

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6759

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. FITZGERALD

SECONDED BY: MR. DEAN

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HARD HAT ROW, BEING LOT 20, PHASE 1, COVINGTON INDUSTRIAL PARK; AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-2 (INDUSTRIAL DISTRICT) TO AN CBF-1 (COMMERCIAL BASED FACILITIES DISTRICT) (WARD 3, DISTRICT 2). (2021-2413-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2413-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-2 (Industrial District) to an CBF-1 (Commercial Based Facilities 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 CBF-1 (Commercial Based Facilities 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-2 (Industrial District) to an CBF-1 (Commercial Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SPECIAL MEETING OF THE PARISH COUNCIL ON THE 29 DAY OF SEPTEMBER , 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: AUGUST 18, 2021 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

Case No.: 2021-2413-ZC

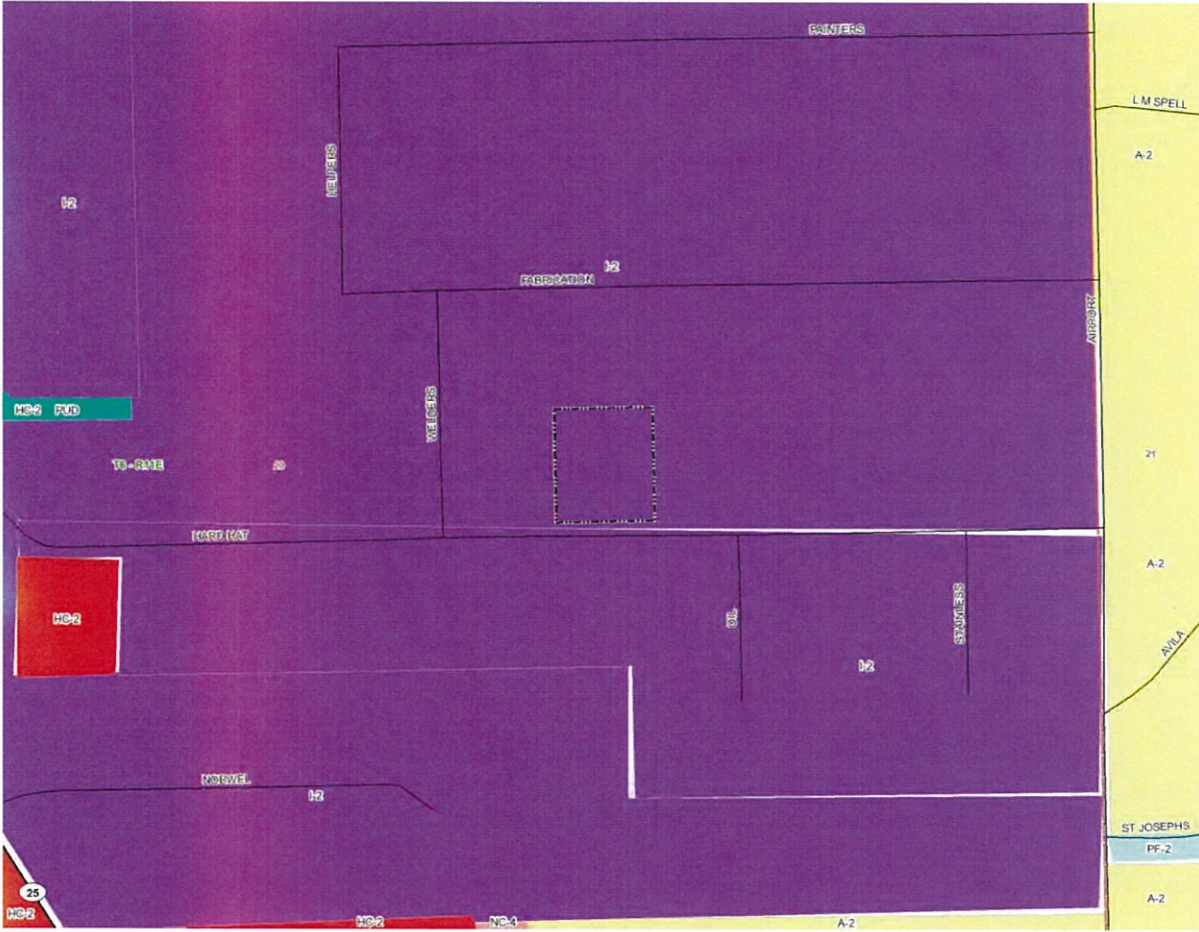
PETITIONER: Matt Organ

OWNER: Sharron and Jeffrey Borne

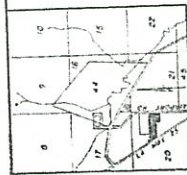
REQUESTED CHANGE: From I-2 Industrial District to CBF-1 Commercial Based Facilities District

