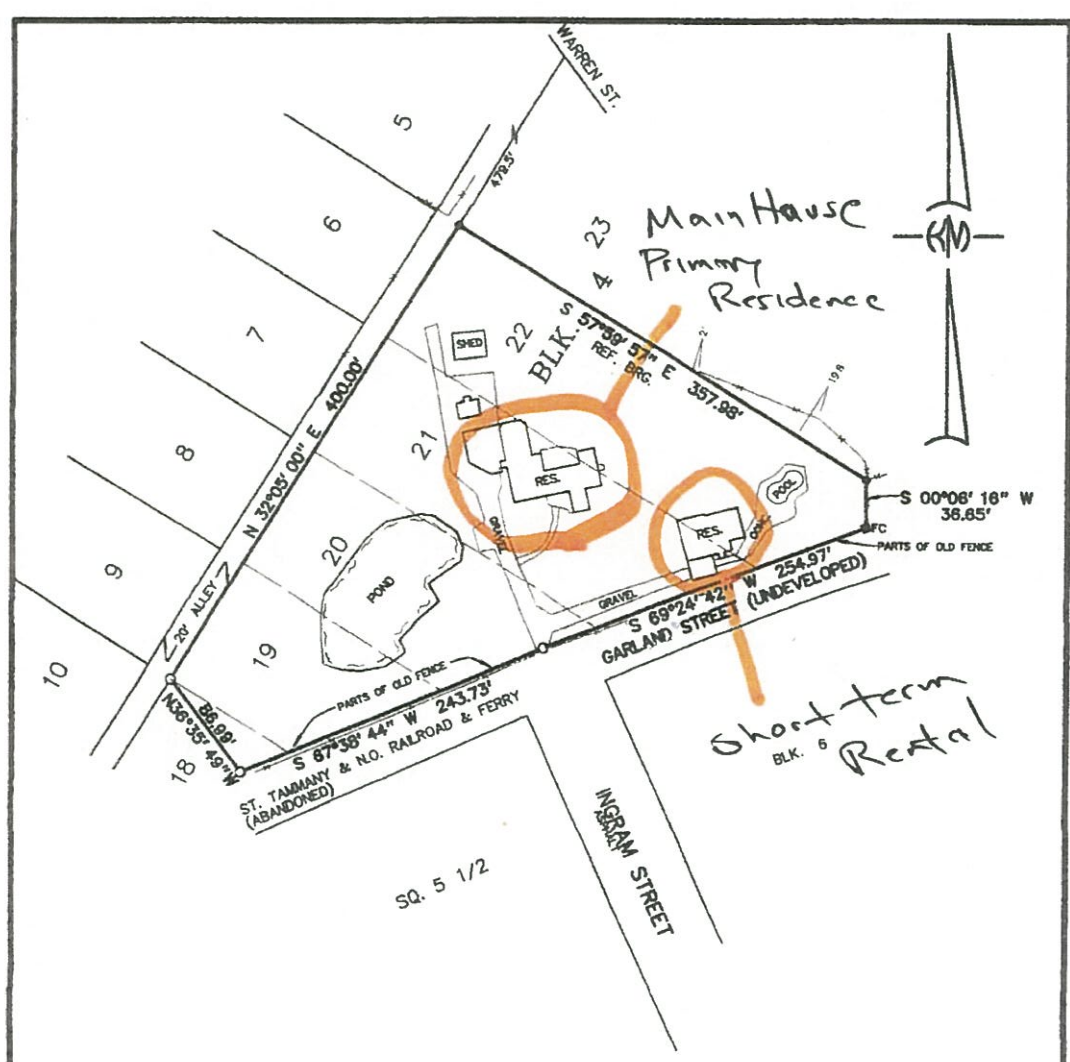
**EXHIBIT "A"**

**2022-2706-ZC**

That certain piece or portion of ground, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, being more particularly described as follows, to wit:

