

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6863

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

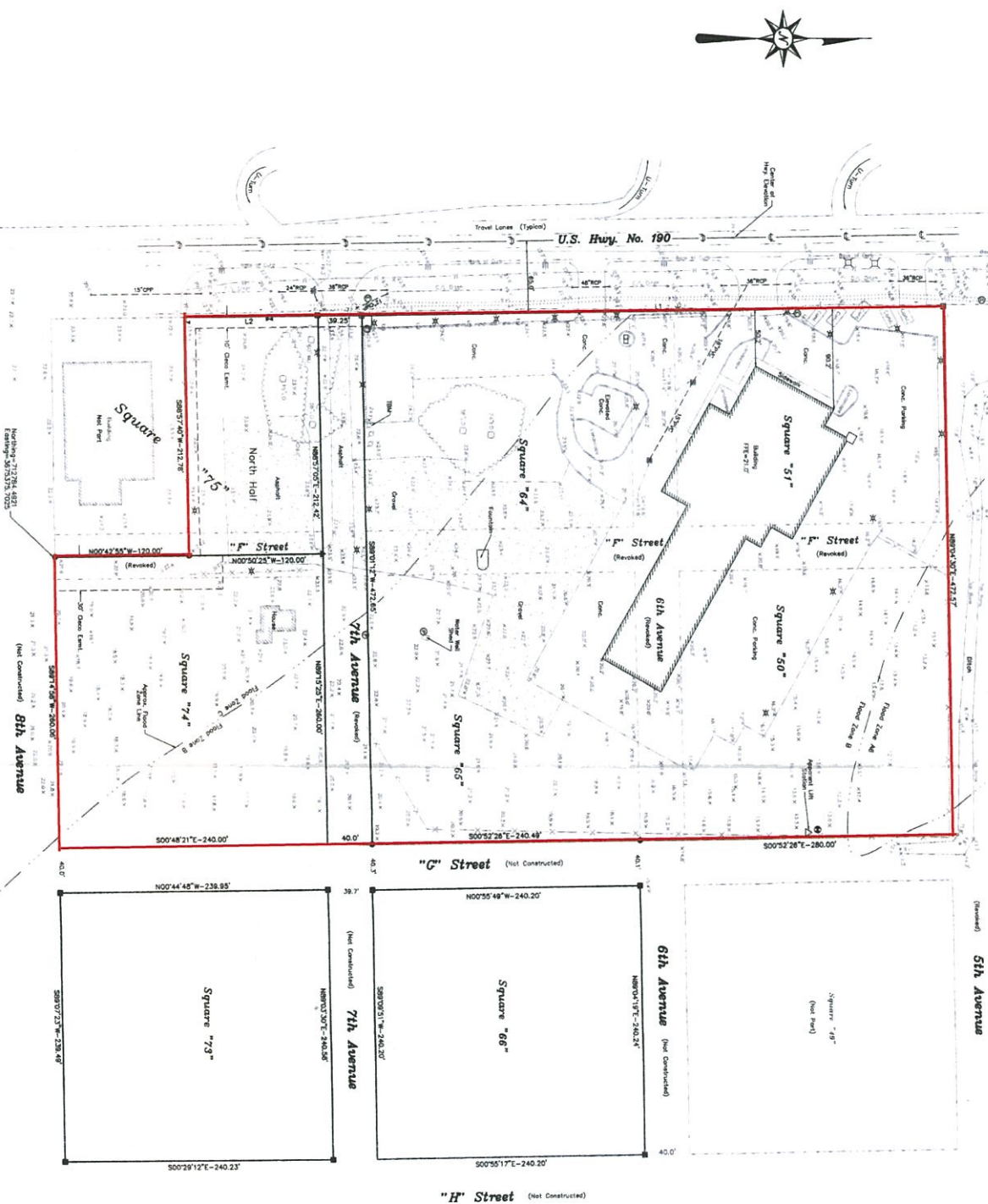
Commencing at the Southeast corner of Square 74 being the intersection of 8th Avenue (unconstructed) and the "G" Street (unconstructed) and the Point of Beginning,

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.

2021-2609-ZC

Subject Property



- Reference: 1) A Deed in Instrument No. 344660, Clerk of Courts Office
2) A Deed in Instrument No. 809182, Clerk of Courts Office
3) A Deed in Instrument No. 386172, Clerk of Courts Office
4) A Deed in Instrument No. 386172, Clerk of Courts Office
5) A Recession Map by this Firm, Dated 3-16-2020, #19254
6) A Recession Map by this Firm, Dated 6-7-2019, #17026
7) Recorded Plat of Abundantia, Clerk of Courts Office
- Reference calls not shown

Drawings refer to the Louisiana State Prime Coordinate System (1702 La. South) and was obtained by GPS.