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



COVINGTON INDUSTRIAL PARK PHASE 1



LOCATED IN SECTION 23, TOWNSHIP 6 NORTH, RANGE 14 WEST, DISTRICT 3, MAP 3

2021-2413-ZC

RESTRICTIVE COVENANTS

1. EXCEPT WHERE SHOWN OTHERWISE ON THIS PLAN, THE MINIMUM SETBACK DISTANCES FOR BUILDINGS, DRIVEWAYS, PATIO AREAS, AND OTHER STRUCTURES SHALL BE 25 FEET FROM THE FRONT AND SIDE LINES OF THE LOTS AND 10 FEET FROM THE REAR LINE OF THE LOTS. THE MINIMUM SETBACK DISTANCE FOR DRIVEWAYS SHALL BE 5 FEET FROM THE FRONT AND SIDE LINES OF THE LOTS. ALL SETBACK DISTANCES SHALL BE MEASURED FROM THE OUTLINE OF THE STRUCTURE TO THE CENTERLINE OF THE DRIVEWAY.
2. NO STRUCTURE OR USE OF LAND IS PERMITTED WHICH IS IN VIOLATION OF ANY OF THE RESTRICTIVE COVENANTS SET FORTH IN THIS DEED.
3. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 35 FEET MEASURED FROM THE FINISHED GRADE AT THE POINT OF MEASUREMENT.
4. NO USE OF LAND IS PERMITTED WHICH IS IN VIOLATION OF ANY OF THE RESTRICTIVE COVENANTS SET FORTH IN THIS DEED.
5. THE MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET.
6. THE MINIMUM LOT WIDTH SHALL BE 100 FEET.
7. THE MINIMUM LOT DEPTH SHALL BE 100 FEET.
8. THE MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET.
9. THE MINIMUM LOT WIDTH SHALL BE 100 FEET.
10. THE MINIMUM LOT DEPTH SHALL BE 100 FEET.

DEDICATION

WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE PUBLIC THE LAND AS SHOWN HEREON FOR THE PURPOSES OF THE INDUSTRIAL PARK, PHASE 1, AND THE TRAIL, AND WE HEREBY AGREE TO HOLD THE SAME SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH IN THIS DEED. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR SIGNS AT THE CITY OF MONROE, LOUISIANA, THIS 15TH DAY OF OCTOBER, 2021.

Michael B. Williams
MICHAEL B. WILLIAMS, JR.
AND
CATHERINE BECKE FAYET

AREA: 25 ACRES
SUBJECT TO: 1. THE DEED DATED 10/15/2021
2. THE DEED DATED 10/15/2021
3. THE DEED DATED 10/15/2021
4. THE DEED DATED 10/15/2021
5. THE DEED DATED 10/15/2021

CERTIFICATION

THIS PLAN IS SUBMITTED TO THE COMMISSIONERS OF THE LAND AND MINERAL RIGHTS OF THE STATE OF LOUISIANA FOR RECORDED AND IS HEREBY CERTIFIED TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF LOUISIANA 1835 ACT 130. IN WITNESS WHEREOF, THE COMMISSIONERS OF THE LAND AND MINERAL RIGHTS OF THE STATE OF LOUISIANA HAVE HEREUNTO SET THEIR HANDS AND AFFIXED THEIR SIGNS AT MONROE, LOUISIANA, THIS 15TH DAY OF OCTOBER, 2021.



FOR: MICHAEL B. WILLIAMS, JR. AND CATHERINE BECKE FAYET
COVINGTON INDUSTRIAL PARK, PHASE 1
COVINGTON, LOUISIANA 70448

DATE: 10/15/2021
BY: Michael B. Williams, Jr.
Catherine Becke Fayet

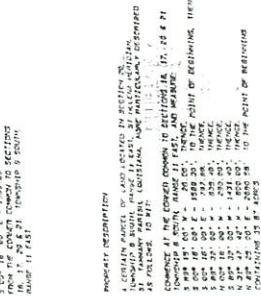
APPROVAL

APPROVED: *[Signature]*
NRI & ASSOCIATES INC.
LAND SURVEYORS AND CIVIL ENGINEERS
1500 JIMMY D. BOYD BLVD., SUITE 200
MONROE, LOUISIANA 70448

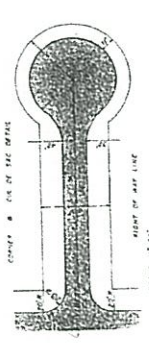
COVINGTON INDUSTRIAL PARK - PHASE 1	
LOCATED IN SECTION 20, T-6-S, R-11-W	BOOK 87, PAGE 417
DATE: 10/15/2021	NO. 2021-2413-ZC
NRI & ASSOCIATES INC.	
LAND SURVEYORS AND CIVIL ENGINEERS	
1500 JIMMY D. BOYD BLVD., SUITE 200, MONROE, LOUISIANA 70448	



PROPERTY DESCRIPTION
A CERTAIN PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 6 NORTH, RANGE 14 WEST, DISTRICT 3, MAP 3, PARCELS 1-25, MORE OR LESS AS SHOWN ON THE ATTACHED PLAT, BEING THE PROPERTY OF MICHAEL B. WILLIAMS, JR. AND CATHERINE BECKE FAYET, AS HEIRS OF THE ESTATE OF MICHAEL B. WILLIAMS, JR. AND CATHERINE BECKE FAYET, DECEASED, AND IS HEREBY CERTIFIED TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF LOUISIANA 1835 ACT 130.



NOTES
1. THIS DEVELOPMENT IS LOCATED IN TOWNSHIP 6 NORTH, RANGE 14 WEST, DISTRICT 3, MAP 3, PARCELS 1-25, MORE OR LESS AS SHOWN ON THE ATTACHED PLAT, BEING THE PROPERTY OF MICHAEL B. WILLIAMS, JR. AND CATHERINE BECKE FAYET, AS HEIRS OF THE ESTATE OF MICHAEL B. WILLIAMS, JR. AND CATHERINE BECKE FAYET, DECEASED, AND IS HEREBY CERTIFIED TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF LOUISIANA 1835 ACT 130.



Subject Property

2021-2413-ZC

PAINTERS

HELPERS

I-2

FABRICATION

WELDERS

20

HARD HAT

I-2

OIL

NORWEL

I-2

HC-2

NC-4

A-2

ADMINISTRATIVE COMMENT

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:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, West with corresponding use and zone information.

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 table with 5 columns: Zoning Classifications, Max Building Size, Max Height, Max Lot Coverage, Purpose. Rows compare I-2 Industrial District and CBF-1 Community Based Facility District.