

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 4

ZC Approved :

07/06/21

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: July 12, 2021



2021-2413-ZC

Existing Zoning: I-2 Industrial District
Proposed Zoning: CBF-1 Commercial Based Facilities District
Location: Parcel located on the north side of Hard Hat Row, being Lot 20, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2
Acres: 1 acre
Petitioner: Matt Organ
Owner: Sharron and Jeffrey Borne
Council District: 2

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Darius Shad
President/CEO

ADDRESS: 17639 Hard Hat Drive Covington, LA 70435

PHONE #: 985-871-0056

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2413-ZC
Posted: June 23, 2021

Meeting Date: July 6, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Matt Organ
OWNER: Sharron and Jeffrey Borne
REQUESTED CHANGE: From I-2 Industrial District to CBF-1 Commercial Based Facilities District
LOCATION: Parcel located on the north side of Hard Hat Row, being Lot 20, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2
SIZE: 1 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Welders Row -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Hard Hat Drive -	Type: Parish	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	Undeveloped	I-2 Industrial District
South	Undeveloped	I-2 Industrial District
East	Industrial	I-2 Industrial District
West	Industrial	I-2 Industrial District

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 classification from I-2 Industrial District to CBF-1 Commercial Based Facilities District. The site is located on the north side of Hard Hat Row, being Lot 21, Phase 1, Covington Industrial Park. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of commercial and industrial uses.

The subject property is currently an undeveloped parcel which functions as part of an office warehouse development site within an existing industrial park. The reason for the request is to allow the professional baseball training facility to the southwest of the subject property to expand operations and develop the property as an outdoor training field, which is not currently permitted within the I-2 Industrial District.

Zoning Change Request				
Zoning Classifications	Max Building Size	Max Height	Max Lot Coverage	Purpose
I-2 Industrial District	200,000 sq. ft.	45 ft.	50%	To provide for the location of large-scale and highly intense industrial uses
CBF-1 Community Based Facility District	30,000 sq. ft.	45 ft.	50%	To allow for the location of public and quasi-public uses that are appropriate within close proximity to residential districts

Case No.: 2021-2413-ZC

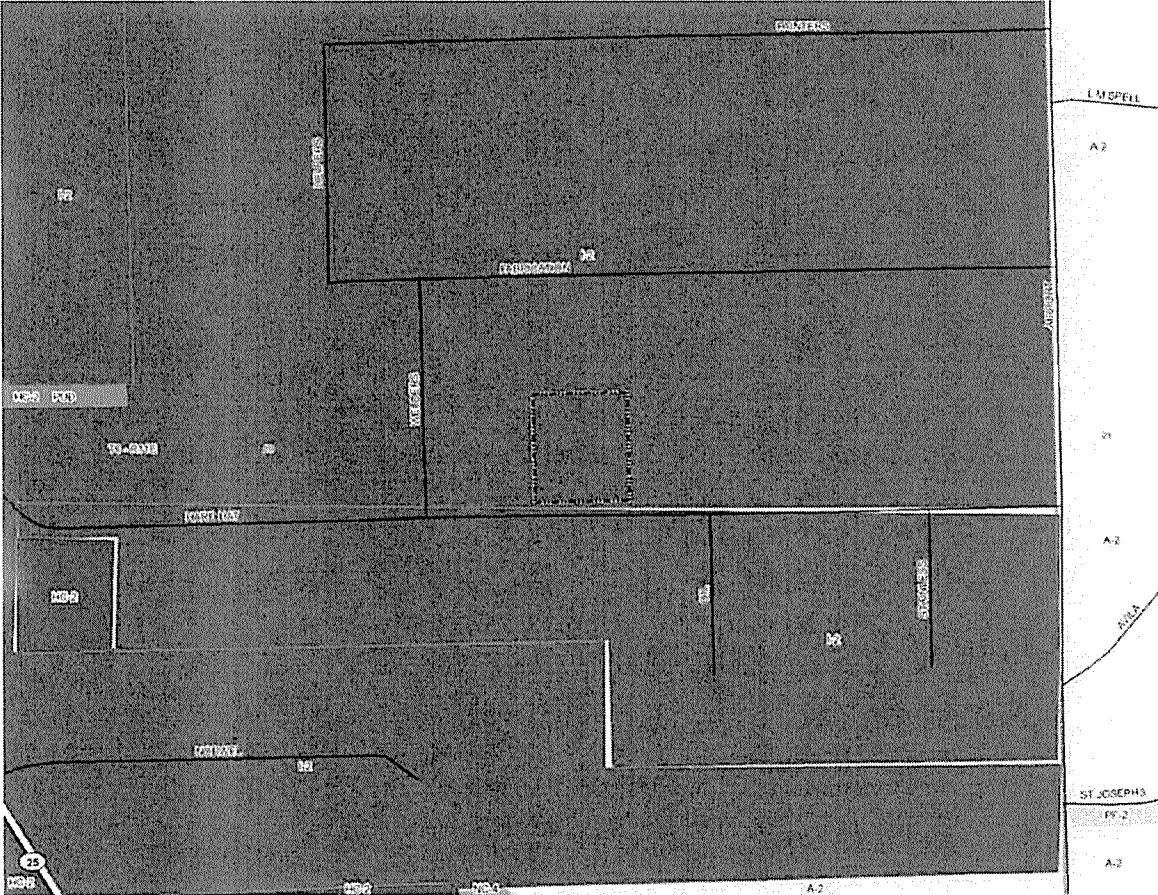
PETITIONER: Matt Organ

OWNER: Sharron and Jeffrey Borne

REQUESTED CHANGE: From I-2 Industrial District to CBF-1 Commercial Based Facilities District

LOCATION: Parcel located on the north side of Hard Hat Row, being Lot 20, Phase 1, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2

SIZE: 1 acre



PAINTERS

HELPERS

I-2

FABRICATION

WELDERS

20

HARD HAT

I-2

OIL

NORWEL

I-2

HC-2

NC-4

A-2