ST. TAMMANY PARISH COUNCIL

ORDINANCE		
ORDINANCE CALENDAR NO: <u>6256</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: <u>LORINO/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT	
INTRODUCED BY: MR. CANULETTE	SECONDED BY: MR. DEAN	
ON THE $\underline{3}$ DAY OF OCTOBER, $\underline{,2019}$		
OF ST. TAMMANY PARISH, LAPARCEL LOCATED ON THE 1077, SOUTH OF MCGEE RO. 190, COVINGTON AND WHICE TOTAL OF 5.53 ACRES OF LAIPRESENT A-4 (SINGLE-FAMILY (TWO FAMILY RESIDENTIAL COMMERCIAL DISTRICT) T	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN EAST SIDE OF LA HIGHWAY AD, NORTH OF US HIGHWAY CH PROPERTY COMPRISES A ND MORE OR LESS, FROM ITS (RESIDENTIAL DISTRICT), A-5 DISTRICT) & HC-2 (HIGHWAY O AN A-4 (SINGLE-FAMILY 65 (TWO FAMILY RESIDENTIAL LRD 1, DISTRICT 3).	
law, <u>Case No. 2019-1562-ZC</u> , has recommended to that the zoning classification of the above referenced Residential District), A-5 (Two Family Residential	ish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany, Louisiana, area be changed from its present A-4 (Single-Family District) & HC-2 (Highway Commercial District) to Two Family Residential District) see Exhibit "A" for	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
WHEREAS, the St. Tammany Parish Council the public health, safety and general welfare, to dest A-4 (Single-Family Residential District) & A-5		
THE PARISH OF ST. TAMMANY HEREBY O	ORDAINS, in regular session convened that:	
its present A-4 (Single-Family Residential Distric	above described property is hereby changed from t), A-5 (Two Family Residential District) & HC-2 e-Family Residential District) & A-5 (Two Family	
SECTION II: The official zoning map of the Parto incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended n Section I hereof.	
repealed.SEVERABILITY: If any provision of t invalidity shall not affect other provisions herein where the state of the provision of the state of th	Ordinances in conflict herewith are hereby this Ordinance shall be held to be invalid, such nich can be given effect without the invalid provision hereby declared to be severable. EFFECTIVE DATE: days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUF	BMITTED TO A VOTE AND RESULTED IN THE	

YEAS: _____

NAYS:
ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF <u>NOVEMBER</u> , 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: <u>SEPTEMBER 25</u> , <u>2019</u>
Published Adoption:, <u>2019</u>
Delivered to Parish President:, 2019 at
Returned to Council Clerk:, <u>2019</u> 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

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 FAST

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.

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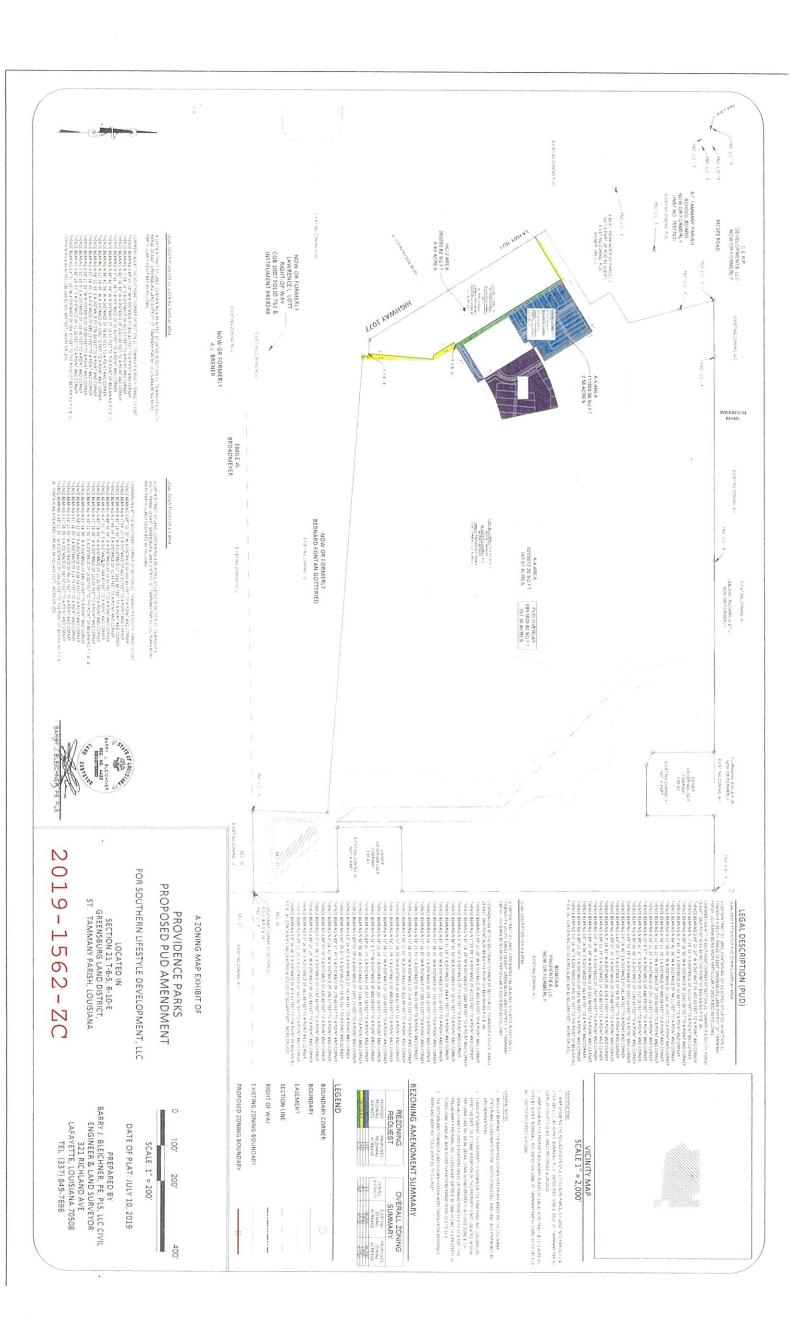
PETITIONER: Southern Lifestyle Development – Jason Ellis **OWNER:** Providence Parks Development LLC – Robert Daigle

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







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/23/2019 Case No.: 2019-1562-ZC

Posted: 8/16/2019

Meeting Date: 9/3/2019 **Determination:** Approved

GENERAL INFORMATION

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

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Surrounding Use Surrounding Zone North Undeveloped A-1 Suburban District South Industrial & Undeveloped I-2 Industrial District East Undeveloped A-1 Suburban District

West Residential PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

Agriculture - extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from 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. See chart below depicting the requested changes and the total acreage for each zoning district and see attached map.

Requested Zoning Change	Acreage
A-4 to A-5	2.8 acres
A-5 to A-4	2.3 acres
HC-2 to A-4	0.4 acre
HC-2 to A-5	0.3 acre

Overall Zoning Summary		
Zoning District	Acreage	Total including Requested Zoning Acreage
A-4	145.24 acres	146.28 acres
A-5	4.58 acres	4.58 acres
HC-2	7.47 acres	6.43 acres
PUD	157.3 acres	157.3 acres

The changes listed above are being requested in order to increase or decrease the acreage of the underlying zoning categories of the previously approved PUD (2017-523-ZC). Note that a request for major amendment of the PUD (2017-523-ZC) has also been submitted showing the proposed changes and the reconfiguration of the PUD subdivision.

STAFF RECOMMENDATION:

Staff recommends that the requested changes for the A-4, A-5 & HC-2 zoning designations be approved.