Commencing at the Northern most property corner of Lot 22, Block 4, Garland Addition to Covington, said point being the POINT OF BEGINNING, thence along a fence line South 57 degrees 59' 57" East a distance of 357.98 feet to an 1/2" iron rod, thence South 00 degrees 06'16" West, a distance of 36.65 feet, thence South 69 degrees 24'42" West, a distance of 243.73 feet, thence North 36 degrees 35'49" West, a distance 86.99 feet to an 1/2" iron rod on the southern right of way of a 20 ft. alley, thence along said right of way, North 32 degrees 05'00" East, a distance of 400.00 feet to the POINT OF BEGINNING, all as more particularly described on a survey prepared by Kelly J. McHugh & Associates, Inc. dated May 17, 1991 and numbered 91-243.

2022-2706-ZC



THIS PROPERTY IS LOCATED IN FLOOD ZONE C. BASE FLOOD ELEV. N/A. F.J.R.M. PANEL NO. 225205 0230 C. REV. 10-17-1989.

- LEGEND ---
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET
  - ↗ = 1/2" IRON ROD SET

- REFERENCES:
1. SURVEY BY THIS FIRM DATED 01/06/1997. JOB NO.: 97-003.
  2. RESUBDIVISION OF THE GARLAND ADDITION, DATED 12/1909, MAP FILE NO.: 161B.

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, ROAD RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

KELLY J. McHUGH  
License No. 4443  
PROFESSIONAL  
1-28-2020

*[Signature]*  
KELLY J. McHUGH REG. NO. 4443  
CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF: <b>A PORTION OF LOTS 18, 19, 20, 21 &amp; 22, BLK. 4, GARLAND ADDITION TO COVINGTON SECTION 42, T-6-S, R-11-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA</b>	
PREPARED FOR: <b>CATHERINE PASTOREK</b>	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 01/27/2020
DRAWN: DB	JOB NO.: 19-383
REVISED: 01/28/2020	

