

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6344

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. CANULETTE

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 NORTH SIDE OF LOUISIANA HIGHWAY 1085, AND ON THE EAST SIDE OF WINWARD DRIVE, NORTHPOINTE BUSINESS PARK, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 11.77 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-2 (INDUSTRIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 1, DISTRICT 3). (2019-1750-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1750-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 I-2 (Industrial District) to an HC-2 (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 as HC-2 (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 I-2 (Industrial District) to an HC-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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 26 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT "A"

2019-1750-ZC

Lots 29 and 30, Northpointe Business Park, Phase 3, located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Northwest Corner of Section 3, in said township and range,
Thence South 00 degrees 00 minutes 32 seconds East 1348.21 feet to a point,
Thence North 89 degrees 58 minutes 40 seconds East 1340.78 feet to a point
Thence South 00 degrees 07 minutes 52 seconds East 529.12 feet to a ½ inch iron rod found,
Thence North 89 degrees 59 minutes 03 seconds East 435.77 feet to a ½ inch iron rod
Found on the West Side of Winward Drive,
Thence South 00 degrees 00 minutes 44 seconds West 43.76 feet along the west side of said drive to a ½ inch iron rod set,
Thence North 89 degrees 59 minutes 40 seconds East 50.0 feet to a ½ inch iron rod found on the east side of said drive,
Thence South 00 degrees 00 minutes 44 seconds West 170.0 feet along the east side of said drive to a 1 inch iron pipe found being the POINT OF BEGINNING.

Thence North 89 degrees 59 minutes 40 seconds East 679.38 feet to a ½ inch iron rod set,
Thence North 52 degrees 38 minutes 07 seconds East 185.52 feet to a ½ inch iron rod set,
Thence South 00 degrees 12 minutes 49 seconds East 711.36 feet to a ½ inch iron pipe found on the North Side of Louisiana Highway Number 1085,
Thence North 89 degrees 30 minutes 57 seconds West 869.34 feet along the north side of highway to a ½ inch iron rod found on the East Side of Winward Drive,
Thence meander along the east side of said drive to the next eight courses,
Thence North 00 degrees 00 minutes 40 seconds West 80.25 feet to a ½ inch iron rod found,
Thence run along a curve to the left having a Radius of 219.46 feet, an Arc Length of 59.41 feet, and a Chord of North 07 degrees 46 minutes 33 seconds West 59.23 feet to a ½ inch iron rod found,
Thence run along a curve to the right having a Radius of 139.46 feet, an Arc Length of 38.22 feet, and a Chord of North 08 degrees 15 minutes 36 seconds West 38.10 feet to a point in a leg of a tower,
Thence run along a curve to the right having a Radius of 79.07 feet, an Arc Length of 53.84 feet, and a Chord of North 19 degrees 56 minutes 39 seconds East 52.81 feet to a ½ inch iron rod found,
Thence run along a curve in a Northeasterly Direction having a Radius of 159.07 feet, an Arc Length of 27.81 feet, and a Chord of North 33 degrees 54 minutes 05 seconds East 27.77 feet to a ½ inch iron rod found,
Thence run along a curve to the left having a Radius of 159.07 feet, an Arc Length of 80.57 feet, and a Chord of North 14 degrees 22 minutes 58 seconds East 79.71 feet to a ½ inch iron rod found,
Thence North 00 degrees 00 minutes 17 seconds East 173.08 feet to a ½ inch iron rod set,
Thence continue North 00 degrees 00 minutes 17 seconds East 91.72 feet to the POINT OF BEGINNING, containing 11.766 Acres.

Case No.: 2019-1750-ZC

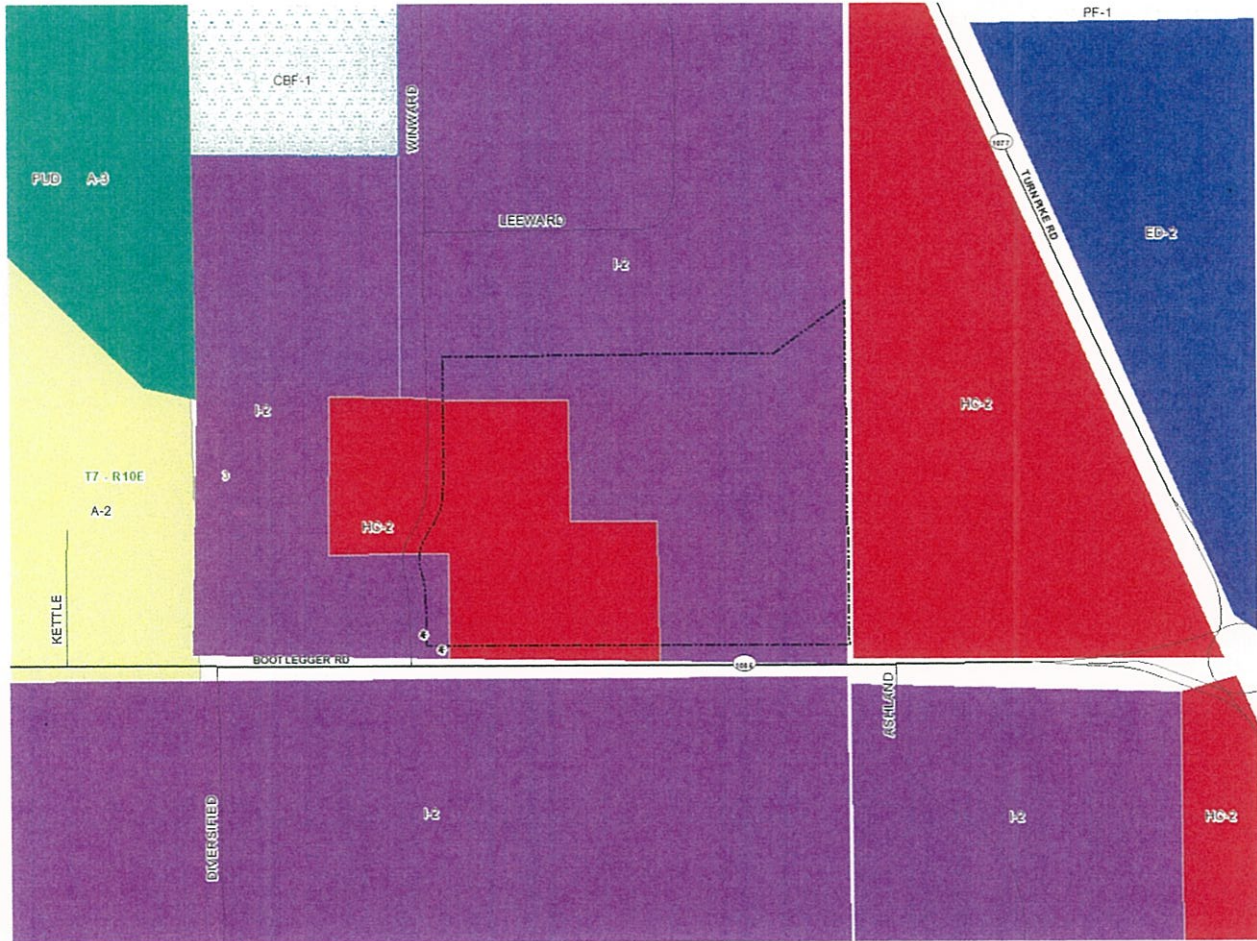
PETITIONER: Northpointe Business Park, LLC – Gerard Bourgeois

OWNER: Northpointe Business Park, LLC – Gerard Bourgeois

REQUESTED CHANGE: I-2 Industrial District TO HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of Louisiana Highway 1085, and on the east side of Winward Drive, Northpointe Business Park, Covington

SIZE: 11.77 acres





2019-1750-ZC

NORTHPOINTE

HC-2

HC-2

PF-1

WINWARD

CBF-1

I-2

TURKIE RD

ED-2

PUD
A-3

LEEWARD

8

I-2

1077

A-2

HC-2

HC-2

BOOTLEGGER RD

DIVERSIFIED

T7S-R10E

1085

I-2

ASHLAND

I-2

BUD

Administrative Comment

ZONING STAFF REPORT

Date: 01/28/2020
Case No.: 2019-1750-ZC
Posted: 01/22/2020

Meeting Date: February 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Northpointe Business Park, LLC – Gerard Bourgeois
OWNER: Northpointe Business Park, LLC – Gerard Bourgeois
REQUESTED CHANGE: I-2 Industrial District TO HC-2 Highway Commercial District
LOCATION: Parcel located on the north side of Louisiana Highway 1085, and on the east side of Winward Drive, Northpointe Business Park, Covington
SIZE: 11.77 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: LA Hwy 1085 - State **Road Surface:** LA Hwy 1085 – 2 Lane Asphalt **Condition:** Fair
Type: Winward Drive – Parish **Road Surface:** Winward Drive – 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	CLECO Powerline & Office Warehouse	I-2 Industrial District
South	Undeveloped	I-2 Industrial District
East	Undeveloped and Commercial	HC-2 Highway Commercial District
West	Undeveloped & Sewer Treatment Plant	HC-2 Highway Commercial District and I-2 Industrial District

EXISTING LAND USE:

Existing development: No

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.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-2 Industrial District to HC-2 Highway Commercial. The site is located on the north side of Louisiana Highway 1085, and on the east side of Winward Drive, Northpointe Business Park, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District including commercial and industrial uses at varying densities including conservation areas.

Staff has no objection to the request as the HC-2 Highway Commercial District will allow for moderately scaled commercial uses that are compatible with the uses within Northpointe Business Park and along LA Highway 1085. Additionally, this request will correct what is now a split zoned lot and provide a single, uniform zoning designation along Highway 1085.