

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5488 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF DECEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHEAST CORNER OF NORTHPARK BLVD & PARK PLACE, BEING 114 NORTHPARK BLVD, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2.88 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2A (HIGHWAY COMMERCIAL DISTRICT), (WARD 3, DISTRICT 5).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-10-071, 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 HC-2 (Highway Commercial District) to an HC-2A (Highway Commercial 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 HC-2A (Highway Commercial 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 HC-2 (Highway Commercial District) to an HC-2A (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 14 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 29 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-10-071

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings thereon, situated in Sections 15 and/or 16, Township 7 South Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, in that part thereof known as Northpark Subdivision, designated as Lot 40-A on the plan of Northpark Subdivision Phase I, Revision 3, by Walker & Avery, Inc. dated September 29, 1986, filed October 30, 1986 in Map File No. 938-A, Parish of St. Tammany, and as shown on a survey by Walker & Avery, Inc. dated February 2, 1989, and further recertified through July 7, 1989 according to which said Lot is situated and described as follows:

Commence at the Northwest corner of Section 15, T7S, R11E; thence S 89°53'07" E a distance of 1043.60 feet along the north line of Section 15; thence S 0°06'53" W a distance of 639.64 feet to the point of beginning; thence N 44°01'41" W a distance of 623.07 feet along the boundary between Lot 40-B and Lot 40-A to a point on the eastern line of Village Lane; thence S 23°03'45" W a distance of 223.80 feet along the eastern limit of Village Lane; thence along said limit along a circular curve to the left having a radius of 45.00 feet a distance of 66.04 feet to a point on the northeastern limit of Park Place; thence along the northeastern margin of Park Place along a curve to the right having a radius of 633.82 feet a distance of 375.91 feet; thence along said margin S 27°02'14" E a distance of 26.81 feet; thence, along the northeastern limit of Park Place along a circular curve to the left having a radius of 25.00 feet a distance of 37.46 feet to a point on the northern line of Northpark Boulevard; thence along a circular curve to the right having a radius of 667.60 feet a distance of 206.32 feet along the northern line of Northpark Boulevard; thence N 0°06'53" E along the boundary between Lot 40-A and Lot 13, 66.93 feet to the point of beginning.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-10-071

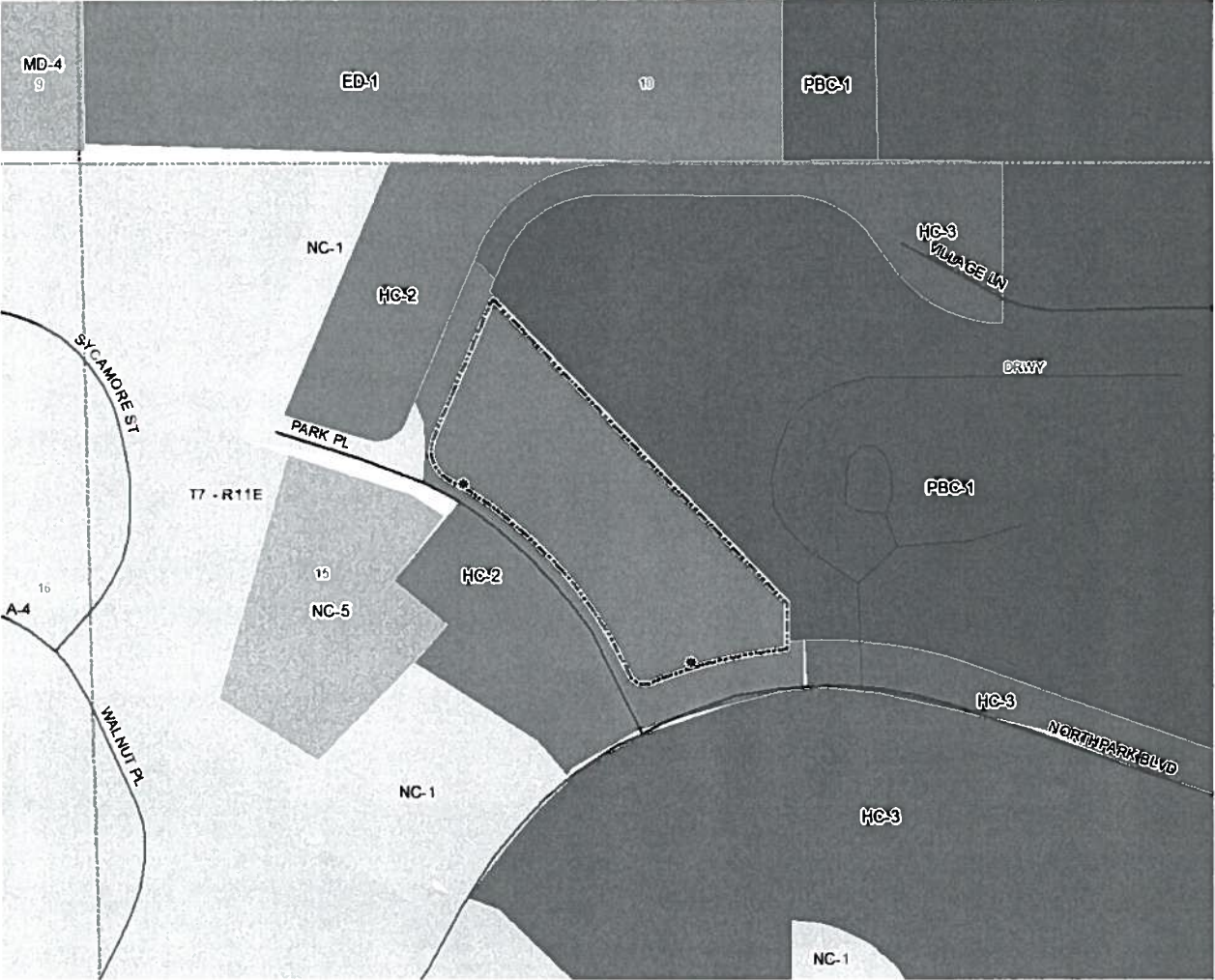
John Bowers, III

114 Northpark, L.L.C.

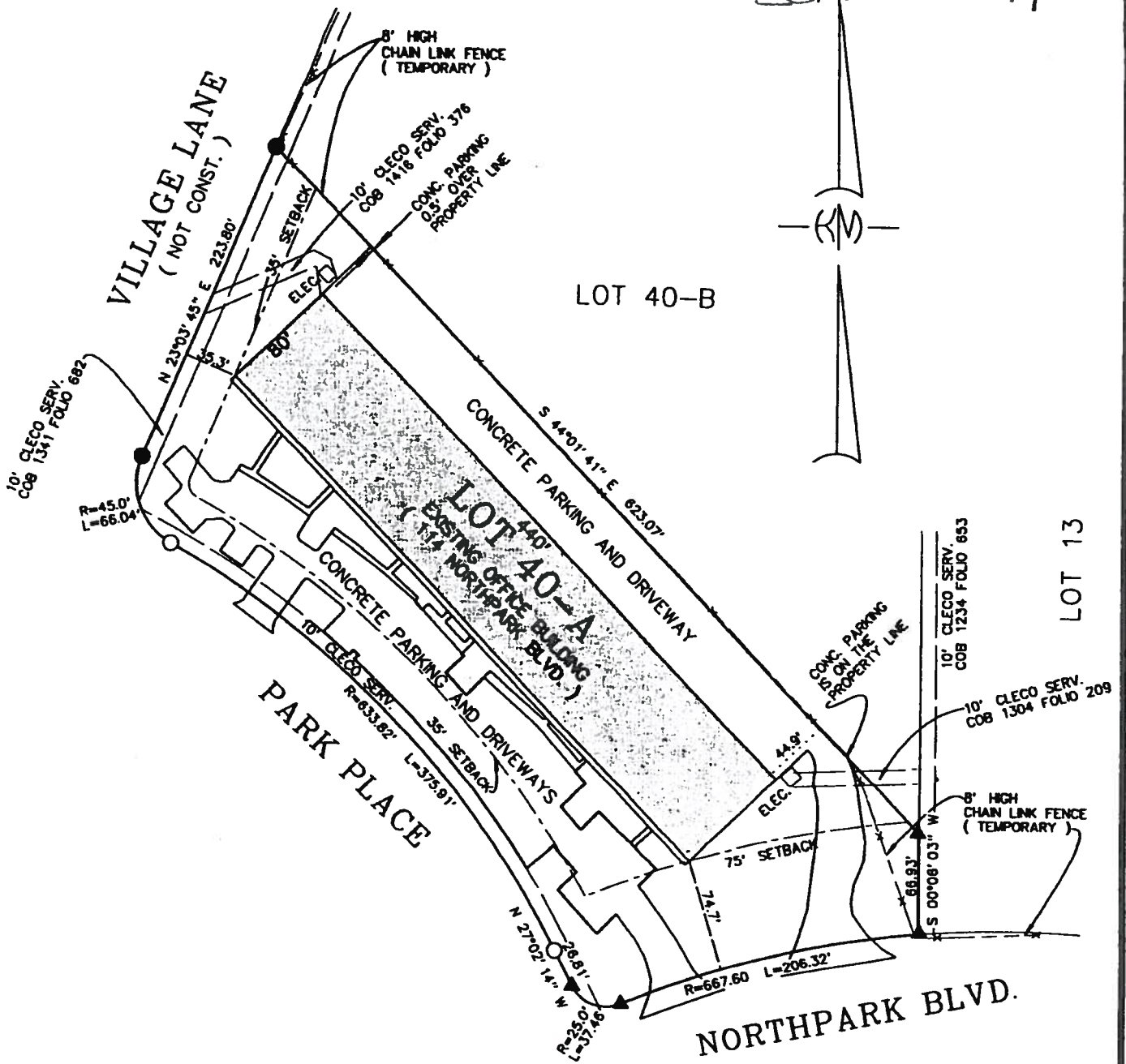
From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)

Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington; S15, T7S, R11E; Ward 3, District 5

2.88 acres



2015-10-07



BUILDING SETBACKS
 75' ON NORTH PARK BLVD.
 35' ON PARK PLACE
 35' ON VILLAGE LANE
 REAR SETBACK NOT SHOWN

— LEGEND —

- ▲ = 5/8" IRON ROD FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C; BASE FLOOD ELEV. NA; F.I.R.M.
 PANEL NO. 225205 0230 ; REV. 10-17-89

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
 EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
 OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
 REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
 SEARCH OR ABSTRACT.

REFERENCES:

1. PLAT OF NORTH PARK SUBD., PH. II BY WALKER AND AVERY INC.
 FILED FOR RECORD 8/24/88, MAP NO. 990B FROM WHICH
 SETBACKS WERE TAKEN.
2. PLAT OF A PREVIOUS SURVEY OF LOT 40-A BY JOHN J. AVERY
 & ASSOC. INC., DATED JUNE 19, 1995, REV. JUNE 21, 1995
 FROM WHICH CLECO SERVITUDES WERE TAKEN.

BOUNDARY SURVEY OF:

LOT 40-A, NORTH PARK
 SECTION 15, T-7-S, R-11-E,
 ST. TAMMANY PARISH, LA.

PREPARED FOR:

JSB INTEREST

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 100'	DATE:	09-19-07
DRAWN:	DRJ	JOB NO.:	07-263
REVISED:			

0122007/LOT040-A NORTH PARK COMM.

[Signature] 9-26-07
 KELLY J. McHUGH REG. NO. 4443
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
 CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
 "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

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ED-1

10

NORTHLAKE

WOLVERINES

VILLAGE

PBC-1

HC-2

NC-5

PARK

128

46

204

28

206

NORTH PARK

REDBUD

132

144

140

136

A-4

104

108

142

120

124

HC-3

100

NC-1

PARK

0 540 Feet

N

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date:

September 28, 2015

Case No.:

ZC15-10-071

Posted:

09/16/15

Meeting Date:

October 13, 2015

Determination:

Approved

GENERAL INFORMATION

PETITIONER:

John Bowers, III

OWNER:

114 Northpark, L.L.C.

REQUESTED CHANGE:

From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)

LOCATION:

Parcel located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington; S15, T7S, R11E; Ward 3, District 5

SIZE:

2.88 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type:

Private

Road Surface:

2 lane asphalt

Condition:

Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Fed Ex & Chevron Buildings	HC-2 (Highway Commercial District) & PBC-1 (Planned Business Center)
South	Offices & Fire Station	HC-2 (Highway Commercial District)
East	Chevron Buildings	PBC-1 (Planned Business Center)
West	Offices	HC-2 (Highway Commercial District & NC-5 (Retail & Service District)

EXISTING LAND USE:

Existing development?

Yes

Multi occupancy development?

Yes

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District). The site is located at the northeast corner of Northpark Blvd & Park Place, being 114 Northpark Blvd, Covington. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request considering that the site is abutting the Chevron office complex on the east side which is zoned PBC-1 and other commercial uses on the north, south and west sides zoned HC-2 & HC-3. Note that the HC-2A would allow to increase the size of the existing building to a maximum of 75,000 square feet.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A (Highway Commercial District) designation be approved.