

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6863

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TOLEDANO

ON THE 6 DAY OF JANUARY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF US HIGHWAY 190, SOUTH OF HARRISON AVENUE, AND NORTH OF 9TH AVENUE; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 8.09 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) AND HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 2) (2021-2609-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2609-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-1 (Highway Commercial District) and HC-2 (Highway Commercial 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 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 HC-1 (Highway Commercial District) and HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF FEBRUARY, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 29, 2021

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2609-ZC**

All that certain plat or parcel of land located within the Town of Alexiusville, St. Tammany Parish, Louisiana and being more fully described as follows.

Commencing at the Southeast corner of Square 74 being the intersection of 8<sup>th</sup> Avenue (unconstructed) and the "G" Street (unconstructed) and the Point of Beginning,

From the point of beginning, run South 89 degrees 14 minutes 58 seconds West a distance of 260.06 feet to a point; Thence run North 00 degrees 42 minutes 55 seconds West a distance of 120.00 feet to a point; Thence run South 88 degrees 57 minutes 40 seconds West a distance of 212.78 feet to a point along the easterly right of way line of U.S. Highway 190; Thence, continuing along the easterly right of way line of U.S. Highway 190, run North 00 degrees 41 minutes 59 seconds West a distance of 120.00 feet to a point; Thence, run North 00 degrees 41 minutes 59 seconds West a distance of 39.25 feet to a point; Thence run North 00 degrees 51 minutes 57 seconds West a distance of 520.94 feet to a point being the intersection of easterly right of way line of U.S. Highway 190 and the northwest corner of Square 51; Thence, departing the easterly right of way line of U.S. Highway 190, run North 89 degrees 04 minutes 30 seconds East a distance of 472.57 feet to a point being the northeast corner of Square 50; Thence run South 00 degrees 52 minutes 26 seconds East a distance of 280.00 feet to a point being the northeast corner of Square 65; Thence run South 00 degrees 52 minutes 26 seconds East a distance of 240.49 feet to a point being the southeast corner of Square 65; Thence run South a distance of 40.00 feet to a point being the northeast corner of Square 74; Thence run South 00 degrees 48 minutes 21 seconds East a distance of 280.00 feet to the Point of Beginning.

Containing in all 8.09 acres of land, more or less, and is based on the property boundary survey and map made by Land Surveying, LLC, dated October 21, 2021.