**CASE NUMBER:** 2022-2706-ZC

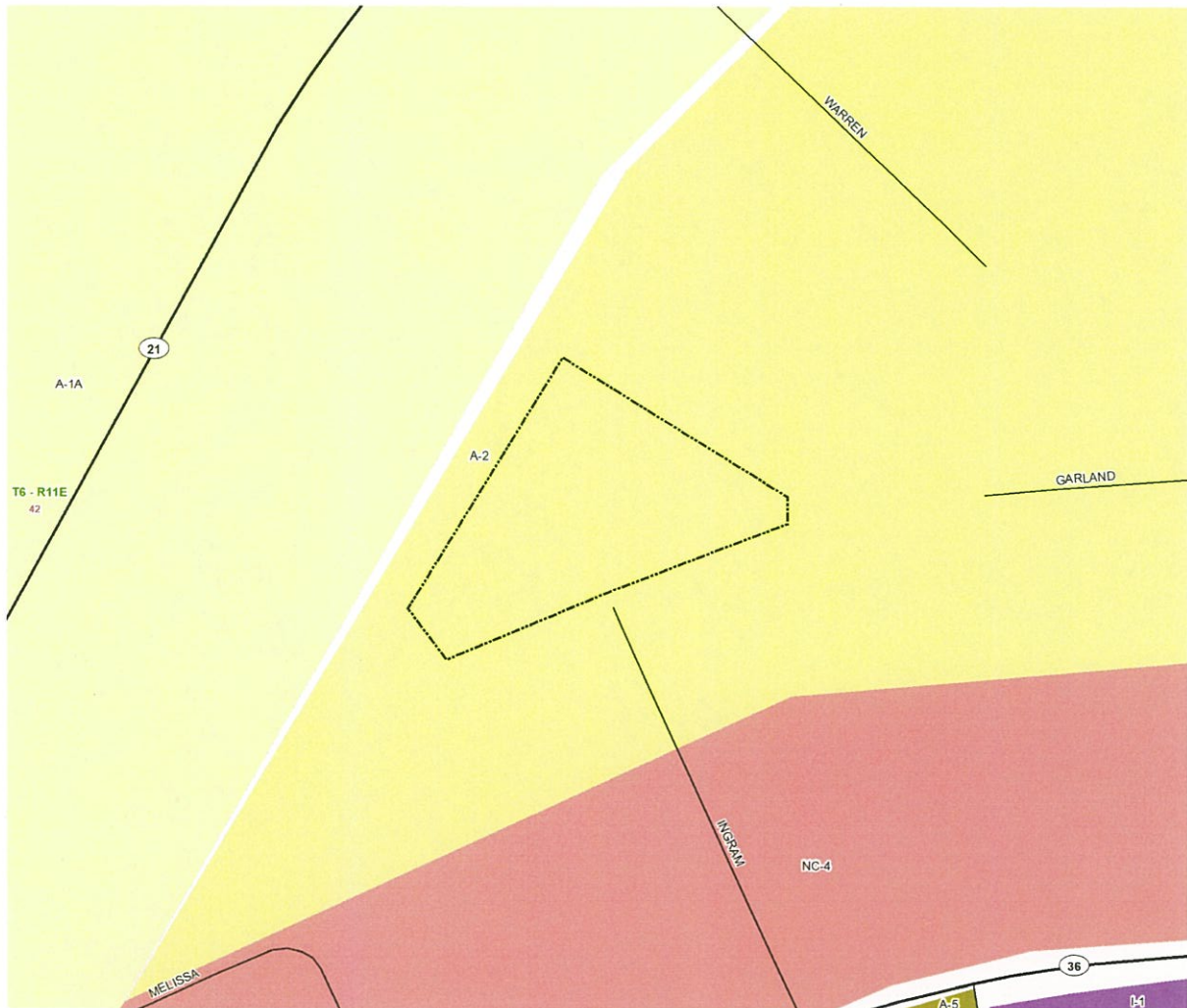
**PETITIONER:** Patrick and Patricia Deloney

**OWNER:** Patrick and Patricia Deloney

**REQUESTED CHANGE:** A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

**LOCATION:** Parcel located at the end of Ingram Street, north of Louisiana Highway 36; Covington; S42, T6S, R11E; Ward 3, District 2

**SIZE:** 2.32 acres





2022-2706-ZC

21

A-1A

MILITARY RD  
HWY 21

WARREN

A-2

2022-2706-ZC

GARLAND

T6 - R11E 42

INGRAM

NC-4

ABITA HWY

MELISSA

I-1

A-5

I-1

CAMELLIA

HC-3

FORMOSA

HC-2



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** March 29, 2022  
**Case No.:** 2022-2706-ZC  
**Posted:** March 16, 2022

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

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**GENERAL INFORMATION**

**PETITIONER:** Patrick and Patricia Deloney

**OWNER:** Patrick and Patricia Deloney

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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-1A Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay. The site located at the end of Ingram Street, north of Louisiana Highway 36; Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is currently developed with two existing single-family residential structures. The site is surrounded by existing residential uses which are zoned A-2 Suburban District. The purpose of the A-2 Suburban District zoning classification is to allow for single-family uses at a density of one residential unit per acre. The purpose of the Rural Overlay is primarily to allow for agricultural uses. Several of the uses listed under the RO Rural Overlay require the submission and approval of an Administrative Permit application to provide for a staff review of required minimum standards. This includes Short Term Rentals, recently added to the list of Administrative Permits under the RO Rural Overlay, as per Council Ordinance Number 21-4593.

A change in zoning from A-2 Suburban District and RO Rural Overlay to the 2.32-acre site will allow all permitted uses listed by-right in the Rural Overlay as well as allow the applicant to submit an administrative permit application for a Short-Term Rental permit.