

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6965 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. DEAN SECONDED BY: MR. CANULETTE
ON THE 5 DAY OF MAY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF WINNWARD LOOP, SOUTH OF NORTHPOINTE COURT; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CBF-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 1, DISTRICT 3) (2022-2757-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2757-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 CBF-1 (Community Based Facilities District) to an I-2 (Industrial 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 I-2 (Industrial 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 CBF-1 (Community Based Facilities District) to an I-2 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: APRIL 27 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2022-2757-ZC

A certain parcel of land situated in Northpointe Business Park Phase 1, Section 3, T-7-S, R-10-E, G.L.D., ST. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Lot corner common to Lots 5A and 6 and on the Western Right of Way of Windward Dr. and measure along said Western Right of Way South 00°00'20" East a distance of 400.00 feet to a point;
Thence South 89°59'40" West a distance of 436.23 feet to a point;
Thence North 00°07'52" West a distance of 98.37 feet to a point;
Thence North 00°07'52" West a distance of 230.75 feet to a point;
Thence North 00°00'20" West a distance of 70.88 feet to a point;
Thence North 89°59'40" East a distance of 436.98 feet to the POINT OF BEGINNING, and containing 174,673.14 square feet or 4.00 acre(s) of land, more or less.

CASE NUMBER: 2022-2757-ZC

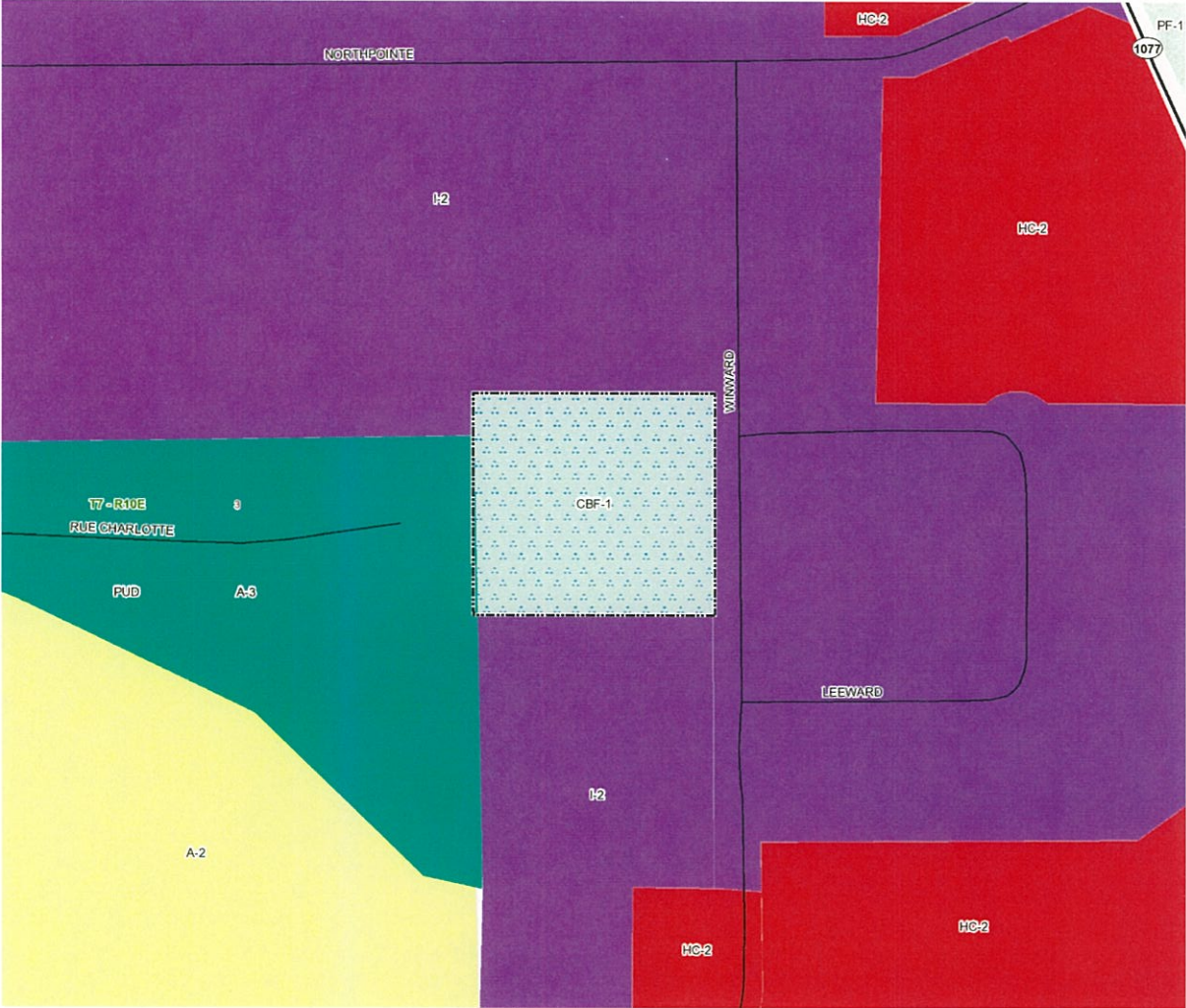
PETITIONER: Stephanie Cain

OWNER: Cain Properties, LLC – Stephanie Cain

REQUESTED CHANGE: CBF-1 Community Based Facilities District TO I-2 Industrial District

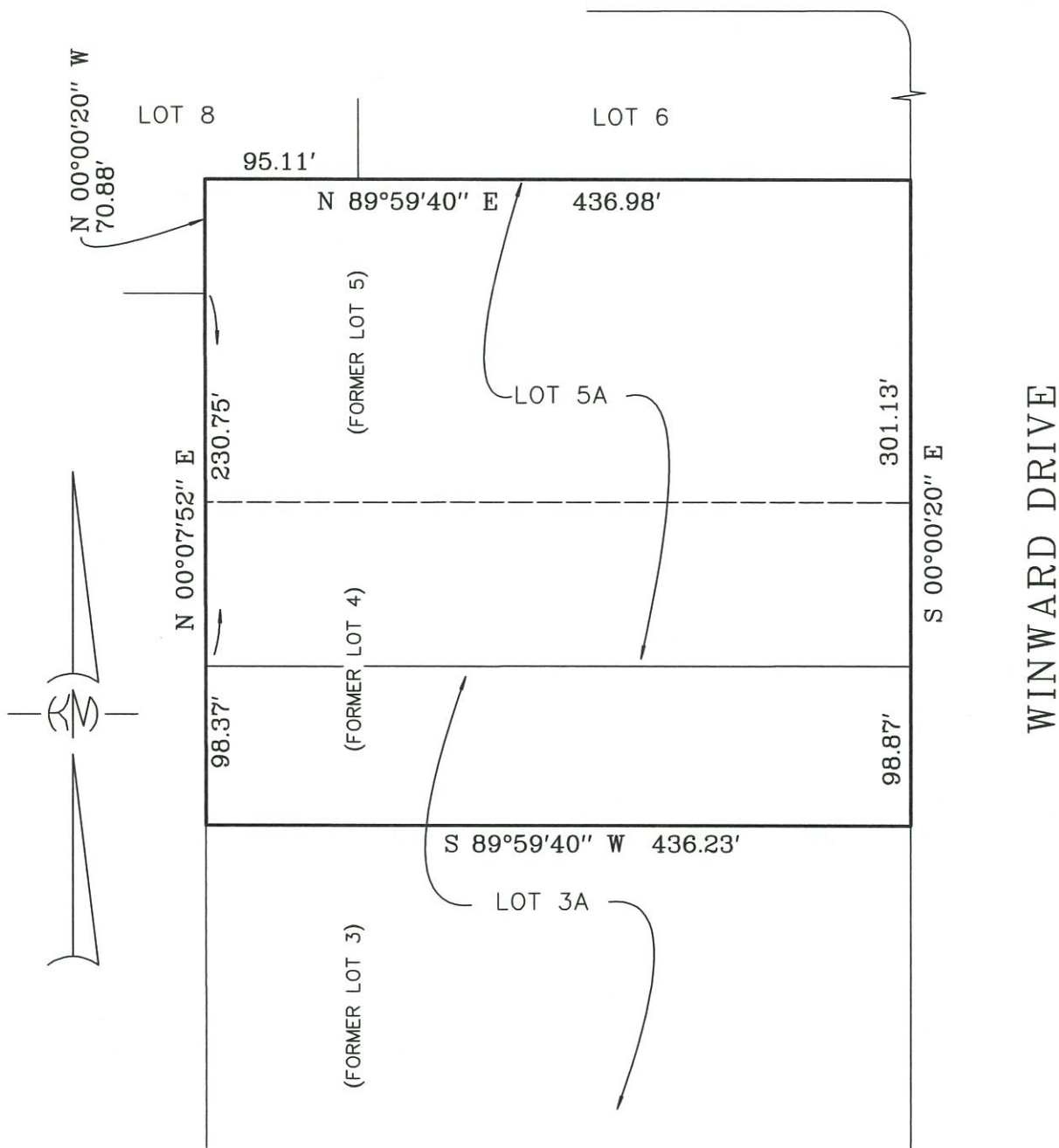
LOCATION: Parcel located on the west side of Winnward Loop, south of Northpointe Court; Covington; S3, T7S, R10E; Ward 1, District 3

