

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3861 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN PROVIDED BY: PLANNING

INTRODUCED BY: MR. DEAN SECONDED BY: MR. CANULETTE

ON THE 5TH DAY OF JUNE, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 1077, SOUTH OF NORTHPOINTE COURT AND WHICH PROPERTY COMPRISES A TOTAL OF 8.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT M-1 (LIGHT INDUSTRIAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 1, DISTRICT 1. (ZC08-05-026)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-05-026, 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 M-1 (Light Industrial) District to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries.

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 C-2 (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 M-1 (Light Industrial) District to a C-2 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

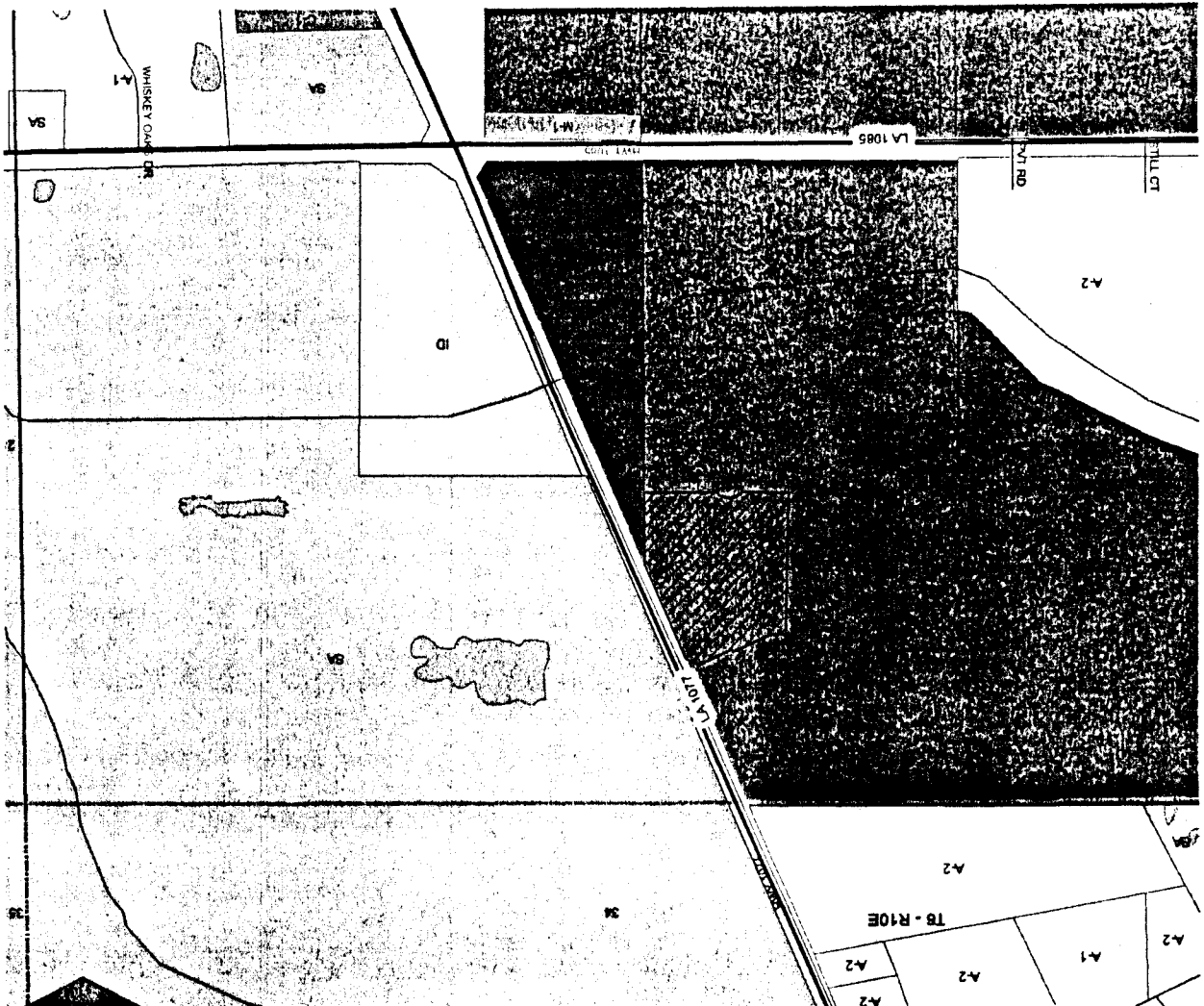
EXHIBIT "A"

ZC08-05-026

Lot 16, Northpoint Business Park, Phase 1, as recorded in Map File No. 4465, Clerk of Court, St. Tammany Parish, located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit;

Commence at the Southeast corner of Lot 19, Northpoint Business Park, Phase 1, being the POINT OF BEGINNING, thence

**North 00 degrees 00 minutes 22 seconds West, 590.00 feet, thence
North 89 degrees 59 minutes 40 seconds East, 57.10 feet, thence
North 65 degrees 58 minutes 13 seconds East 183.51 feet, thence
South 24 degrees 01 minutes 47 seconds East, 10.00 feet, thence
North 65 degrees 58 minutes 13 seconds East, 155.00 feet, thence
South 69 degrees 01 minutes 40 seconds East, 63.64 feet, thence
South 24 degrees 01 minutes 47 seconds East, 430.84 feet, thence
South 00 degrees 12 minutes 49 seconds East, 302.38 feet, thence
South 89 degrees 59 minutes 40 seconds West, 308.28 feet, thence
Around a curve to the left having a radius of 80.00 feet and an arc length of 123.98 feet,
thence,
South 89 degrees 59 minutes 40 seconds West, 186.06 feet, to the POINT OF
BEGINNING, containing 8.42 acres.**



AS-BUILT		REVISED:
SLAB TIE		BASE FLOOD:
FORMBOARDS		FIRM ZONE:
BOUNDARY	3/14/08	FIRM DATE:
CLASS/TYPE	"C"	CPN:

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, elevations refer to NGVD 1988 datum.

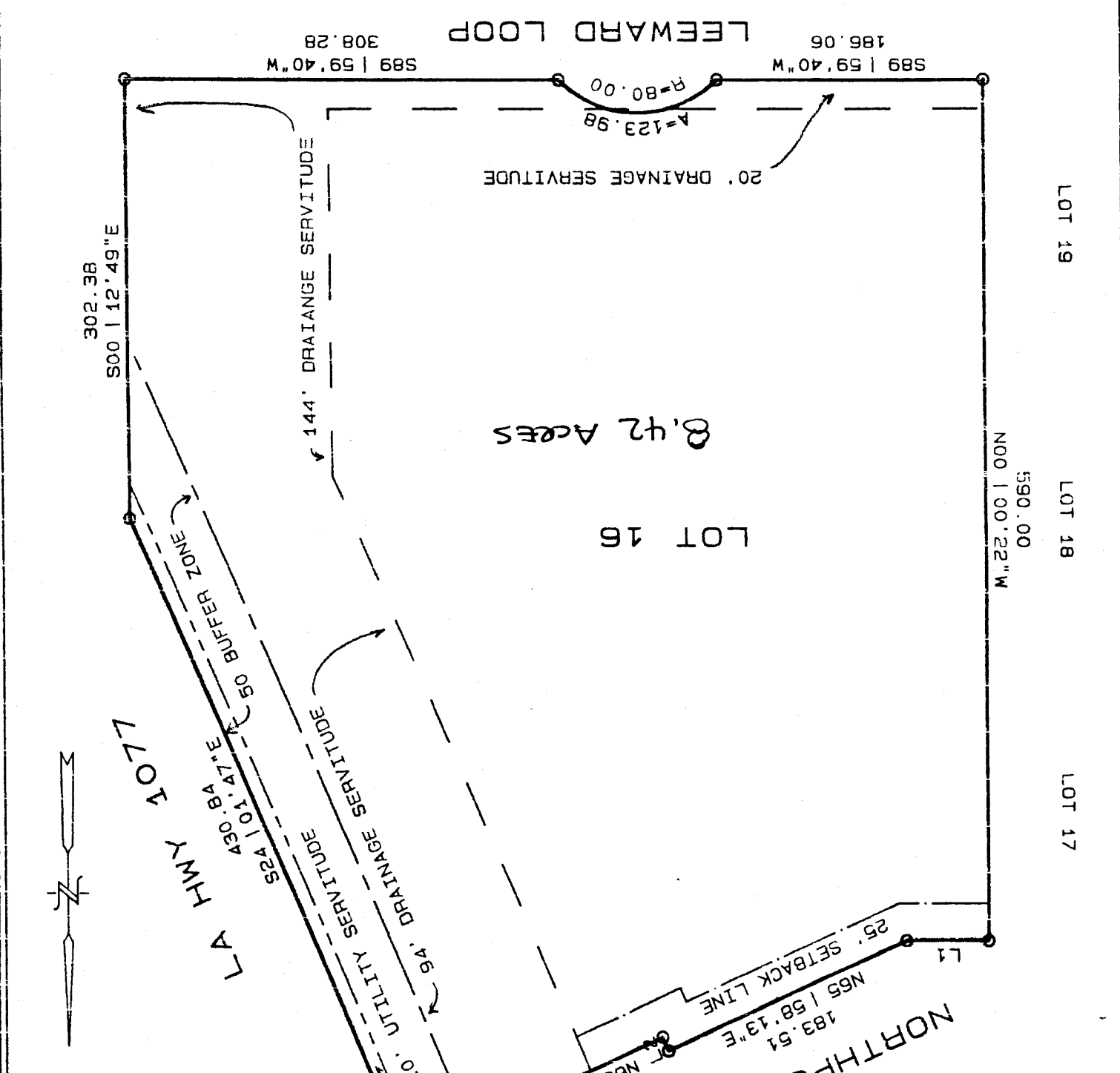
NEED B. WILSON
 REGISTERED
 LAND SURVEYOR # 4336
 1988 SHERBURN DRIVE
 LOUISIANA

I, hereby certify that this survey is based on a physical survey made on the ground and in accordance with the standards of a professional land surveyor. There are no visible encroachments existing except where shown hereon. If not otherwise noted, elevations refer to NGVD 1988 datum.

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE CITY/PARISH GOVERNING OFFICIALS.

- LEGEND:
- SET 1/2" IRON ROD
 - FOUND IRON ROD
 - FOUND OLD WOOD
 - X --- FENCE
 - BEARINGS: RECORD
 - SETBACK LINES
 - FRONT SIDES
 - REAR STREET

CERTIFIED TO:
 NORTHPOINTE BUSINESS PARK, L.L.C.





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

Kevin Davis
 Parish President

Appeal #3

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: 5-6-08

ZC08-05-026

Existing Zoning: M-1 (Light Industrial) District
 Proposed Zoning: C-2 (Highway Commercial) District
 Acres: 8.5 acres
 Petitioner: Gary Bourgeois
 Owner: North Pointe Business Park, LLC
 Location: Parcel located on the west side of LA Highway 1077, south of Northpointe Court, S3, T7S, R10E, Ward 1, District 1
 Council District: 1

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

Bill Smith

 (SIGNATURE)

BILL SMITH
71205 WHISKEY OAKS LANE
COVINGTON, LA 70433
 PHONE #: 985-892-5441

ZONING STAFF REPORT

Date: April 25, 2008

Case No.: ZC08-05-026

Posted: 04/16/08

Meeting Date: May 6, 2008

Determination: Approved

GENERAL INFORMATION

PETITIONER: Gary Bourgeois
OWNER: North Pointe Business Park, LLC
REQUESTED CHANGE: From M-1 (Light Industrial) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of LA Highway 1077, south of Northpointe Court; S3, T7S, R10E; Ward 1, District 1
SIZE: 8.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	M-2 (Intermediate Industrial) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Industrial Subdivision	M-2 (Intermediate Industrial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as 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 C-2 (Highway Commercial) District. The site is located on the west side of LA Highway 1077, south of Northpointe Court. The 2025 future land use plan designates the area to be developed with commercial and industrial uses at a varying densities, as well as conservation area. Staff is in favor