

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6503 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF OCTOBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF 9TH STREET AND ON THE EAST SIDE OF 8TH STREET, NORTH OF THE TAMMANY TRACE, BEING LOTS 1 TO 8, SQUARE 28 & LOTS 1 & 8, SQUARE 29, TOWN OF NEW CLAIBORNE, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.66 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT). (WARD 2, DISTRICT 2). (2020-1968-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1968-ZC, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF NOVEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 23 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

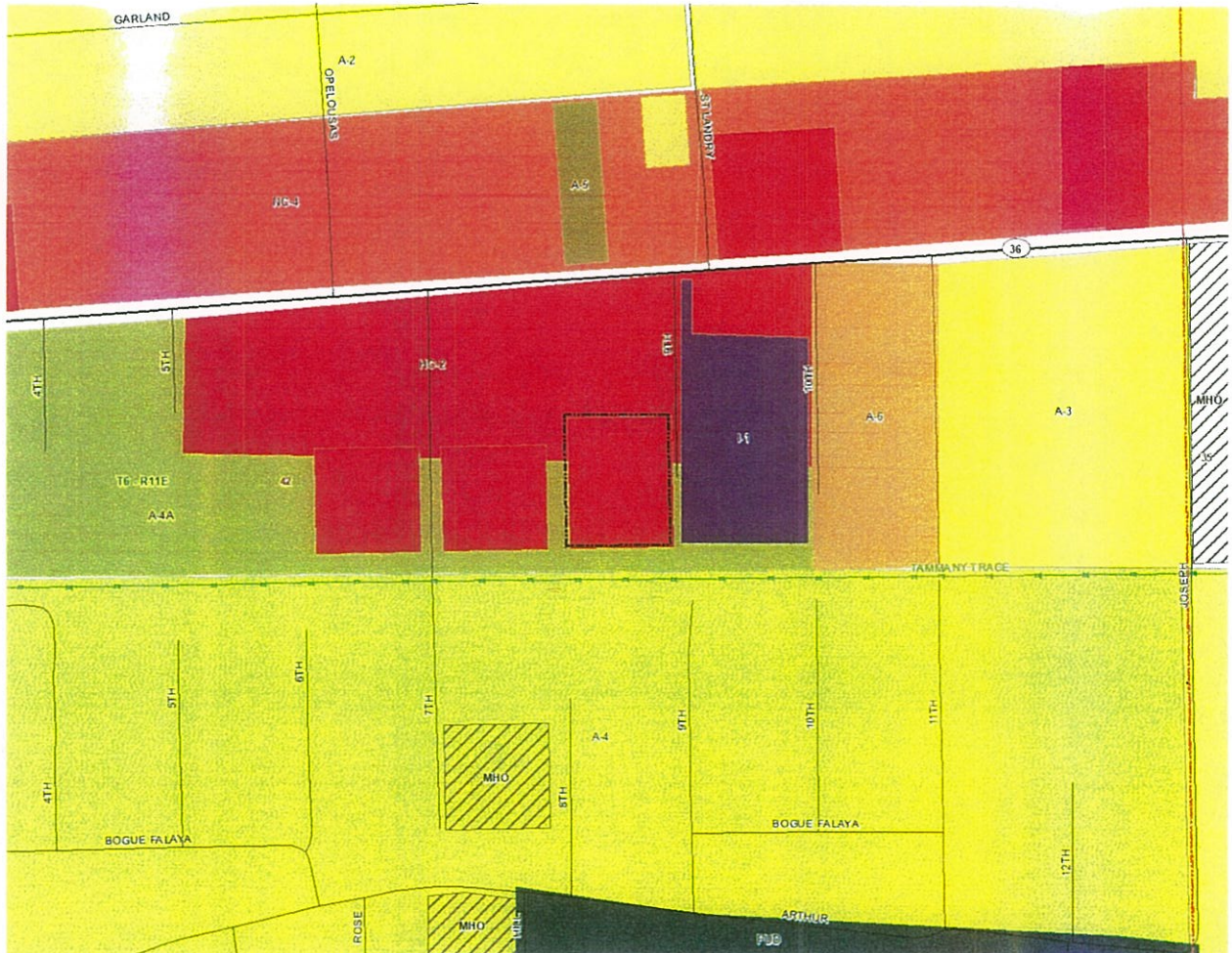
### 2020-1968-ZC

FIVE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in subdivision known as Town of New Claiborne, being a portion of Sections 42, Township 6 South, Range 11 East, ST. Tammany Parish, Louisiana, as shown on a plat on file in the conveyance records of St. Tammany Parish, and more particularly described as follows, to-wit:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8. SQUARE 28, TOWN OF NEW CLAIBORNE

