

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6256

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

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. DEAN

ON THE 3 DAY OF OCTOBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1077, SOUTH OF MCGEE ROAD, NORTH OF US HIGHWAY 190, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 5.53 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT), A-5 (TWO FAMILY RESIDENTIAL DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & A-5 (TWO FAMILY RESIDENTIAL DISTRICT), (2019-1562-ZC), (WARD 1, DISTRICT 3).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1562-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-4 (Single-Family Residential District), A-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to an A-4 (Single-Family Residential District) & A-5 (Two 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-4 (Single-Family Residential District) & A-5 (Two 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-4 (Single-Family Residential District), A-5 (Two Family Residential District) & HC-2 (Highway Commercial District) to an A-4 (Single-Family Residential District) & A-5 (Two 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF NOVEMBER , 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: SEPTEMBER 25 , 2019

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

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

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

## EXHIBIT "A"

### 2019-1562-ZC

#### LEGAL DESCRIPTION FOR PUD ZONING CHANGE HC-2 TO A-4

A CERTAIN TRACT OF LAND, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST; THENCE BEARING N 66° 33' 13" W A DISTANCE OF 3988.31 FEET TO A POINT, THE ACTUAL POINT OF BEGINNING (P.O.B.);

THENCE BEARING N 31° 38' 5" W A DISTANCE OF 11.47 FEET TO A POINT;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 290.00 FEET TO A POINT;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 11.47 FEET TO A POINT;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 13.70 FEET TO A POINT;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 276.30 FEET TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.0764 ACRES (3326.05 SQUARE FEET), MORE OR LESS

AND

A CERTAIN TRACT OF LAND, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST; THENCE BEARING N 78° 16' 20" W A DISTANCE OF 3035.15 FEET TO A POINT, THE ACTUAL POINT OF BEGINNING (P.O.B.);

THENCE BEARING N 85° 28' 50" W A DISTANCE OF 22.03 FEET TO A POINT AND CORNER;

THENCE BEARING N 3° 45' 34" E A DISTANCE OF 32.44 FEET TO A POINT AND CORNER;

THENCE BEARING N 86° 42' 56" W A DISTANCE OF 15.98 FEET TO A POINT AND CORNER;

THENCE BEARING N 4° 31' 10" E A DISTANCE OF 364.47 FEET TO A POINT AND CORNER;

THENCE BEARING N 85° 28' 50" W A DISTANCE OF 22.26 FEET TO A POINT AND CORNER;

THENCE BEARING N 31° 38' 5" W A DISTANCE OF 135.05 FEET TO A POINT AND CORNER;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 15.00 FEET TO A POINT AND CORNER;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 23.70 FEET TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 40.53 FEET TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 10.00 FEET TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 76.79 FEET TO A POINT AND CORNER;

THENCE A DISTANCE OF 52.45 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 95.00, A DELTA ANGLE OF 211° 38' 05", A CHORD BEARING OF S 15° 49' 3" E, AND A CHORD LENGTH OF 182.81 FEET) TO A POINT AND CORNER;

THENCE BEARING S 0° 0' 0" E A DISTANCE OF 380.43 FEET TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.298 ACRES (12989.11 SQUARE FEET), MORE OR LESS.

#### LEGAL DESCRIPTION FOR PUD ZONING CHANGE A-4 TO A-5

A CERTAIN TRACT OF LAND, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST;

THENCE BEARING N 58° 39' 39" W A DISTANCE OF 3671.17 FEET TO A POINT, THE ACTUAL POINT OF BEGINNING (P.O.B.);

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 314.75 FEET TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 94.25 FEET TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 16.04 FEET TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 35.55 FEET TO A POINT AND CORNER;

THENCE A DISTANCE OF 15.71 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 10.00, A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 13° 21' 55" W, AND A CHORD LENGTH OF 14.14 FEET) TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 20.00 FEET TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 175.00 FEET TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 10.00 FEET TO A POINT AND CORNER;

THENCE BEARING N 31° 38' 5" W A DISTANCE OF 360.79 FEET TO A POINT AND CORNER;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 324.80 FEET TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 2.560 ACRES (111500.09 SQUARE FEET), MORE OR LESS.