**Case No:** 2021-2609-ZC

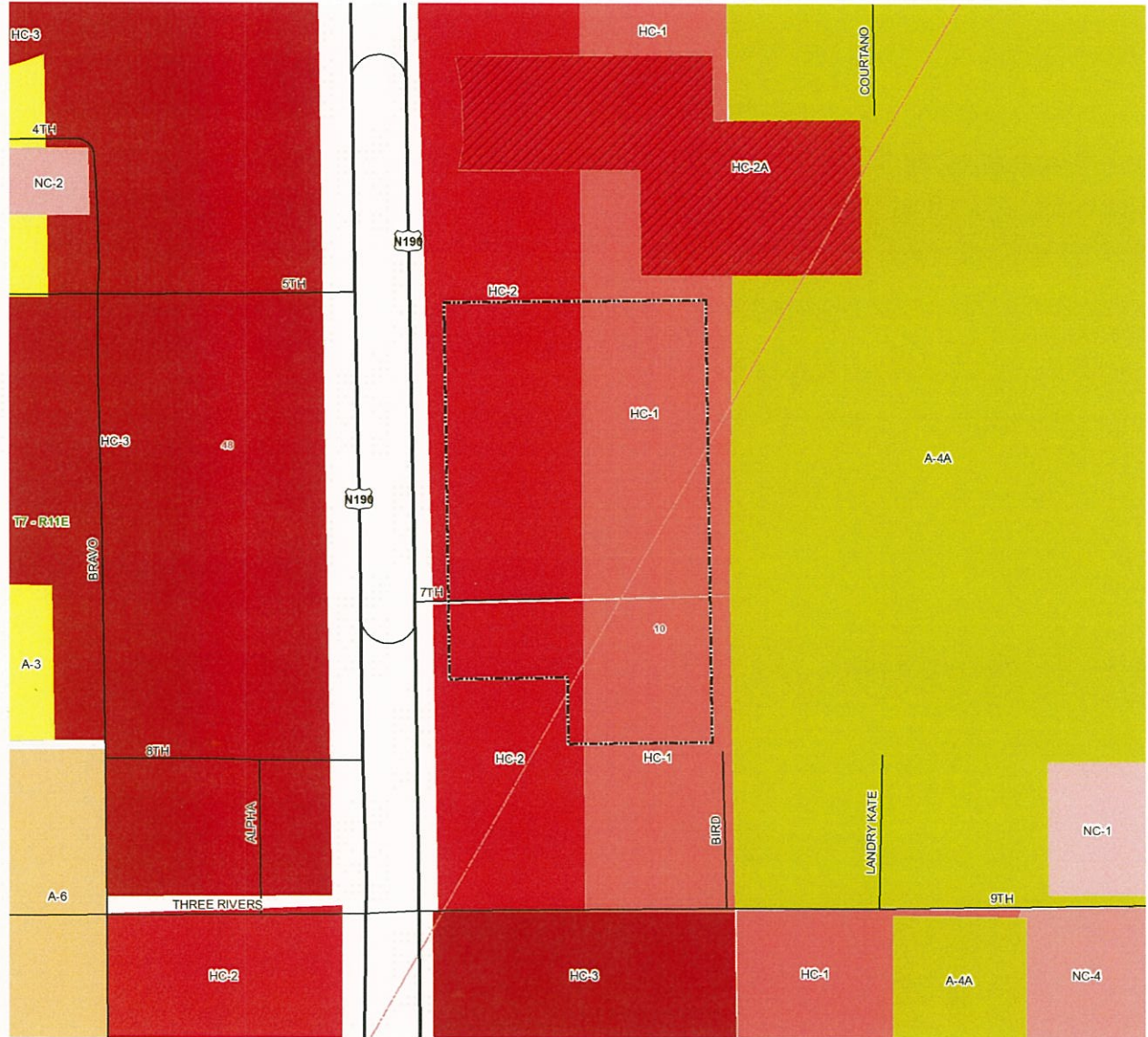
**PETITIONER:** Dean Duplantier

**OWNER:** Baldwin Investments and Baldwin Motors – John Baldwin

**REQUESTED CHANGE:** From HC-1 Highway Commercial District and HC-2 Highway Commercial District to HC-3 Highway Commercial District

**LOCATION:** Parcel on the east side of US Highway 190, south of Harrison Avenue, and north of 9th Avenue; Covington; S10 and S48, T7S, R11E; Ward 3, District 2

**SIZE:** 8.09 acres





2021-2609-ZC

N190

HC-3

A-2

DEE

RIVER HIGHLAND

HARRISON

COURTANO

NC-1

HC-1

5TH

HC-2A

HC-2

HC-3

48

HC-1

T7-R11E

A-4A

7TH

8TH

HC-2

HC-1

ALPHA

BIRD

LANDRY/KATE

THREE RIVERS

9TH

10

HC-1

A-4A

10TH

N190

HC-2

HC-3

HC-2

NC-4

11TH

11TH

NNI

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** November 30, 2021  
**Case No.:** 2021-2609-ZC  
**Posted:** November 17, 2021

**Meeting Date:** December 7, 2021  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Dean Duplantier  
**OWNER:** Baldwin Investments and Baldwin Motors – John Baldwin  
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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                                    **Road Surface:** 3 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-1 Highway Commercial and HC-2 Highway Commercial District
South	Commercial	HC-1 Highway Commercial and HC-2 Highway Commercial District
East	Undeveloped	A-4A Single-Family Residential District
West	Commercial	HC-3 Highway Commercial District

**EXISTING LAND USE:**

**Existing development:** Yes                                    **Multi occupancy development:** Yes

**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 HC-1 Highway Commercial District and HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the east side of US Highway 190, south of Harrison Avenue, and north of 9th Avenue; Covington. The 2025 Future Land Use Plan designates the site to be developed with several levels or forms of commercial uses.

The subject site is developed with the existing Baldwin Motors car dealership development site, a revoked portion of 7<sup>th</sup> Street, an unoccupied commercial building, and undeveloped land. The site is flanked by commercial uses of various intensity to the north, south, and west and is adjacent to undeveloped property that is zoned A-4A to the east.

The applicant is requesting to change the zoning classification to HC-3 to accommodate the construction of a new car dealership.

**ADMINISTRATIVE COMMENT**

Case No.: 2021-2609-ZC -Cont'd

Zoning		Max Building Size	Allowable Uses
<b>Existing</b>	HC-1 Highway Commercial District	20,000 sq. ft.	Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing.
<b>Existing</b>	HC-2 Highway Commercial District	40,000 sq. ft.	All uses permitted in the HC-1 District; Banks and financial institutions (greater than 3,000 square feet); Convenience stores (with gas), when the criteria of section 130-2213(51)a are met; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 square feet; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive repair and service facilities not to exceed 10,000 square feet; Automotive sales not to exceed two acres of display and storage; Outdoor retail sales and storage yards; Portable storage containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.
<b>Proposed</b>	HC-3 Highway Commercial District	250,000 sq. ft.	All uses permitted in the HC-2 District; Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply); Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights); Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries