

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6278

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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 SOUTH SIDE OF HICKORY STREET, EAST OF US HIGHWAY 190 SERVICE ROAD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.74 ACRES OF LAND MORE OR LESS FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) & MD-1 (MEDICAL RESIDENTIAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT) (WARD 4, DISTRICT 5). (2019-1594-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1594-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-5 (Two Family Residential District) & MD-1 (Medical Residential District) to an 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-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-5 (Two Family Residential District) & MD-1 (Medical Residential District) to an 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2019-1594-ZC

A certain parcel of ground situated in Section 27, Township-7-South, Range-11-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 22, 23, 26, & 27 Township-7-South, Range-11-East and measure South 89°43'35" West a distance of 1779.97 feet Thence South 01°34'34" East a distance of 175.05 feet to the Point of Beginning.

From the Point of Beginning continue South 01°34'34" East a distance of 184.19 feet to a point;

Thence South 26°52'19" West a distance of 93.04 feet to a point;

Thence South 79°47'17" West a distance of 205.87 feet to a point;

Thence North 44°45'34" West a distance of 251.84 feet to a point;

Thence North 89°39'45" East a distance of 292.31 feet to a point;

Thence North 44°46'36" West a distance of 171.72 feet to a point;

Thence North 89°43'35" East a distance of 245.57 feet to the POINT OF BEGINNING, and containing 75,966.95 square feet or 1.74 acre(s) of land, more or less.

Case No.: 2019-1594-ZC

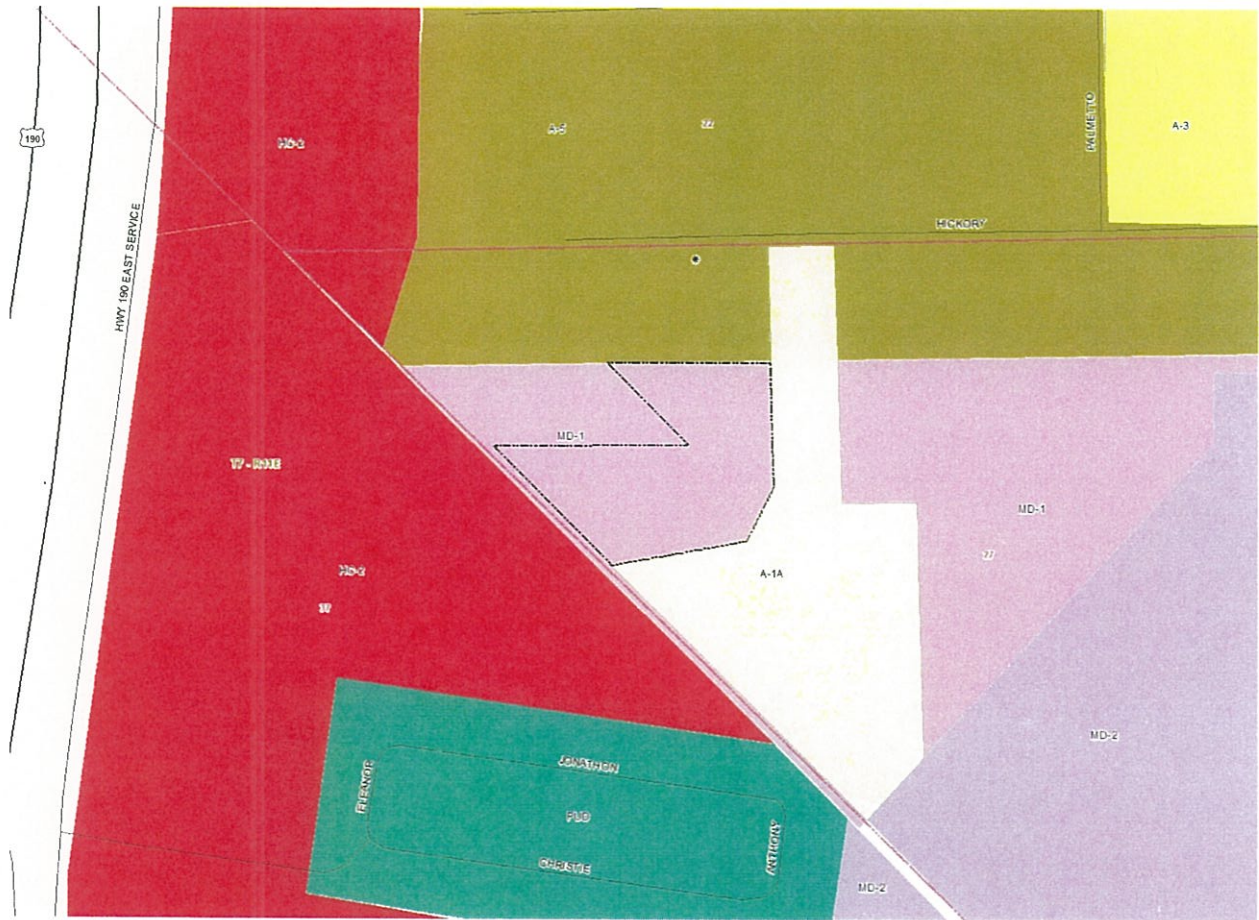
PETITIONER: LUSK Management, LLC - Blake Lusk

