

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6343                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: \_\_\_\_\_                      SECONDED BY: \_\_\_\_\_

ON THE 5 DAY OF MARCH , 2020

AN 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, SOUTH OF ST. LANDRY STREET; BEING 20252 HIGHWAY 36, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 3.29 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) AND HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT). (WARD 3, DISTRICT 2), (2019-1744-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1744-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 A-4A (Single Family Residential District) and HC-2 (Highway Commercial District) to an I-1 (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-1 (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 A-4A (Single Family Residential District) and HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

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

Published Introduction: FEBRUARY , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### **2019-1744-ZC**

Petition to change the zoning district classification for a tract of land situated in S42, T6S, R11E, Ward 3, District 2, St. Tammany Parish, Louisiana, which is a parcel located on the west side of LA Highway 1090, north of Brownswitch Road, being Lots 39 and 40, Ozone Pines Subdivision; also known as 61027 LA Highway 1090, Slidell, and which property comprises a total of 3.29 acres of land more or less, from its present HC-2 Highway Commercial District to an I-1 Industrial District. The property petitioned for rezoning is more fully described as follows:

Located in Square 21 and a portion of Square 20 New Claiborne Subdivision, St. Tammany Parish, Louisiana.

From the intersection formed by the Southern Right-of-way of La. Hwy. 36 and the Eastern Right-of-way of 9<sup>th</sup> Street, New Claiborne Subdivision this being the Point of Beginning.

From the Point of Beginning run along the Eastern Right-of-way of 19th Street South, 125.00 feet; thence North 88 degrees 30 minutes 00 seconds East, 265.60 feet; thence South, 486.30 feet to a point; thence West, 290.51 feet to a point; thence North, 603.69 feet back to a point on the Southern Right of way of La. Hwy. 36; thence run along said Right-of-way North 88 degrees 30 minutes 00 seconds East, 25.01 feet back to the Point of Beginning.

This tract contains 3.29 Acres as per sketch map prepared by this firm dated December 11, 2019 Drawing Number 19632.





**Case No.:** 2019-1744-ZC

**PETITIONER:** Seth Laigast

**OWNER:** Larry Terrell

**REQUESTED CHANGE:** From HC-2 Highway Commercial District to I-1 Industrial District

**LOCATION:** Parcel located on the south side of LA Highway 36, south of St. Landry Street; being 20252 Highway 36, Covington

**SIZE:** 3.29 acres





2019-1744-ZC

GARLAND

ST LANDRY

A-2

A-2

A-2

A-5

NC-4

HC-2

NC-4

T6S-R11E

36

ABITA HWY

HC-2

42

HC-2

HC-2

A-4A

A-6

A-3

TAMMANY TRACE

11TH

TAMMANY TRACE

MHO

8TH

A-4

9TH

10TH

BOGUE FALAYA



# Administrative Comment

## ZONING STAFF REPORT

**Date:** 02/04/2020  
**Case No.:** 2019-1744-ZC  
**Posted:** 01/22/2020

**Meeting Date:** February 4, 2020  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Seth Laigast  
**OWNER:** Larry Terrell  
**REQUESTED CHANGE:** From A-4A Single-Family Residential and HC-2 Highway Commercial District to I-1 Industrial District  
**LOCATION:** Parcel located on the south side of LA Highway 36, south of St. Landry Street; being 20252 Highway 36, Covington  
**SIZE:** 3.29 acres

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### 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 and Commercial	NC-4 Neighborhood Institutional District and HC-2 Highway Commercial District
South	Residential and Tammany Trace	A-4 Single-Family Residential District and Tammany Trace Planned Corridor Overlay
East	Commercial & Residential/Multi-Family	A-6 Multiple-Family Residential District and HC-2 Highway Commercial District
West	Undeveloped and Commercial	HC-2 Highway Commercial District

#### EXISTING LAND USE:

**Existing development:** Yes                      **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 classification from A-4A Single-Family Residential and HC-2 Highway Commercial District to I-1 Industrial District. The site is located on the south side of LA Highway 36, south of St. Landry Street; being 20252 Highway 36, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at varying levels of intensity.

Note that there are existing mini storage buildings on the site and the purpose of the request is to allow for the addition of trucking/outdoor storage.

The subject site abuts the Tammany Trace along its southern border and any future development will be subject to the Planned Corridor District’s special design standards for the Tammany Trace Overlay.

The subject site is flanked by an area developed with commercial uses that conform to the surrounding HC-2 zoning designation and is adjacent to existing multi-family residential properties. In contrast, the request for the I-1 zoning designation will allow for industrial uses of moderate size and intensity. As such, staff is not in favor of the requested I-1 Industrial zoning classification.