

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6589 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 4 DAY OF FEBRUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF NORTH COLLINS BOULEVARD, BEING 1930 NORTH COLLINS BOULEVARD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF .68 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 2). (2020-2126-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2126-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 I-1 (Industrial District) to an HC-3 (Highway Commercial 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 HC-3 (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 I-1 (Industrial District) to an HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4 DAY OF MARCH , 2021 ; 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: JANUARY 27 , 2021

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-2126-ZC

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

From the Section Corner common to Section 37, 38, and 45, go 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 38 minutes 40 seconds East 663.8 feet to a point located on the southerly right-of-way line of Louisiana Highway 25( Collins Boulevard); thence go along the southerly right-of-way line of said highway North 64 degrees 57 minutes 30 seconds West 454.93 feet to an ½-inch iron rod and the Point of Beginning. From the Point of Beginning, continue North 64 degrees 57 minutes 30 seconds West 200.0 feet along the southerly right-of-way line of said Louisiana Highway 25 to a 2-inch iron bar; thence South 54 degrees 14 minutes West 231.5 feet to an ½-inch iron rod; thence South 38 degrees 04 minutes East 154.55 feet to an ½-inch iron rod; thence North 57 degrees 48 minutes 30 seconds East 323.47 feet to an ½-inch rod located on the southerly right-of-way line of the above mentioned Louisiana Highway 25 and the Point of Beginning.

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 belonging or in 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.:** 2020-2126-ZC

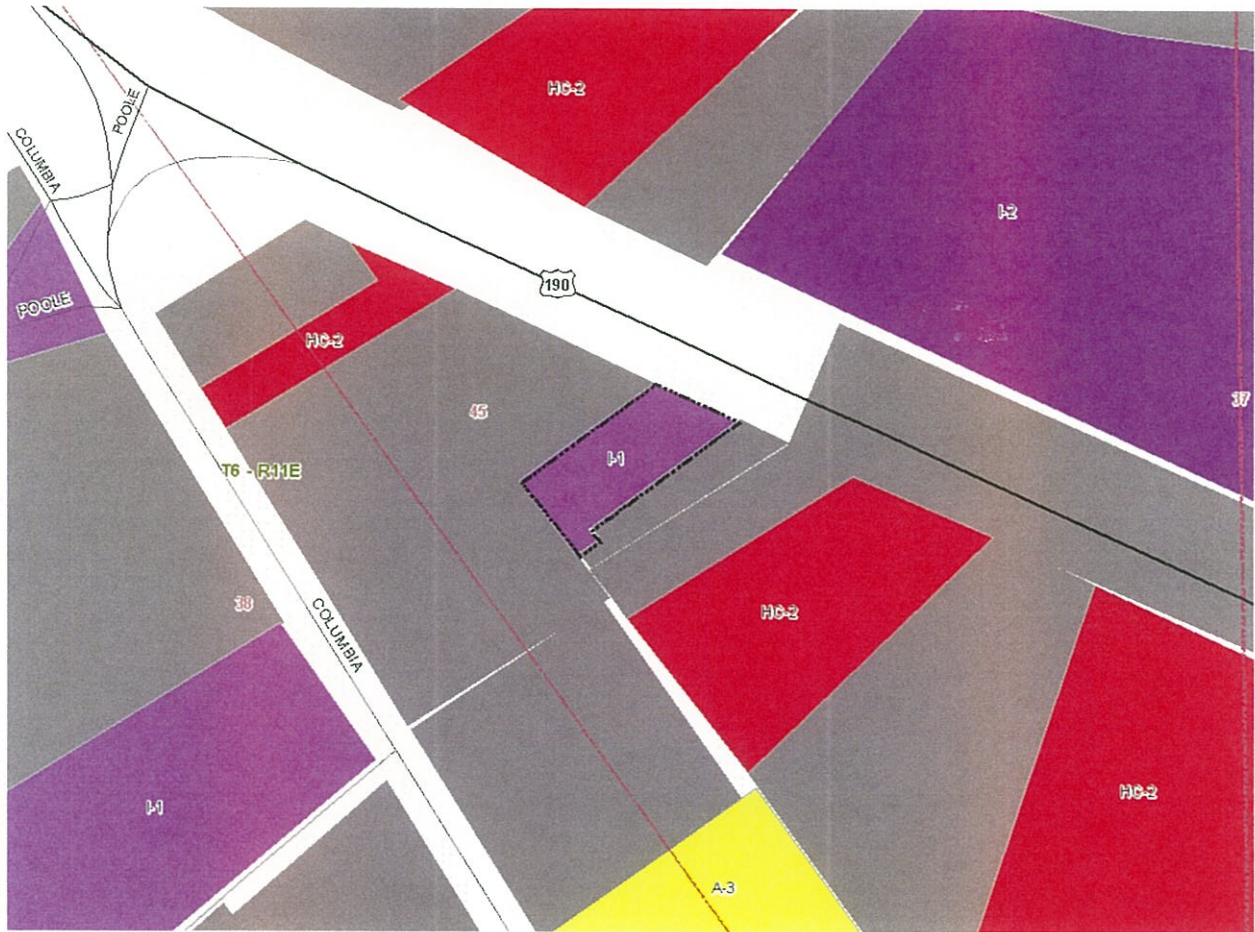
**PETITIONER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

