

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3974      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
COUNCIL SPONSOR BINDER/DAVIS      PROVIDED BY: PLANNING  
INTRODUCED BY: MR. THOMPSON      SECONDED BY: MR. BURKHALTER  
ON THE 6<sup>TH</sup> DAY OF NOVEMBER, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF CHAMPAGNE STREET, WEST OF NORTH COLUMBIA STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 1.0 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT M-1 (LIGHT INDUSTRIAL) DISTRICT TO AN ID (INSTITUTIONAL) DISTRICT. WARD 3, DISTRICT 3. (ZC08-10-060)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-10-060, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains M-1 (Light Industrial) District;

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 ID (Institutional) District (see Exhibit "A") for complete boundaries.

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 M-1 ( Light Industrial) District to an ID (Institutional )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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:



P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: planning@stpgov.org

Kevin Davis  
 Parish President

ord 3974 #1

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: 10/8/08

(Reference Case Number)

ZC08-10-060  
M-1 to ID

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
 SIGNATURE

(SIGNATURE)

Jeffrey D. Schoen

P.O. Box 1810

Covington, LA 70434

PHONE #: 985-892-4801

**ZC08-10-060**

Existing Zoning: M-1 ( Light Industrial) District  
 Proposed Zoning: ID (Institutional) District  
 Acres: 1.0 Acres  
 Petitioner: Jeffrey D. Schoen  
 Owner: Succession of Weldon Wallace Poole , Jr., Genita Schorling Poole, Eriin Marie Poole, Enid Poole Gorringer, Ashley Poole Fuselier, Weldon Wallace Poole III  
 Location: Parcel Located on the North side of Champagne Street, West of North Columbia Street, S38, T6S R11E, Ward 3, District 3  
 Council District: 3

**RECEIVED**

OCT 08 2008

**PLANNING DEPT.**

# ZONING STAFF REPORT

Date: September 29, 2008  
Case No.: ZC08-10-060  
Posted: September 10, 2008

Meeting Date: October 7, 2008  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** Succession of Weldon Wallace Poole, Jr.  
**REQUESTED CHANGE:** From M-1 (Light Industrial) District to ID (Institutional) District  
**LOCATION:** Parcel is located on the north side of Champagne Street, west of North Columbia Street; S38, T6S, R11E; Ward 3, District 3  
**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	Undeveloped	City of Covington
South	Institutional	City of Covington
East	Institutional	City of Covington
West	Undeveloped	City of Covington

#### 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 – Commercial – Conservation** - These planned districts would include mixed uses, except for residential 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.