AND

**2019-1562-ZC Cont'd**

A CERTAIN TRACT OF LAND, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST;

THENCE BEARING N 66° 01' 25" W A DISTANCE OF 3120.39 FEET TO A POINT, THE ACTUAL POINT OF BEGINNING (P.O.B.);

THENCE BEARING S 12° 25' 40" E A DISTANCE OF 325.03 FEET TO A POINT AND CORNER;

THENCE A DISTANCE OF 224.55 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 640.00, A DELTA ANGLE OF 20° 06' 09", A CHORD BEARING OF S 68° 24' 59" W, AND A CHORD LENGTH OF 223.40 FEET) TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 220.55 FEET TO A POINT AND CORNER;

THENCE BEARING N 31° 38' 5" W A DISTANCE OF 39.47 FEET TO A POINT AND CORNER;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 220.55 FEET TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 39.47 FEET TO THE POINT OF BEGINNING

(P.O.B.), CONTAINING 0.200 ACRES (8705.02 SQUARE FEET), MORE OR LESS.

**LEGAL DESCRIPTION FOR PUD ZONING CHANGE HC-2 TO A-5**

A CERTAIN TRACT OF LAND, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST;

THENCE BEARING N 69° 33' 48" W A DISTANCE OF 3264.57 FEET TO A POINT, THE ACTUAL POINT OF BEGINNING (P.O.B.);

THENCE BEARING N 31° 38' 5" W A DISTANCE OF 695.25 FEET TO A POINT AND CORNER;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 13.70 FEET TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 360.79 FEET TO A POINT AND CORNER;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 10.00 FEET TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 295.00 FEET TO A POINT AND CORNER;

THENCE BEARING S 31° 38' 5" E A DISTANCE OF 39.47 FEET TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 23.70 FEET TO THE POINT OF BEGINNING

(P.O.B.), CONTAINING 0.295 ACRES (12867.80 SQUARE FEET), MORE OR LESS.

**LEGAL DESCRIPTION FOR PUD ZONING CHANGE A-5 TO A-4**

A CERTAIN TRACT OF LAND, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST;

THENCE BEARING N 57° 38' 34" W A DISTANCE OF 3207.23 FEET TO A POINT, THE ACTUAL POINT OF BEGINNING (P.O.B.);

THENCE BEARING S 12° 25' 40" E A DISTANCE OF 325.03 FEET TO A POINT AND CORNER;

THENCE A DISTANCE OF 224.55 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 640.00, A DELTA ANGLE OF 20° 06' 09", A CHORD BEARING OF S 68° 24' 59" W, AND A CHORD LENGTH OF 223.40 FEET) TO A POINT AND CORNER;

THENCE BEARING S 58° 21' 55" W A DISTANCE OF 29.16 FEET TO A POINT AND CORNER;

THENCE BEARING N 31° 38' 5" W A DISTANCE OF 325.00 FEET TO A POINT AND CORNER;

THENCE BEARING N 58° 21' 55" E A DISTANCE OF 29.16 FEET TO A POINT AND CORNER;

THENCE A DISTANCE OF 333.50 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 965.00, A DELTA ANGLE OF 19° 48' 03", A CHORD BEARING OF N 68° 15' 56" E, AND A CHORD LENGTH OF 331.84 FEET) TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 2.299

ACRES (100157.31 SQUARE FEET), MORE OR LESS.

**Case No.:** 2019-1562-ZC

**PETITIONER:** Southern Lifestyle Development – Jason Ellis

**OWNER:** Providence Parks Development LLC – Robert Daigle

**REQUESTED CHANGE:** A-4 Single-Family Residential District to A-5 Two Family Residential District, A-5 Two Family Residential District to A-4 Single-Family Residential District & HC-2 Highway Commercial District to A-4 Single-Family Residential District & A-5 Two-Family Residential District

**LOCATION:** Parcel located on the east side of LA Highway 1077, south of McGee Road, north of US Highway 190, Covington, S21, T6S, R10E, Ward 1, District 3

**SIZE:** 5.53 acres









2019-1562-ZC

PUD

PUD  
A-1

A-1

A-2

WILKINSON

21

MC GEE

A-1

PUD A-4

A-5

HC-2

COUNTRYSIDE

107

A-1

PUD

TGS - R10E

I-2

22

OLD US 190

NC-2

28

WILSON

HC-2

A-1

TURNPIKE RD

27

A-3

LADNER

I-2

I-2

HC-2

107

190