SIZE: 4 acres



NORTHPOINTE COURT

2022-2757-ZC



- REFERENCES:
- 1. PLAT OF NORTHPOINTE BUSINESS PARK, PHASE 1
BY NED R. WILSON, FILED AS MAP FILE NO. 4465
DATED 05-15-2007.
 - 2. PLAT OF A RESUBDIVISION BY JOHN E. BONNEAU & ASSOC, INC.
FILED AS MAP FILE NO. 5495A, DATED 02-18-2016

SKETCH ZONING CHANGE
LOT 5A AND THE NORTH 1/2 OF LOT 3A,
NORTHPOINTE BUSINESS PARK PHASE 1,
SECTION 3, T-7-S, R-10-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

CAIN PROPERTIES. LLC.

SCALE:	1" = 100'	DATE:	02-14-22
DRAWN:	DRJ	JOB NO.:	21-390
REVISED:			

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

2022-2757-ZC

7

17

I-2

8

18

19

6

5

2022-2757-ZC
CBF-1

4

WINWARD

LEEWARD

T7 - R10E

3

RUE CHARLOTTE

20

PUD

A-3

22

3

A-2 9

2

I-2

28

2021-2651-MRP

HC-2

30

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: March 16, 2022
Case No.: 2022-2757-ZC
Posted: March 17, 2022

Meeting Date: April 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Stephanie Cain
OWNER: Cain Properties, LLC – Stephanie Cain
REQUESTED CHANGE: CBF-1 Community Based Facilities District TO I-2 Industrial District
LOCATION: Parcel located on the west side of Winnward Loop, south of Northpointe Court; Covington; S3, T7S, R10E; Ward 1, District 3
SIZE: 4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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	Industrial	I-2 Industrial District
South	Industrial	I-2 Industrial District
East	Industrial	I-2 Industrial District
West	Residential	The Willows PUD

EXISTING LAND USE:

Existing development: Yes **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.

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from CBF-1 Community Based Facilities District to I-2 Industrial District. The site located on the west side of Winnward Loop, south of Northpointe Court; Covington. The 2025 Future Land Use plan designates the site to be absorbed by the surrounding I-2 Industrial zoning that aims for the purpose of commercial use both within and surrounding a Planned District.

The subject property is located within Phase 1 of the Northpointe Business Park and was rezoned to CBF-1 Community Based Facilities District in 2013 to accommodate the development of the existing Digs Volleyball Complex (Council Ordinance 13-2942). A change in zoning will allow the property to revert back to the original I-2 Industrial District classification while allowing the interior portion of the existing recreational facility to stay in compliance with an appropriate zoning designation.

Zoning District Site and Structure Comparison			
	Max Building Size and Height	Allowable Uses	Purpose
CBF-1 Community Based Facilities District	Max. Building Size: 30,000 sq. ft. 500 sq. ft. when located within 200 ft. of a residentially zoned property. Max Height: 45 ft.	Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities; Churches, temples and synagogues; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions.	To provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts.
I-2 Industrial District	Max Building Size: 200,000 sq. ft. Max Height: 45 ft.	Any use permitted under the I-1 District including indoor recreational facilities with a restaurant without a lounge; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.	To provide for the location of large scale and highly intense industrial uses along major collectors and arterials to minimize conflict with nearby residential uses.