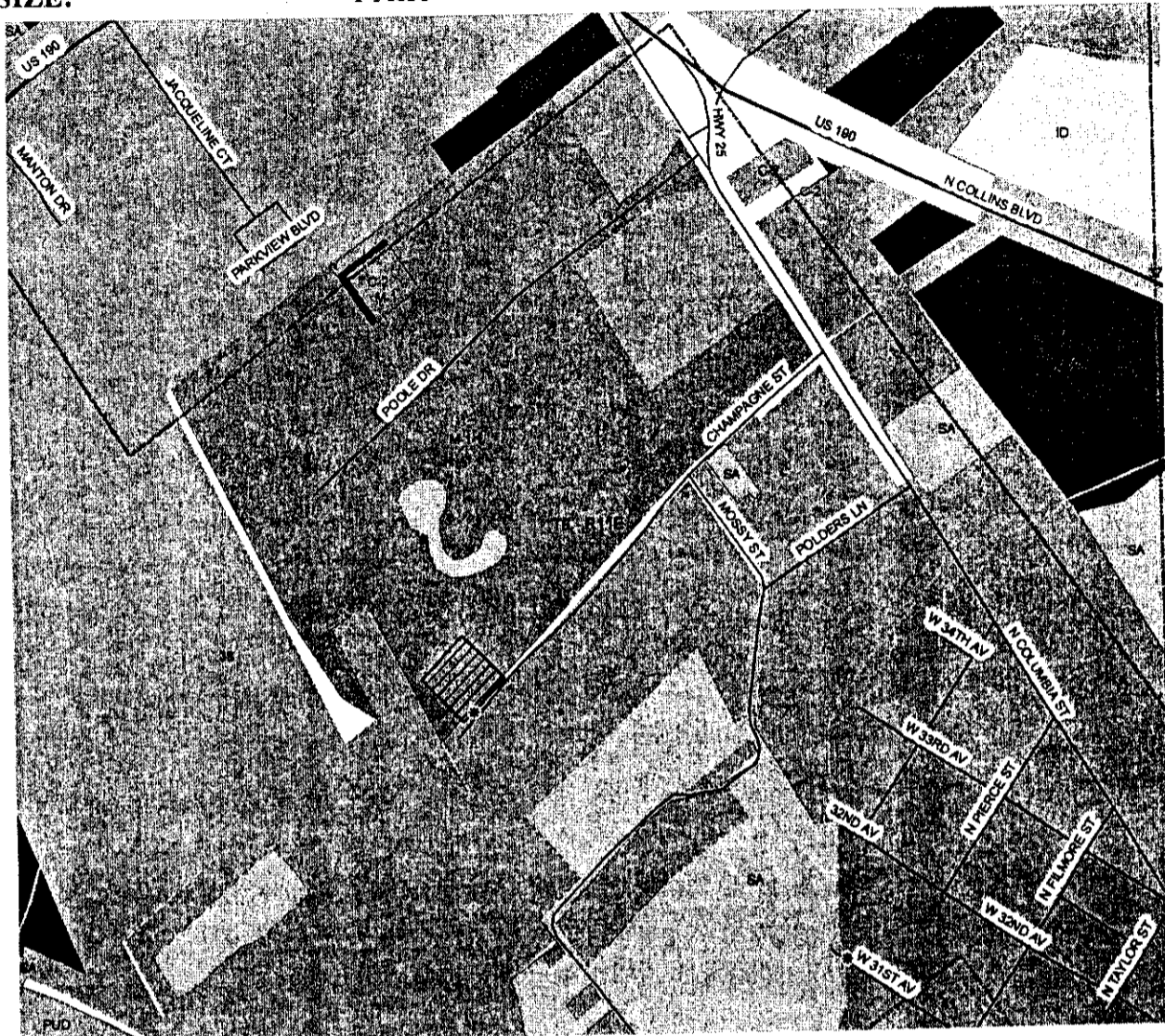
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from M-1 (Light Industrial) District to ID (Institutional) District. The site is located on the north side of Champagne Street, west of North Columbia Street. The requested zoning change meets the 2025 future land use plan as it could be developed with institutional uses. Note that a Conditional Use permit (CP08-10-173) application has been submitted for a Work Release Facility to be developed on the site.

