

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5066 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF SEPTEMBER , 2013

(ZC13-08-066) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF JOSEPHINE STREET, SOUTH OF LA HIGHWAY 36, BEING 72100 JOSEPHINE STREET, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 3, DISTRICT 2). (ZC13-08-066)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-066, 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-2 (Suburban 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 A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF OCTOBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: August 29 , 2013

Published Adoption: _____ , 2013

Delivered to Parish President: _____ , 2013 at _____

Returned to Council Clerk: _____ , 2013 at _____

Exhibit "A"

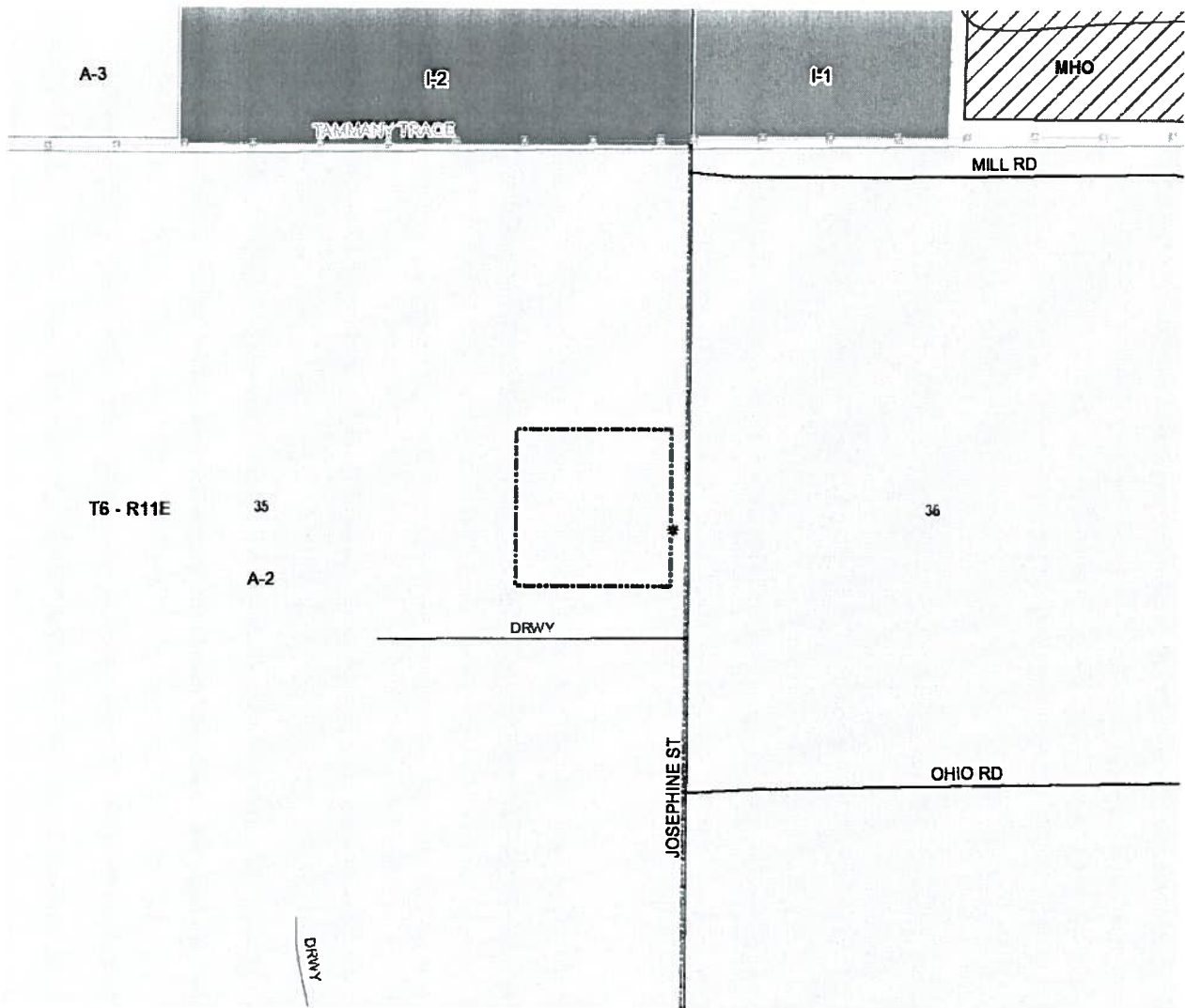
ZC13-08-066

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, advantages and other things thereunto belonging or in anywise appertaining, situated in Section 35, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described according to map and plat of survey of Edward J. Murphy, Surveyor, dated August 20, 1974, which is incorporated herein by reference, as fully as if copied herein in total, as follows, to-wit:

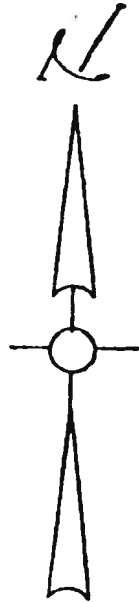
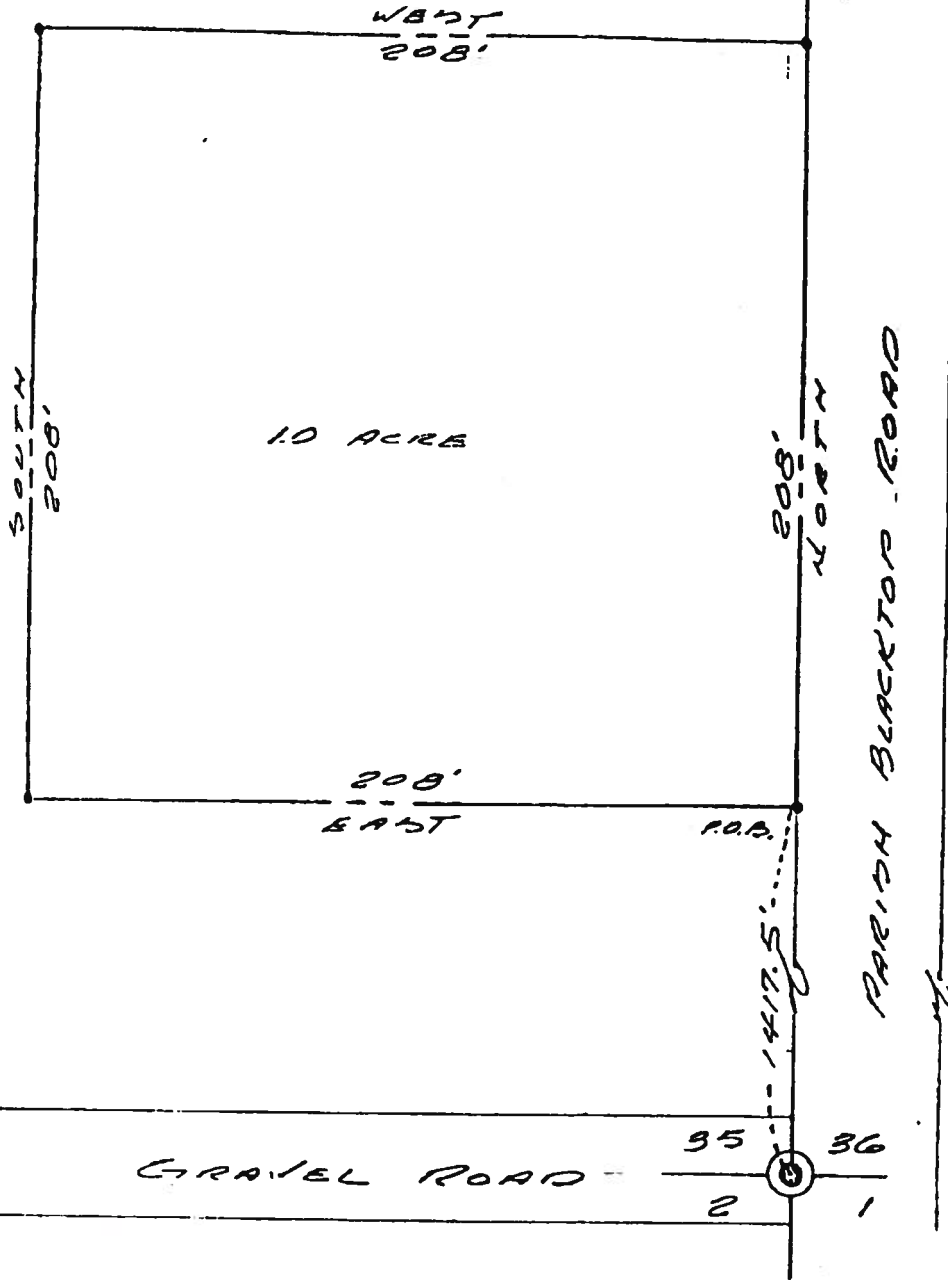
From the Section Corner common to Sections 1 and 2, Township 7 South, Range 11 East, and Sections 35 and 36, Township 6 South, Range 11 East, go North along the West line of a Parish blacktop road 1417.5 feet to an iron corner and the POINT OF BEGINNING of the property herein described.

From the said POINT OF BEGINNING continue along the West line of the Parish blacktop road North 208 feet to an iron corner; thence go West 208 feet to an iron corner; thence go South 208.0 feet to an iron corner; thence go East 208.0 feet to an iron corner heretofore set at the POINT OF BEGINNING. Said parcel of land containing one (1) acres according to map and plat of survey hereinabove referred to.

CASE NO.: ZC13-08-066
PETITIONER: Lee Roy Jenkins
OWNER: The Krewe of KAA CEE
REQUESTED CHANGE: From A-2 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of Josephine Street, south of LA Highway 36, being 72100 Josephine Street, Covington; S35, T6S, R11E; Ward 3, District 2
SIZE: 1 acre



2013-08-066



SURVEY MADE AT REQUEST OF
KREWE OF OLYMPIA

SURVEY SHOWING 1.0 ACRES
LOCATED IN SECTION 35,
T6S. R11E
STAMMANY PARISH, LOUISIANA



SCALE 1" = 50'

AUG. 20, 1974

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 29, 2013
Case No.: ZC13-08-066
Posted: 7/17/2013

Meeting Date: August 6, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Lee Roy Jenkins
OWNER: The Krewe of KAA CEE
REQUESTED CHANGE: From A-2 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the west side of Josephine Street, south of LA Highway 36, being 72100 Josephine Street, Covington; S35, T6S, R11E; Ward 3, District 2
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **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	Commercial	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	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-2 (Suburban District) to I-1 (Industrial District). The site is located on the west side of Josephine Street, south of LA Highway 36, being 72100 Josephine Street, Covington. The 2025 Future Land Use Plan calls for the area to be used for residential purposes. There is an existing warehouse on the property. Staff feels that the requested zoning change to I-1 Industrial is too intense considering that the area is developed with single family residences and undeveloped land.

Note: Prior to the Comprehensive Rezoning the parcel was zoned M-1 Industrial.

STAFF RECOMMENDATION:

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