LOTS 1 AND 8. SQUARE 29, TOWN OF NEW CLAIBORNE

**SIZE:** 1.66 acres





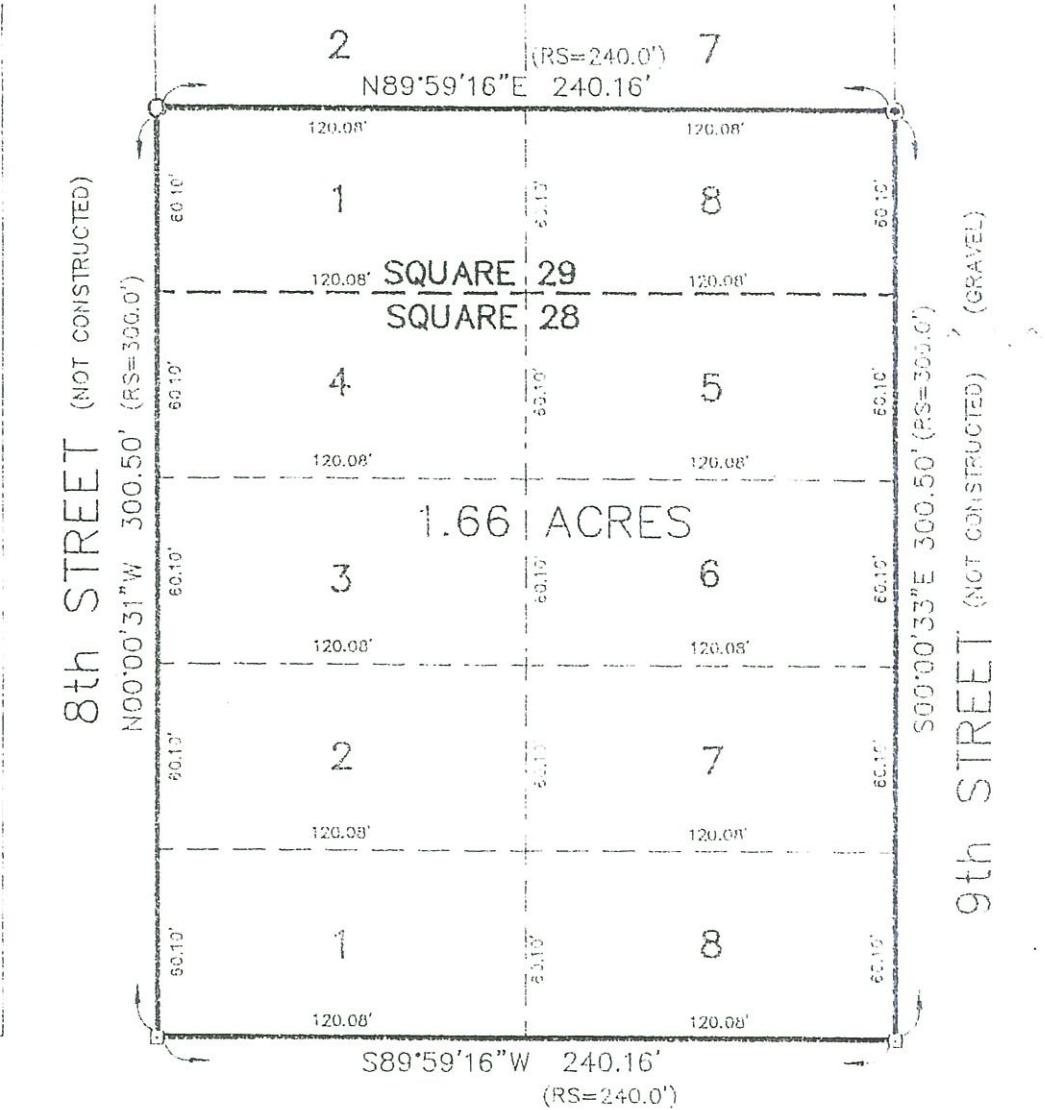




2020-1968-ZC

REFERENCE BEARING:  
N00°10'W  
(per Subdivision Plat)

LOUISIANA HIGHWAY NO 36  
(SIDE)



TAMMANY TRACE  
(FORMERLY G.M.&N RAILROAD)

LEGEND

- FI = Angle Iron Found
- Q = 5/8" Iron Pipe Found
- ⊙ = 1/2" Iron Rod Set
- RS = Reference Survey #2

NOTE: This property is located in Flood Zone C,  
per F.E.M.A. Map No. 225205 0235 C,  
dated October 1<sup>st</sup>, 1989.

REFERENCE SURVEY:

- Plat of the Town of New Claiborne by C. P. Schultz, Surveyor, dated April 6, 1939.
- Survey For Mr. Joel Fitzgerald by Gerald Fussell, Surveyor, dated September 10, 1981.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(005) 892-1549

John G. Cummings and Associates

503 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: LCI, Inc.

SHOWING A SURVEY OF: LOTS 1,2,3,4,5,6,7, & 8, SQUARE 28, AND LOTS 1 & 8, SQUARE 29, TOWN OF NEW CLAIBORNE, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 05086

DATE: APRIL 19, 2005

REVISED:

**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** August 25, 2020  
**Case No.:** 2020-1968-ZC  
**Posted:** August 21, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** John D. & Tena M.L. Warner  
**OWNER:** John D. & Tena M.L. Warner  
**REQUESTED CHANGE:** From HC-2 Highway Commercial District to I-1 Industrial District  
**LOCATION:** Parcel located on the west side of 9th Street and on the east side of 8th Street, north of the Tammany Trace, being Lots 1 through 8, Square 28 & Lots 1 & 8, Square 29, Town of New Claiborne, Covington  
**SIZE:** 1.66 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 1 Lane Gravel                                      **Condition:** Poor

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Tammany Trace and Undeveloped	A-4 Single-Family Residential District and A-4A Single-Family Residential District
East	Commercial and Undeveloped	I-1 Industrial District
West	Undeveloped	A-4A Single-Family Residential District and HC-2 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** No                                      **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.  
and  
**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 classification from HC-2 Highway Commercial District to I-1 Industrial District. The subject property is located on the west side of 9th Street and on the east side of 8th Street, north of the Tammany Trace, being Lots 1 through 8, Square 28 & Lots 1 & 8, Square 29, Town of New Claiborne, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density and commercial uses of various types and intensity.

The subject site is adjacent to an existing multi-tenant space to the north, a trucking and outdoor storage operation to the east, the Tammany Trace to the south, and undeveloped land to the west. The applicant is proposing to rezone the 1.66-acre site from HC-2 Highway Commercial to I-1 Industrial District. A change in use will permit more intense, industrial uses that are incompatible with the adjacent HC-2 Highway Commercial District. As such, staff objects to the request.

Note that because the site abuts the Tammany Trace along its southern border, any future development will be subject to the Planned Corridor District’s special design standards for the Tammany Trace Overlay.