

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5380 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. STEFANCIK

ON THE 7 DAY OF MAY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF N. COLLINS BLVD, SOUTH OF N. COLUMBIA STREET, BEING 1930 N. COLLINS, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 0.361 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 3, DISTRICT 2). (ZC15-04-028)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-028, 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 I-1 (Industrial 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 I-1 (Industrial 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 I-1 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JUNE , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 30 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-04-028

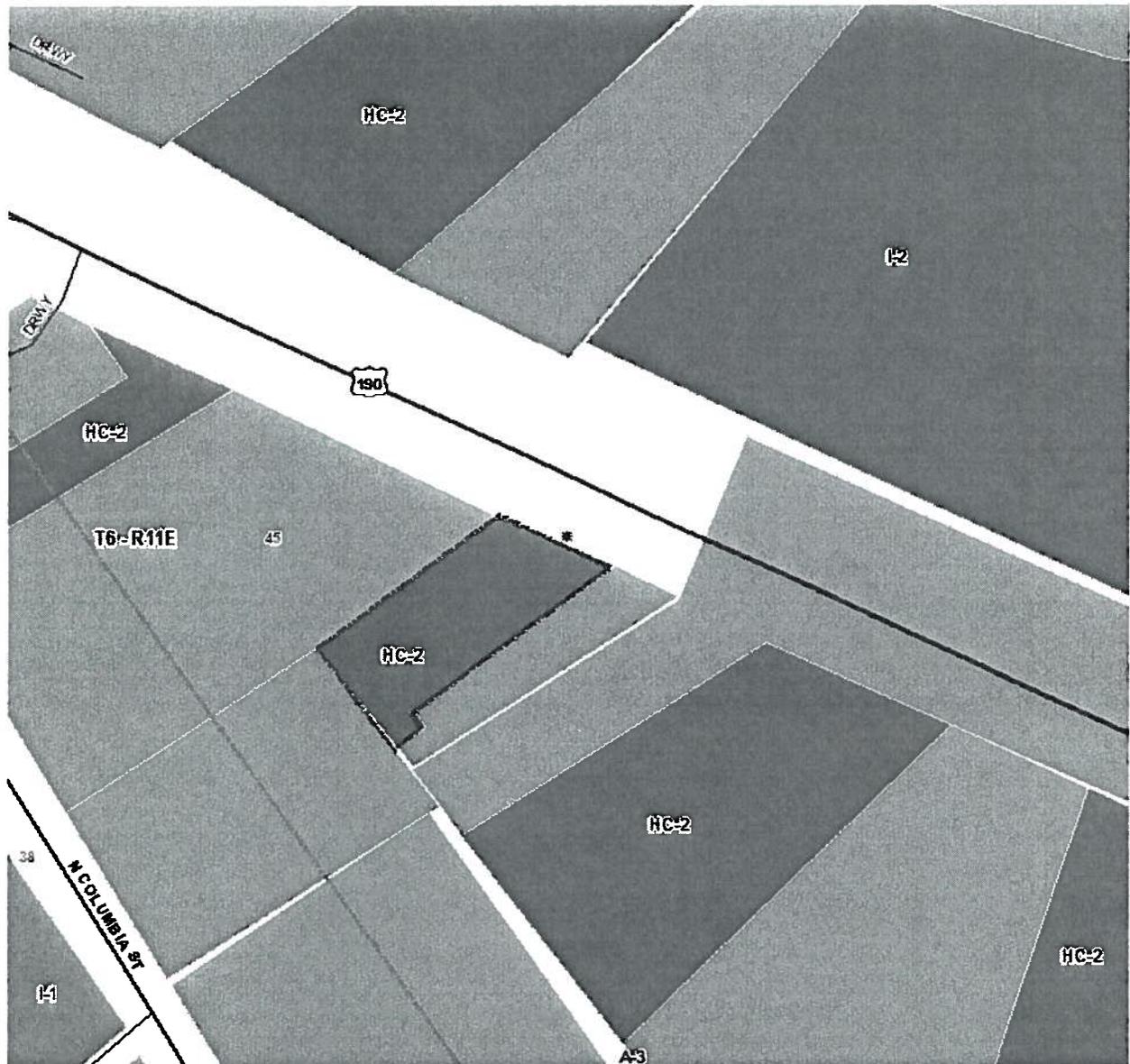
A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belongings or anywise appertaining thereto, situated, in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

From the Section Corner common to Section 37,38, and 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run North 35 degrees 45 minutes West, 693.14 feet; thence North 35 degrees 59 minutes 15 seconds West, 211.0 feet; thence North 18 degrees 42 minutes 24 seconds East, 663.80 feet; thence North 65 degrees 03 minutes 05 seconds West, 454.93 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run South 57 degrees 42 minutes 38 seconds West, 323.47 feet to a point; thence North 37 degrees 54 minutes 28 seconds West, 25.21 feet to a point; thence North 54 degrees 15 minutes 01 seconds East, 35.16 feet to a point; thence North 37 degrees 37 minutes 02 seconds West, 18.95 feet to a point; thence North 54 degrees 07 minutes 38 seconds East, 253.58 feet to a point on the South right-of-way of Covington Bypass U.S. Highway 190, thence run along said right-of-way South 64 degrees 49 minutes 50 seconds East, 73.47 feet back to the POINT OF BEGINNING.

This tract contains 0.361 acres, all as per survey by Land Surveying, Inc. Jeron R. Fitzmorris, Surveyor, No. 13334, dated October 1, 2007, revised November 9, 2007.

