

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6272

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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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

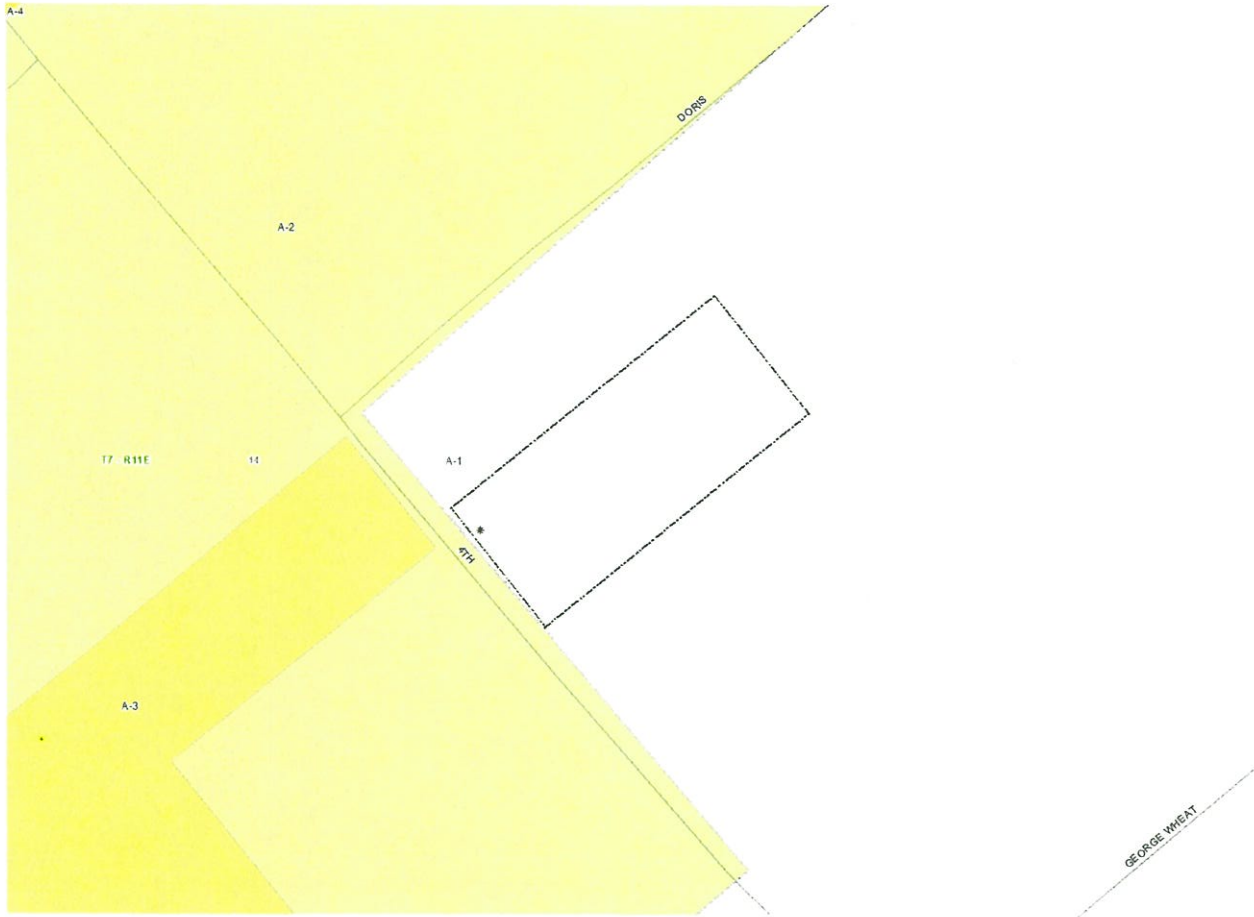
**PETITIONER:** Angela and Veston Jenkins

**OWNER:** Angela and Veston Jenkins

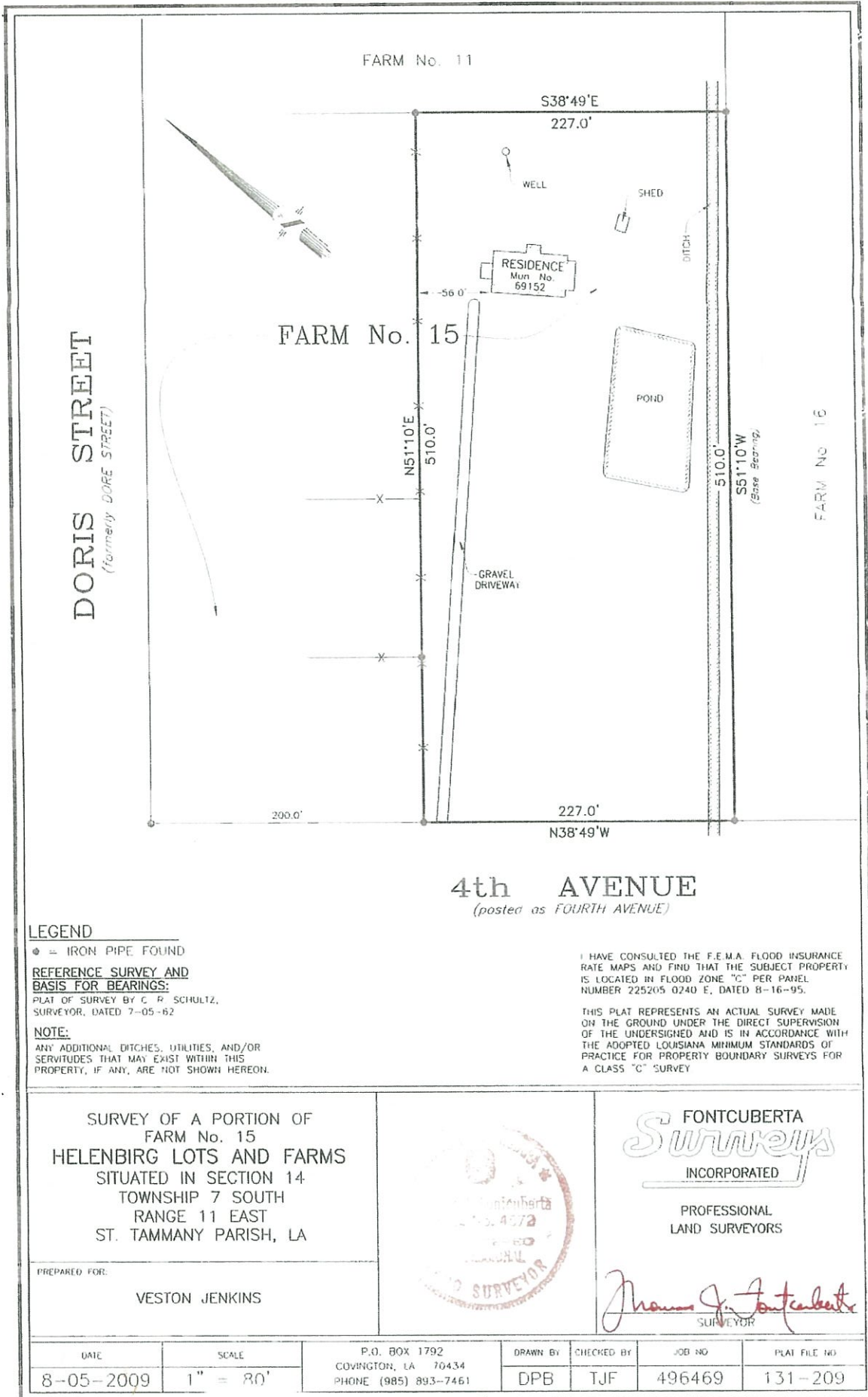
**REQUESTED CHANGE:** From A-1 Suburban District to A-2 Suburban District

**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



**LEGEND**

● = IRON PIPE FOUND

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**

PLAT OF SURVEY BY C. R. SCHULTZ, SURVEYOR, DATED 7-05-62

**NOTE:**

ANY ADDITIONAL DITCHES, UTILITIES, AND/OR SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0240 E, DATED 8-16-95.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

<p>SURVEY OF A PORTION OF FARM No. 15 HELENBIRG LOTS AND FARMS SITUATED IN SECTION 14 TOWNSHIP 7 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA</p>			<p><b>Fontcuberta</b> <i>Surveys</i> INCORPORATED</p> <p>PROFESSIONAL LAND SURVEYORS</p> <p><i>Thomas J. Fontcuberta</i> SURVEYOR</p>					
<p>PREPARED FOR: VESTON JENKINS</p>			<p>DATE</p> <p>8-05-2009</p>	<p>SCALE</p> <p>1" = 80'</p>	<p>P.O. BOX 1792 COVINGTON, LA 70434 PHONE (985) 893-7461</p>	<p>DRAWN BY</p> <p>DPB</p>	<p>CHECKED BY</p> <p>TJF</p>	<p>JOB NO</p> <p>496469</p>



15  
2019-1581-ZC

28A 32A  
24A 20A

29A 25A  
13A 9A

17A 26A  
7A 2A

16A 62A

15A 14A

13A 12A

11A 10A

9A 8A

7A 6A

5A 4A

3A 2A

1A

HELENBURG

SOUTH

54A

A-2

DORIS

Farm 15 (Pt)  
Farm 15 (Pt)  
Farm 15

Farm 19

Farm 20

Farm 22 (Pt)

A-3

Farm 23 (Pt)

Farm 23 (Pt)

Farm 24

Farm 26 (Pt)

5TH

61A 61B 61C 61D  
64A 60A 50A  
49A 46A 42A  
41A 45A  
33A 39A  
29A 25A  
30A 26A  
17A 2A  
16A

4A 5A  
A-3 6A 7A  
1A

8A

Farm 11

Farm 12

Farm 14

Farm 16

14

A-1

Farm 17 Parcel I

4TH

Farm 18

Farm 21

16

Farm 4

Farm 7

Farm 8 and 5 (Pt)

Farm 11

Farm 12

Farm 13

Farm 14

Farm 16

Farm 17 Parcel I

Farm 18

Farm 21

Farm 24

Farm 26 (Pt)

PUD

T7S - R11E

3RD

23

PF-1  
1 2 3 4 5 A-1A 6 7 8

**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

**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

**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.