

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6272                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO /BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BELLISARIO  
ON THE 7 DAY OF NOVEMBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF 4TH AVENUE, SOUTH OF HELENBIRG ROAD, BEING A PORTION OF FARM NO. 15, HELENBIRG LOTS AND FARMS, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2.66 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) (WARD 3, DISTRICT 5). (2019-1581-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1581-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-1 (Suburban District) 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 present A-1 (Suburban District) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF DECEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 30 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## **EXHIBIT "A"**

### **2019-1581-ZC**

From the corner of said Farm 15 formed by the intersection of Fourth Avenue and Dore (Doris) Street, run in a southerly direction, along the east side of Fourth Avenue, 200 feet to the point of beginning; thence continue along the east side of Fourth Avenue, southerly, 227 feet, more or less; thence run in an easterly direction, along the line dividing Farm 15 from Farm 16, 510 feet; thence run northerly, along the line dividing Farm 15 from Farm 11, 227 feet; thence run in a westerly direction 510 feet to the point of beginning.

**Case No.:** 2019-1581-ZC

**PETITIONER:** Angela and Veston Jenkins

**OWNER:** Angela and Veston Jenkins

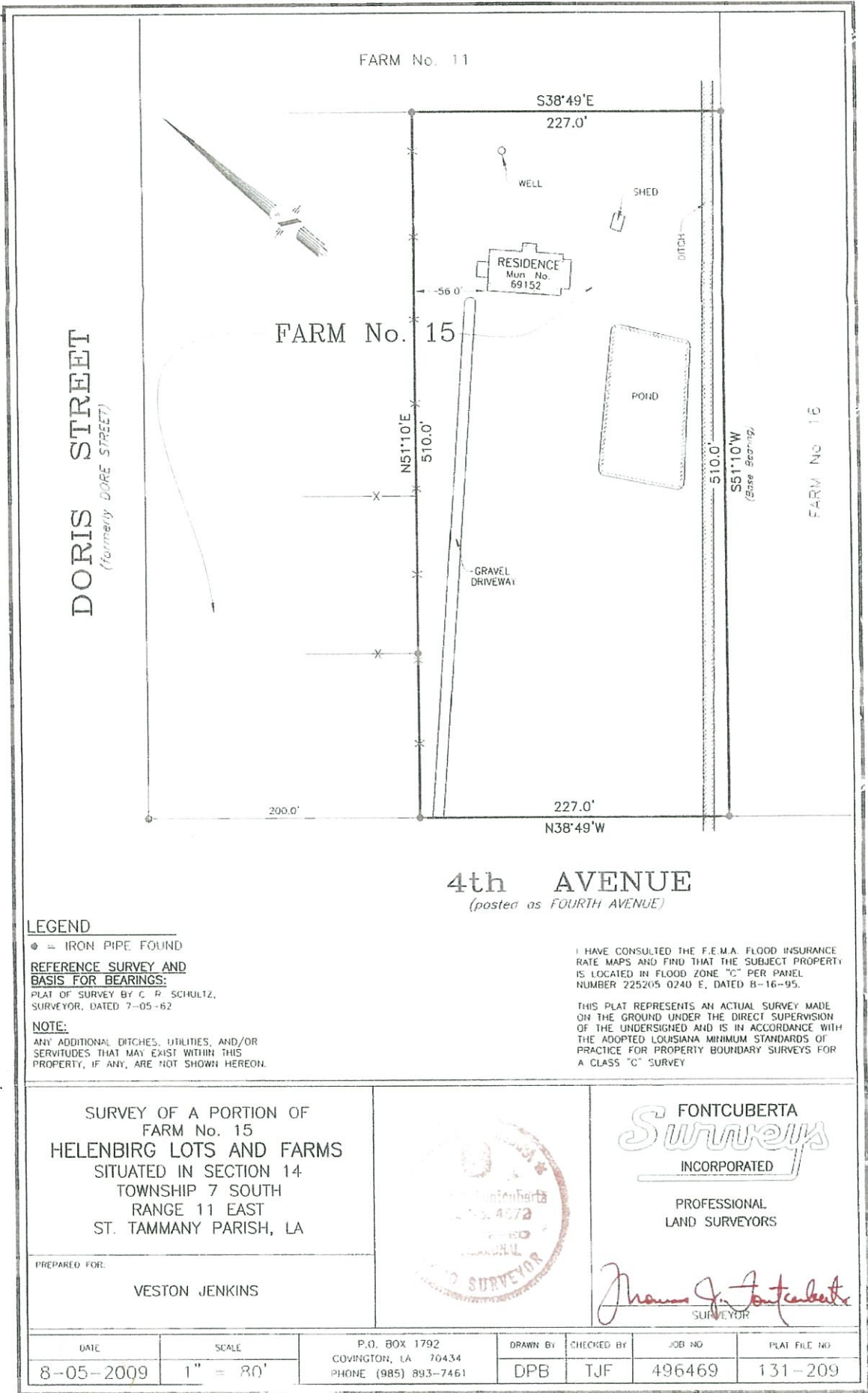
**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District

**LOCATION:** Parcel located on the east side of 4th Avenue, south of Helenbirg Road, being a portion of Farm No. 15, Helenbirg Lots and Farms, being 69152 4<sup>th</sup> St., Covington ; S14, T7S, R11E; Ward 3, District 5

**SIZE:** 2.66 acres



2019-1581-ZC









## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** 9/27/2019  
**Case No.:** 2019-1581-ZC  
**Posted:** 9/23/2019

**Meeting Date:** 10/9/2019  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Angela and Veston Jenkins

**OWNER:** Angela and Veston Jenkins

**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District

**LOCATION:** Parcel located on the east side of 4th Avenue, south of Helenbirg Road, being a portion of Farm No. 15, Helenbirg Lots and Farms, Covington; S14, T7S, R11E; Ward 3, District 5

**SIZE:** 2.66 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 1 Lane Asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Residential	A-2 Suburban District and A-3 Suburban District
East	Undeveloped	A-1 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 from A-1 Suburban District to A-2 Suburban District. This site is located on the east side of 4th Avenue, south of Helenbirg Road, being a portion of Farm No. 15, Helenbirg Lots and Farms, being 69152 4<sup>th</sup> Ave., Covington. The 2025 future land use plan designates the site to be developed with residential uses that vary in site design and density. Staff does not see any compelling reason to recommend approval of this request considering the site is flanked by existing A-1 Suburban Residential zoning designations to the north, east, and south sides of the petitioned property.

#### STAFF RECOMMENDATION:

Staff recommends that the request for the A-2 Suburban District designation be denied.