CASE NO.: ZC15-04-028
PETITIONER: Stephen Schwartz
OWNER: SVS Tangi I, LLC/ Stephen Schwartz
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of N. Collins Blvd, south of N. Columbia Street, being 1930 N. Collins, Covington; S45, T6S, R11E; Ward 3, District 2
SIZE: 0.361 acres

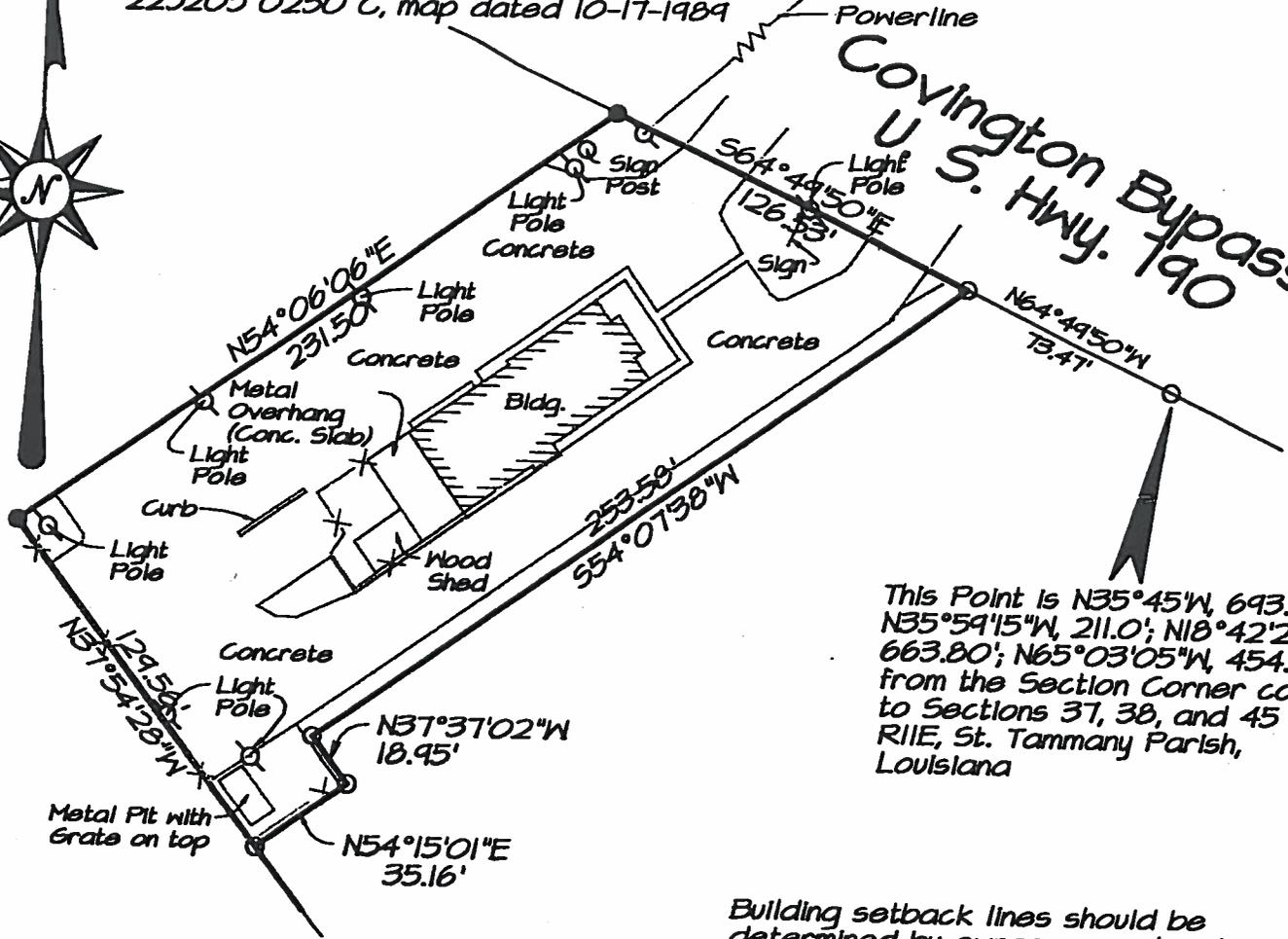


This property is located in Flood Zone C,
as per FEMA FIRM, Comm. Panel No.
225205 0230 C, map dated 10-17-1989

ZC15-01-028



Covington Bypass
U.S. Hwy. 190



This Point is N35°45'W, 693.14';
N35°59'15\"W, 211.0'; N18°42'24\"E,
663.80'; N65°03'05\"W, 454.93'
from the Section Corner common
to Sections 37, 38, and 45 T6S,
R11E, St. Tammany Parish,
Louisiana

Building setback lines should be
determined by owner or contractor
prior to any construction

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.
THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

- 1/2" Rebar Found
- 1/2" Rebar Set

MAP PREPARED FOR **SYS Bypass LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 45 Township 6 South, Range 11 East,
St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

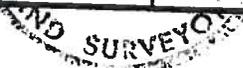
CERTIFIED CORRECT

LOUISIANA REGISTERED LAND SURVEYOR
REG. NO. 13403

REGISTERED NUMBER: 13665

SCALE: 1" = 60'

DATE: February 20, 2008



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-028

Posted: 3/18/15

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Stephen Schwartz
OWNER: SVS Tangi I, LLC/ Stephen Schwartz
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of N. Collins Blvd, south of N. Columbia Street, being 1930 N. Collins, Covington; S45, T6S, R11E; Ward 3, District 2
SIZE: 0.361 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial	I-2 Industrial District
South	Commercial	City of Covington
East	Commercial/Industrial	City of Covington
West	Commercial/ Industrial	City of Covington

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

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 I-1 (Industrial District). The site is located on the west side of N. Collins Blvd, south of N. Columbia Street. 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 surrounded by a mix of commercial and industrial uses.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 (Industrial District) designation be approved.