TBM Setback in Power Pole, #4877. Dv.=25.7'. TBM is for a reference only and does not represent an actual elevation to build to (Refers to NAVD 83, Grid 18)

L1=N00°51'57"W-S20.94°
L2=N00°41'59"W-120.00°

- [illegible]

THE MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PRESENTED TO THE NEIGHBORHOOD
STANDARDS OF A CITY SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN L.A. 461.03.

THIS MAP IS IN ACCORDANCE WITH A PROFESSIONAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

BRUCE M. BUTLER, JR.
A PROFESSIONAL LAND SURVEYOR
18-20-2021

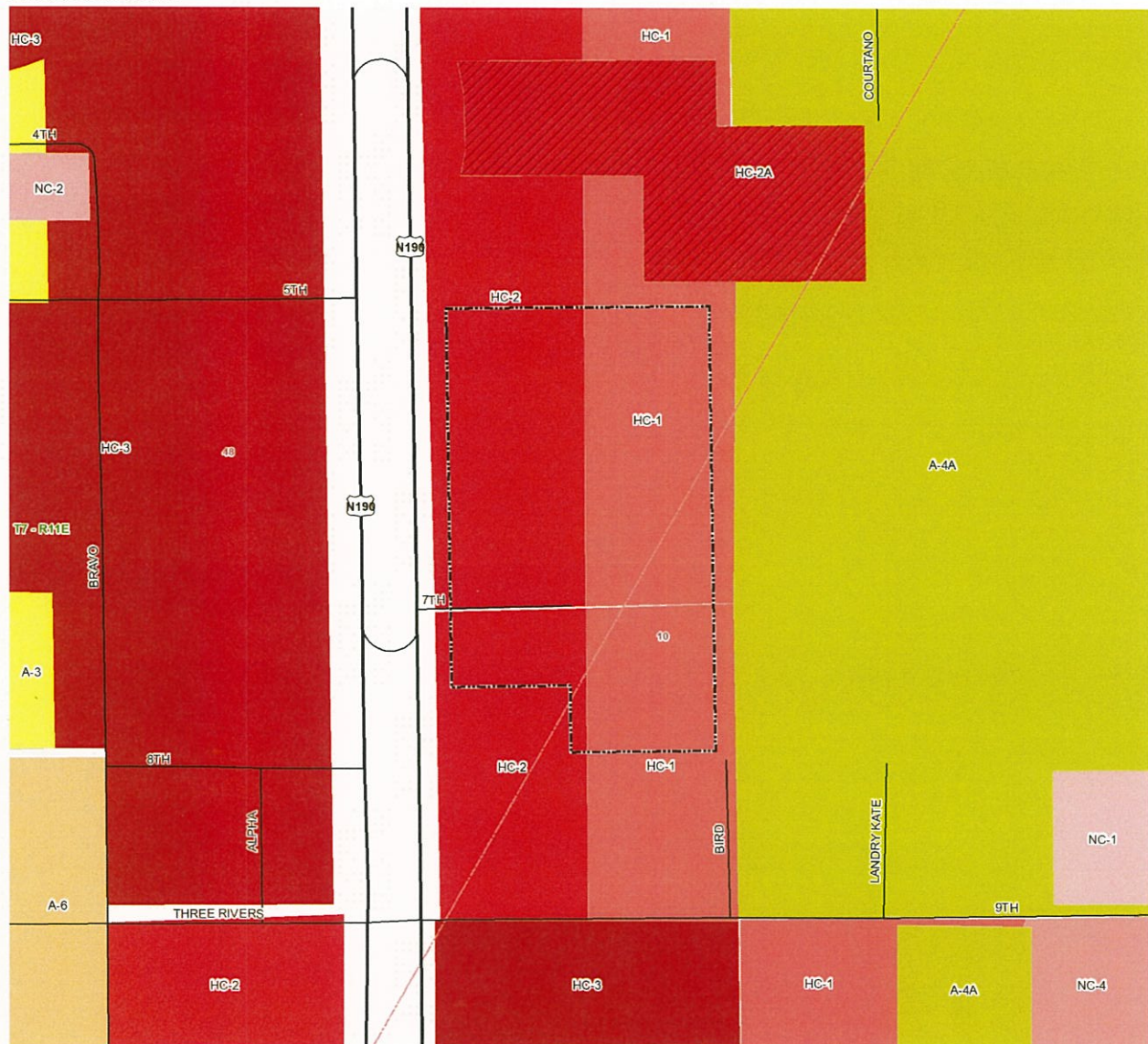
LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6271 phone (985) 898-0395 fax

BALDWIN MOTORS, INC.

- 2021

Town of Newville, St. Tammany Parish, Louisiana

SIZE: 8.09 acres





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

GENERAL INFORMATION

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

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 7th 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
Existing	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.
Existing	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.
Proposed	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