

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5590 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: MR. SHARP SECONDED BY: MR. THOMPSON
ON THE 5 DAY OF MAY , 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 36, WEST OF MELISSA LANE, BEING 19471 LA HIGHWAY 36, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 14,577 SQ. FT OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 3, DISTRICT 2). (2016-184-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-184-ZC, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains NC-4 (Neighborhood Institutional District) ; 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-1 (Industrial District) see Exhibit "A" for complete boundaries .

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 NC-4 (Neighborhood Institutional District) to an I-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-184-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

In that portion thereof designated as Lionsgate Subdivision, all as more fully set forth on the map and plat of subdivision by C.R. Schultz, dated September 1st, 1959, being Extra Map File 3505 of the records of St. Tammany Parish and being more fully described as Lot 2, Lionsgate Subdivision, Section "A".

All as more fully shown on the plat by H.C. Sanders & Associates dated November 28th, 1979, attached to the Judgment recorded at COB 967, folio 64 of the records of St. Tammany Parish, Louisiana. Further being more fully shown on the survey of D & S Surveyors, Inc., Survey No. 01-1258, dated October 4th, 2002, a certified copy of which is annexed to and made part of the sale registered as CIN: 1330151.

Case No.: 2016-184-ZC

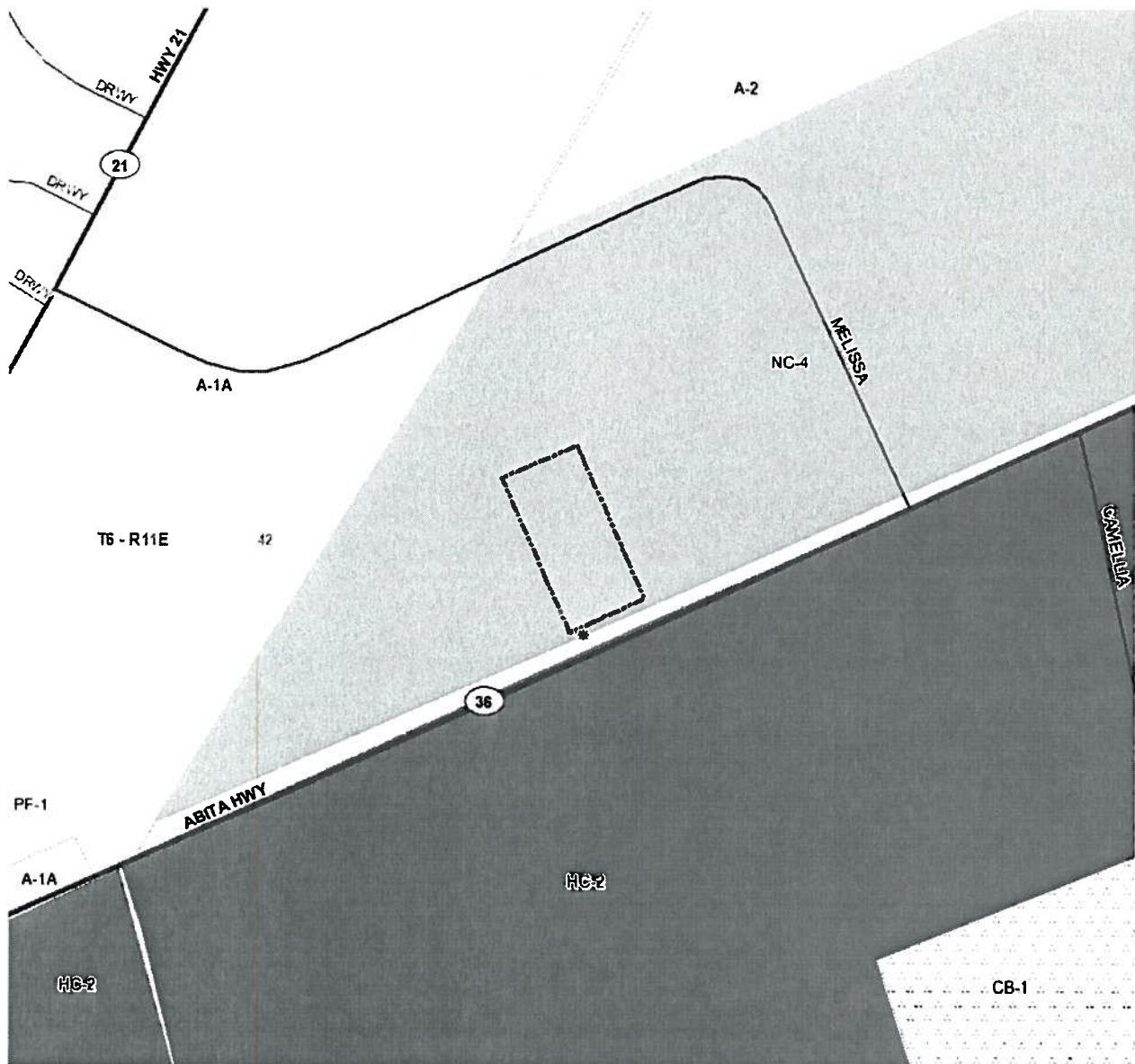
PETITIONER: Louis H. & Janna M. Thompson

OWNER: Louis H. & Janna M. Thompson

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the north side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: 14,705 sq. ft.