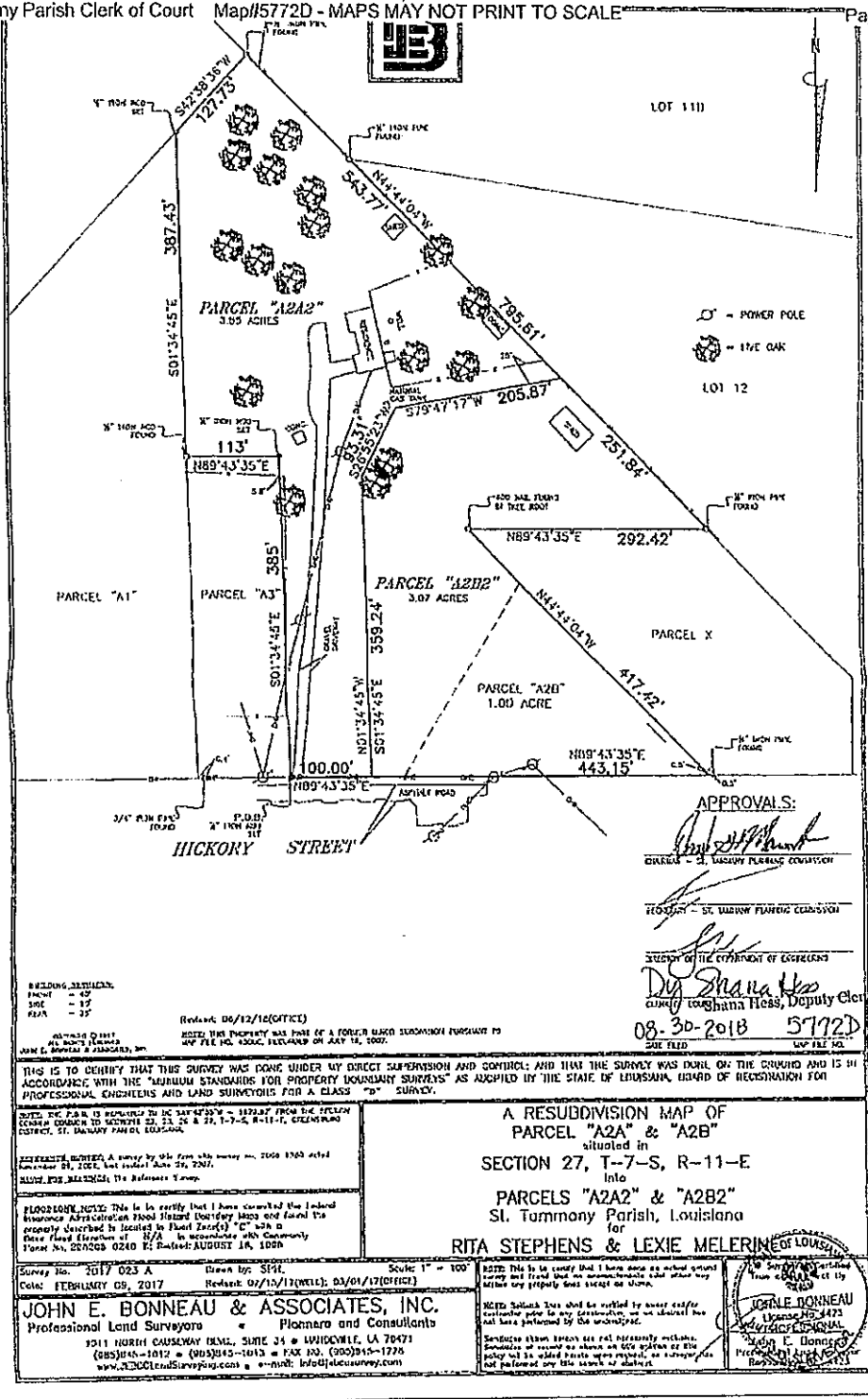
OWNER: LUSK Management, LLC - Blake Lusk

REQUESTED CHANGE: From A-5 Two Family Residential District and MD-1 Medical Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the south side of Hickory Street, east of US Highway 190 Service Road, being 162 Hickory St., Covington; S27, T7S, R11E; Ward 4, District 5

SIZE: 1.74 acres





APPROVALS:

[Signature]
 CLERK - ST. TAMMANY PLANNING COMMISSION

[Signature]
 MEMBER - ST. TAMMANY PLANNING COMMISSION

[Signature]
 DEPUTY CLERK OF COURSE

[Signature]
 Deputy Clerk
 08-30-2018 5772D

BUILDING SCHEDULE
 FRONT - 10'
 SIDE - 10'
 REAR - 10'

NOTICE TO BUYER
 JOHN E. BONNEAU & ASSOCIATES, INC.

RECORD 08/12/18 (OFFICE)
 NOTE: THIS PROPERTY WAS PART OF A FORECLOSURE SALE PURSUANT TO
 WY FILE NO. 2006-100-AND ON JULY 18, 2007.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN
 ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

NOTE: THE P.M. IS REFERRED TO IN THE 1897 ACT AS "1897" FROM THE SECTION
 RECORD NUMBER TO SECTION 23, 26 & 27, 1-7-5, R-11-E, GREENWALD
 DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE: MONTEC, A survey by the firm with survey no. 2008 1563 dated
 November 01, 2008, but subject to the 2017
 SURVEY FOR REVISION; The Reference Survey.

FLOORPLAN NOTE: This is to certify that I have compared the listed
 reference information from the floor plan and found the
 property described in located in Parcel "A2" with a
 three floor structure of 37'8" in accordance with Community
 Form No. 2008-0240 F. Dated: AUGUST 16, 2008

A RESUBDIVISION MAP OF
 PARCEL "A2A" & "A2B"
 situated in
 SECTION 27, T-7-S, R-11-E
 into
 PARCELS "A2A2" & "A2B2"
 St. Tammany Parish, Louisiana
 for
 RITA STEPHENS & LEXIE MELERINE OF LOUISIANA

Survey No. 2017 023 A Drawn by: SPH Scale 1" = 100'
 Date: FEBRUARY 09, 2017 Record: 02/15/17 (OFFICE) 03/01/17 (OFFICE)

JOHN E. BONNEAU & ASSOCIATES, INC.
 Planners and Consultants
 1011 NORTH COURSEWAY DR., SUITE 31 • WILCOXVILLE, LA 70421
 (504)945-1012 • (504)945-1013 • FAX 504. (504)945-1776
 www.jebon.com • e-mail: info@jebon.com

NOTE: This is to certify that I have done an actual ground
 survey and found that no monuments exist which may
 define any property lines except as shown.

NOTE: Stationing was established by survey control
 established prior to my commission, and no adjustment
 has been performed by this surveyor.

Surveys shall always be and necessarily include
 boundaries of record as shown on the plan or the
 policy but in addition thereto upon request, an adjustment
 not performed by the work of station.

JOHN E. BONNEAU
 LICENSED PROFESSIONAL
 SURVEYOR
 No. 10000
 State of Louisiana

2019-1594-ZC

2019-1594-ZC



17A 21A 1D 1 3A 5A 7 8 9 11 13A 15A Ozone Park 1 2 3 4 5 6 7 8 9A
HC-2A 19A 40A A-3 25 28 33A 36A 14 16 18 19 22
36A 2D 19 20A 26 27 29 30 31A 35A 15 20 A-5

11 14 16 19 23 25 28 10 16 18 3 7 9
12 15 17 21 24 26 28 1A 3 5 6 7 8 9 11 13 15 17 1 2 4 5 6 8
13 18 20 22 24 27 20 22 24 19 21 23 26 29A 32 34 36 15 17 20 22
29 30 32 33 35 38 41A 43 45 19 21 23 25 27A 31 33 35 16 18 19 21

18 21 21 9A 18 20 22 1A 3A 5A 7A 9A 11A 13A 15A 17A 1A 3A 5A 7A
HC-2 19 23 24A X 19A 21A 23A 27A 29A 31A 33A 35A PALMETTO 15A 17A 21A
35A A-7 37 40 36 38 39 41 19A 21A 25A 29A 31A 33A 35A 19A 21A

11 13 15 17 19 21 15A
2 3 7 8 10 12 14 16 18 20 22 1A 3A 5A 7A 9A 11A 13A 17A 1A 3A 5A 7A
4 6 9 5 24 26 28 30 33 35 37 39 19A 21A 23A 25A 29A 31A 33A 35A 17A 19A 21A 23A
23 26 28 30 33 35 37 39 19A 21A 23A 25A 29A 31A 33A 35A

13B Pt of A MD-1 A3 A1 MD-1
13A Suburban Ests. 12 A2 A-1A 27
HC-2 11A ELEANOR JONATHON Fairway PUD 11B CHRISTIE ANTHONY Pontchartrain Med Pk MD-2
Pt of A

Tract 1 Tract 2 Tract 3 Parcel A MD-3 TRACT 1 MEDICAL PARK 3 2 Lakeview Regional Pt of B
HWY 190 EAST SERVICE KEYSTONE Parcel B MD-2 MD-3

Suburban Ests. MD-3 TRACT 2 1 TRACT 2
N CAUSEWAY BLVD ON RAMP
LAKEVIEW

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1594-ZC
Posted: 9/23/2019

Meeting Date: 10/9/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: LUSK Management, LLC - Blake Lusk

OWNER: LUSK Management, LLC - Blake Lusk

REQUESTED CHANGE: From A-5 Two Family Residential District and MD-1 Medical Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington; S27, T7S, R11E; Ward 4, District 5

SIZE: 1.74 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Undeveloped	A-5 Two-Family Residential District
South	Residential	A-1A Suburban District
East	Residential and Undeveloped	A-1A Suburban District
West	Commercial and Industrial	HC-2 Highway Commercial 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.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-5 Two Family Residential District and MD-1 Medical Residential District to A-5 Two Family Residential District. This site is located on the south side of Hickory Street, east of US Highway 190 Service Road, being 162 Hickory St., Covington. The 2025 future land use plan calls for the area to be developed with planned districts with mixed uses at varying densities and conservation areas. Staff does not have any objection to the requested A-5 Suburban District considering the site is surrounded by a variety of residential zoning districts and the requested zoning change would correct what is currently a split zoned lot.

STAFF RECOMMENDATION:

The staff recommends that the request for a A-5 Two Family Residential District designation be approved.