**OWNER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

**REQUESTED CHANGE:** From I-1 Industrial District to HC-3 Highway Commercial District

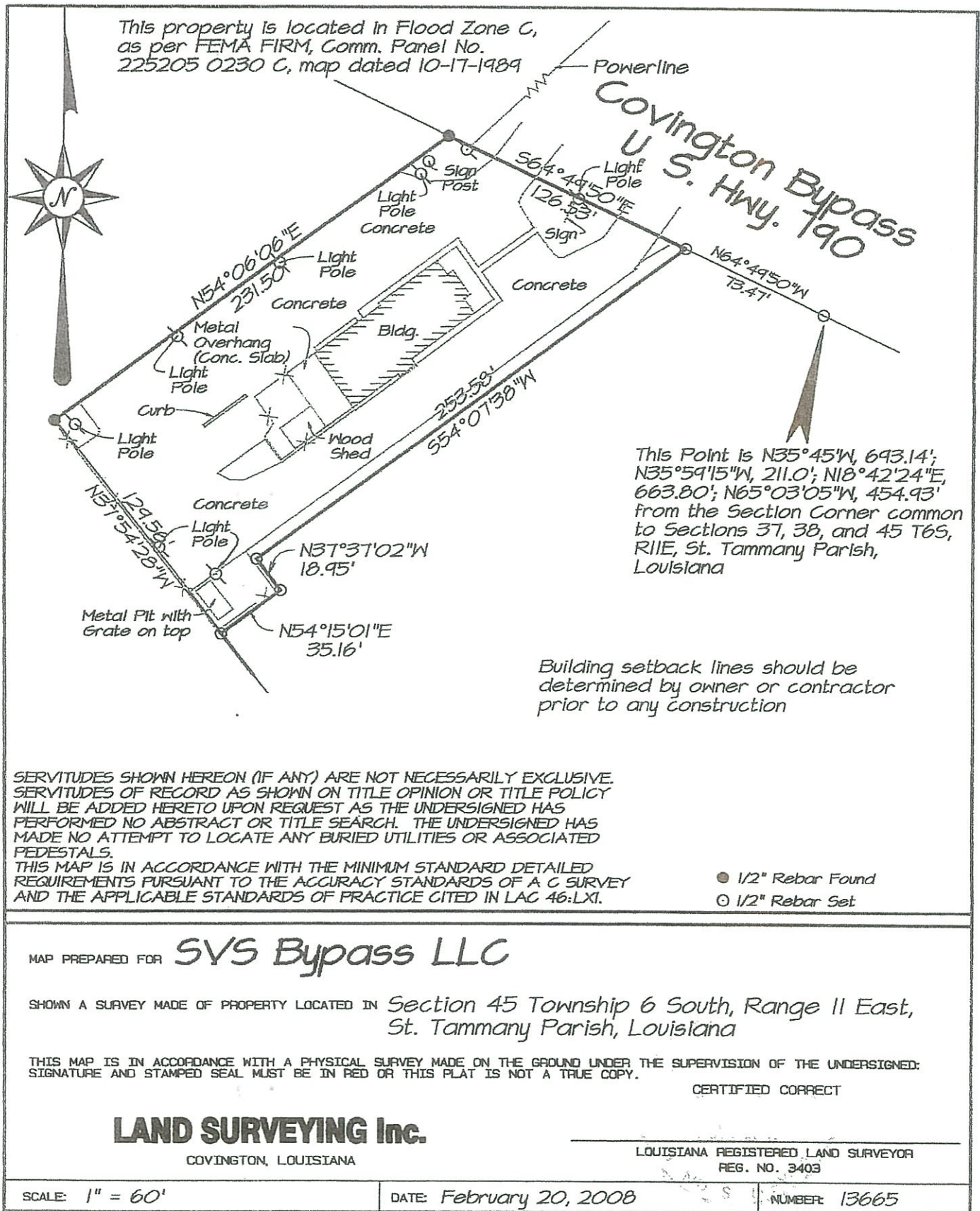
**LOCATION:** Parcel located on the west side of North Collins Boulevard, being 1930 North Collins Boulevard; Covington

**SIZE:** .68 acres





2020-2126-ZC









**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** December 28, 2020  
**Case No.:** 2020-2126-ZC  
**Posted:** December 25, 2020

**Meeting Date:** January 5, 2021  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

**OWNER:** SVS Tangi I, L.L.C. – Diaunne Schwartz

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State Highway

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

**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, I-2 Industrial, and Covington City Limits
South	Civic and Undeveloped	HC-2 Highway Commercial and Covington City Limits
East	Commercial	I-2 Industrial District and Covington City Limits
West	Industrial	HC-2, I-1 Industrial District, and Covington City Limits

**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 classification from I-1 Industrial District to HC-3 Highway Commercial District. The site is located on the west side of North Collins Boulevard, being 1930 North Collins Boulevard, Covington. The 2025 Future Land Use Plan designated the site to be developed with commercial uses of various intensity.

The petitioned property was the subject of a previous rezoning request from HC-2 Highway Commercial District to I-1 Industrial District (ZC15-04-028). The site is currently developed with an existing commercial building. The requested HC-3 Highway Commercial District will allow for intense commercial, retail, and office uses. Staff has no objection to the request as the site is surrounded by a mix of existing commercial and industrial uses and is appropriate along the commercial corridor.