2016-184-ZC

7234

A-2

A-1A

MELISSA

NC-4

T6-R1E 42

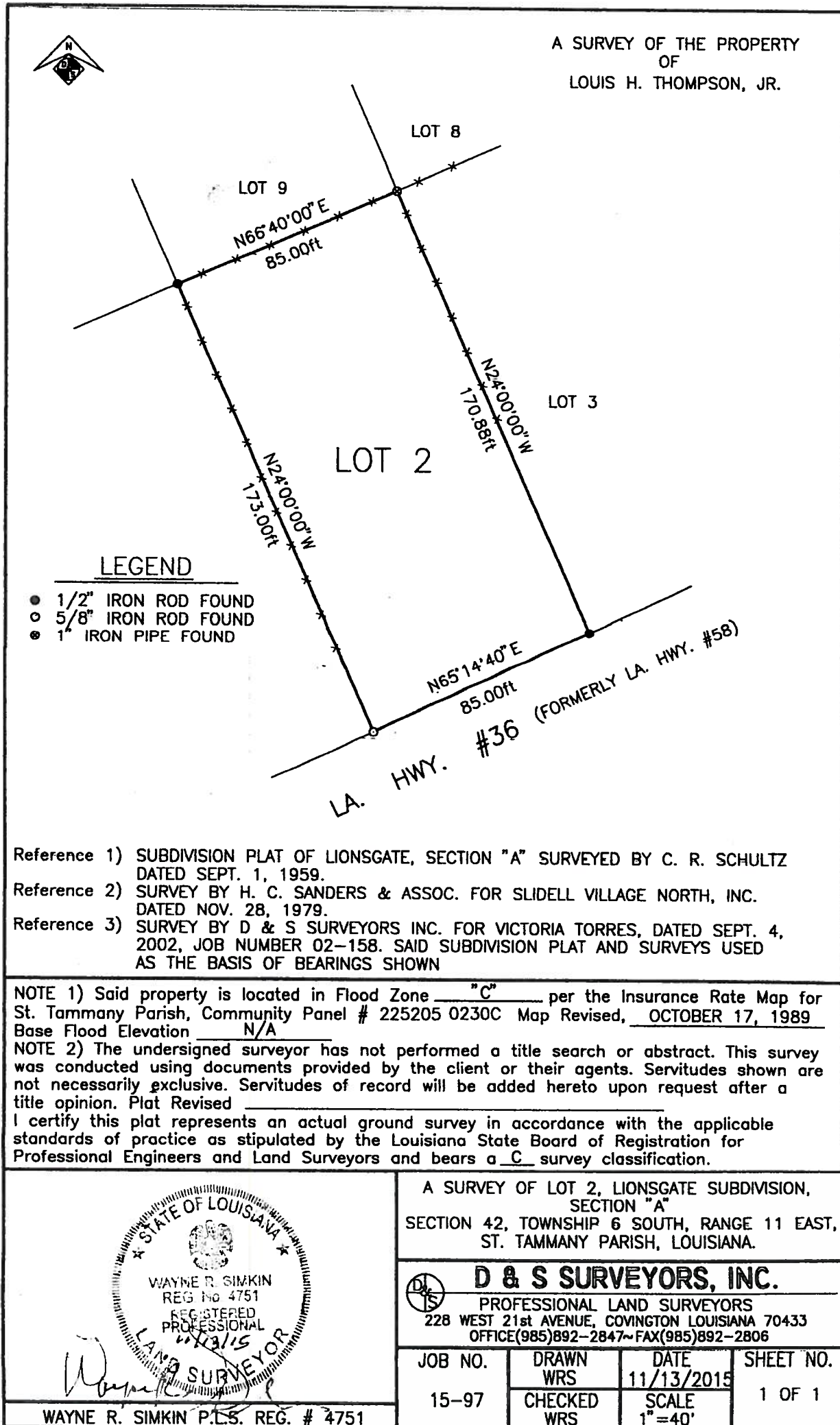
HG-2

GB-1

0 270 Feet



2016-184-2C



ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-184-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Denied

GENERAL INFORMATION

PETITIONER: Louis H. & Janna M. Thompson
OWNER: Louis H. & Janna M. Thompson
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District
LOCATION: Parcel located on the north side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington; S42, T6S, R11E; Ward 3, District 2
SIZE: 14,705 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **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	Residential	NC-4 Neighborhood Institutional District
South	Residential	NC-4 Neighborhood Institutional District
East	Residential	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

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 from NC-4 Neighborhood Institutional District to I-1 Industrial District. This site is located on the south side of LA Highway 36, west of Melissa Lane, being 19471 LA Highway 36, Covington. The 2025 future land use plan calls for the area to be developed with commercial uses. Considering that the site is surrounded by parcels of land zoned NC-4, staff does not see any compelling reason to recommend approval.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 Industrial District designation be denied.