#### STAFF RECOMMENDATION:

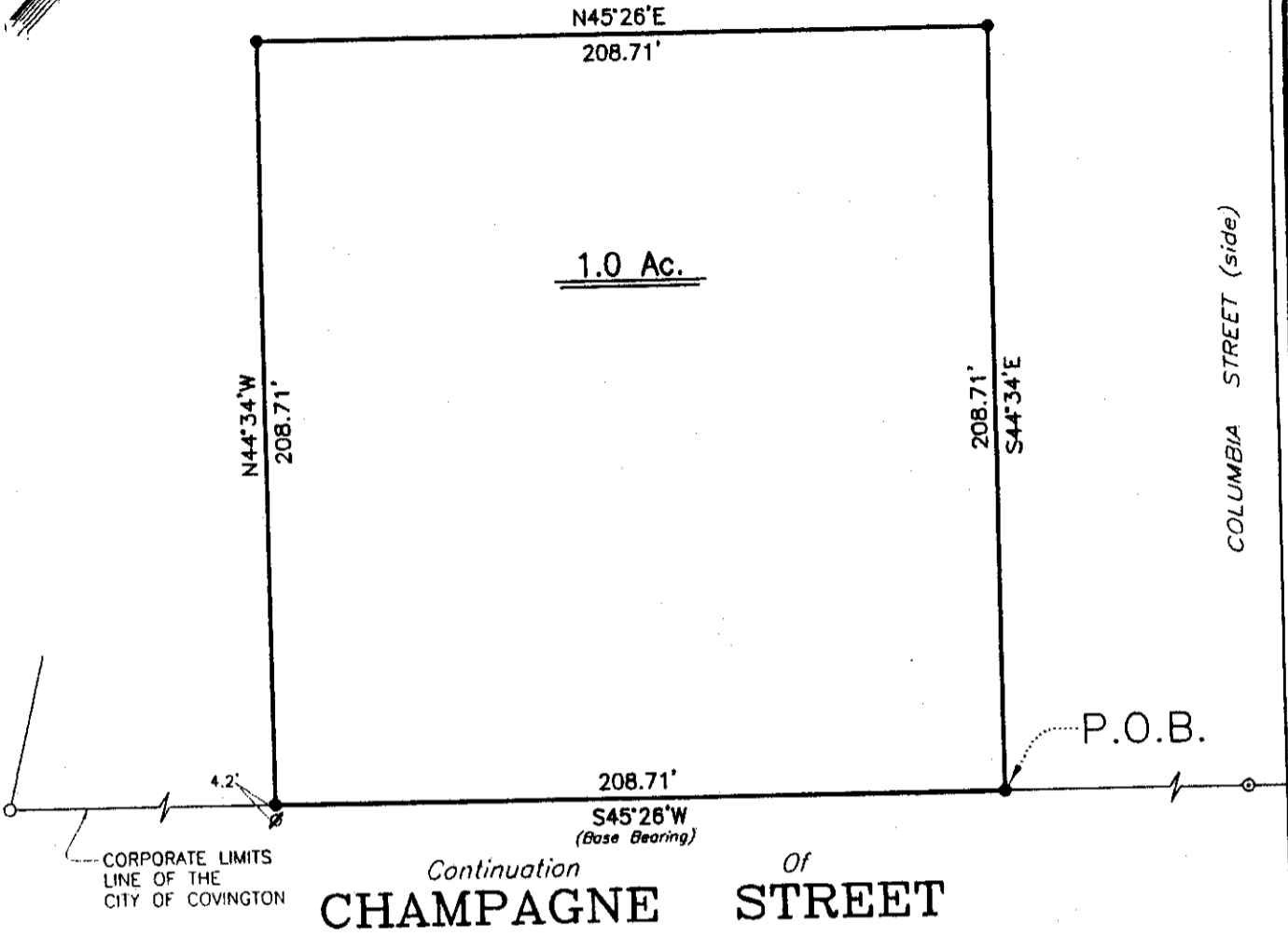
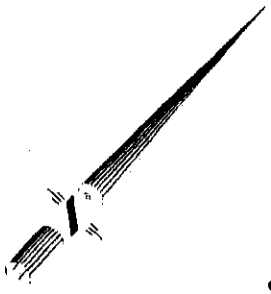
The staff recommends that the request for an ID (Institutional) District designation be approved.

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**SIZE:** 1 Acre



\* Indicates location where property was posted

2008-10-060



*Continuation of*  
**CHAMPAGNE STREET**

**NOTE:**  
THE UNDERSIGNED DOES NOT WARRANT THAT THIS PROPERTY HAS A LEGAL MEANS OF ACCESS.

- LEGEND**
- = IRON ROD SET
  - ⊙ = IRON ROD FOUND
  - = IRON PIPE FOUND
  - ∅ = UTILITY POLE

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**  
PLAT OF SURVEY BY THIS FIRM, DATED 7-11-2000, PLAT FILE No. 127-058.

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

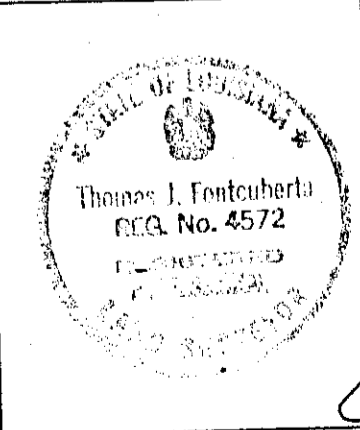
THE P.O.B. SHOWN HEREON IS LOCATED N54°29'E, 114.5'; N54°29'E, 1696.88'; S31°07'54"E, 285.27'; N60°20'56"E, 302.27'; S31°41'E, 943.39'; S49°02'W, 629.21'; S43°09'25"W, 599.06'; AND S45°26'W, 226.91' FROM THE SOUTHWEST CORNER OF SECTION 45, T6S, R11E, ST. TAMMANY PARISH, LA.

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 0230 C, DATED 10-17-89.

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.

SURVEY OF  
A PARCEL OF LAND  
SITUATED IN  
SECTION 38  
TOWNSHIP 6 SOUTH  
RANGE 11 EAST  
ST. TAMMANY PARISH, LA

PREPARED FOR:  
NORTHSHORE WORKFORCE, LLC



**Fontcuberta**  
*Surveys*  
INCORPORATED

PROFESSIONAL  
LAND SURVEYORS

*Thomas J. Fontcuberta*  
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
8-14-2008	1" = 50'		DPB	TJF	486016	131-063