

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4983

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF APRIL , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF WINWARD DRIVE, NORTH OF LA HIGHWAY 1085, BEING LOTS 4 & 5, NORTHPOINTE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-2 (INDUSTRIAL DISTRICT) TO AN CB-1 (COMMUNITY BASED FACILITIES DISTRICT), (WARD 1, DISTRICT 3). (ZC13-03-015)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-03-015, 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 CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MAY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 28, 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

EXHIBIT "A"

ZC13-03-015

**Lots 4 & 5, Northpointe Business Park, Phase 1, Section 3, Township 7 South, Range 13 East,
St. Tammany Parish, LA**

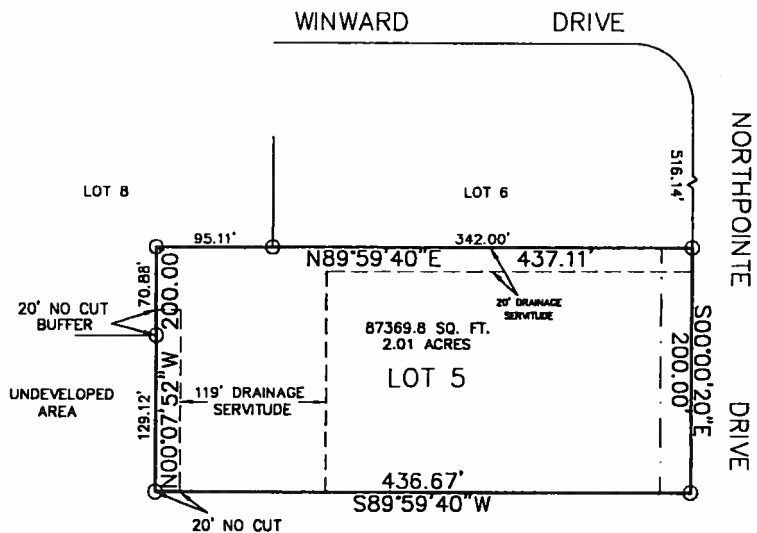
CASE NO.: ZC13-03-015
PETITIONER: Brandon Migliore
OWNER: Northpointe Business Park LLC
REQUESTED CHANGE: From I-2 (Industrial District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west side of Winward Drive, north of LA Highway 1085, being lots 4 & 5, Northpointe Subdivision; S3, T7S, R10E; Ward 1, District 3
SIZE: 4 acres



ZC13-03-015

LEGAL DESCRIPTION:

LOT 5 NORTHEPONENTE BUSINESS PARK PHASE 1, ST. TAMMANY PARISH, LA., IN ACCORDANCE WITH THE FINAL PLAT TO BE FILED.



CERTIFIED TO:
GARY BOURGEOIS

*NOTE:
REAR AND SIDE SETBACK :
0' FOR PARTY WALL OTHERWISE 5', IF NOT ADJOINING NON-INDUSTRIAL ZONING DISTRICT, THEN FRONT SETBACK REQUIREMENTS SHALL APPLY TO SIDE AND REAR.

LEGEND:
○ SET 1/2" IRON ROD
● FOUND IRON ROD
□ FOUND OLD WOOD
FENCE - - - - -
BEARINGS: RECORD
SETBACK LINES - - - - -
FRONT 25' SIDES •
REAR • STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted. Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a surveyor and the applicable standards of practice of the LAC. My signature must be in INK and sealed by the undersigned for this plat to be certified correct.

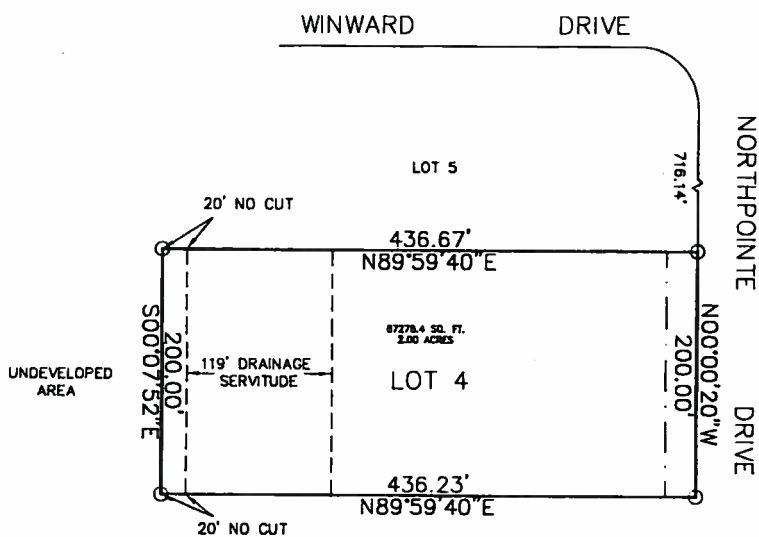
| | | |
|------------|-------------|--------------------------|
| CLASS/TYPE | "C" | CPN: 210-C |
| BOUNDARY | 14 SEPT. 06 | FIRM DATE: 17 OCT. 1989 |
| FOAMBOARDS | | FIRM ZONE: "A" |
| SLAB TIE | | BASE FLOOD: 25.00' MSL |
| AS-BUILT | | REVISED: 9/18/06 |
| JOB NO. | 1149405 | SCALE: 1 INCH = 100 FEET |

NED RAND WILSON, PLS
 LOUISIANA REGISTERED PROFESSIONAL SURVEYOR NO. 4336
 1950 SURCI DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (985) 826-5631 FAX: (985) 826-5626

ZC13-03015

LEGAL DESCRIPTION:

LOT 4 NORTHEPONENTE BUSINESS PARK PHASE 1, ST.
TAMMANY PARISH, LA., IN ACCORDANCE WITH THE FINAL
PLAT TO BE FILED.



CERTIFIED TO:
GARY BOURGEOIS

*NOTE:
REAR AND SIDE SETBACK :
0' FOR PARTY WALL OTHERWISE 5', IF NOT ADJOINING NON-INDUSTRIAL
ZONING DISTRICT, THEN FRONT SETBACK REQUIREMENTS SHALL APPLY TO
SIDE AND REAR.

LEGEND:
○ SET 1/2" IRON ROD
● FOUND IRON ROD
□ FOUND OLD WOOD
FENCE - - - - -
BEARINGS: RECORD
SETBACK LINES - - - - -
FRONT 25' SIDES *
REAR * STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted. Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat was based on a physical survey made on the ground and in accordance with the standards of a _____ and the applicable standards of practice cited in Art. 46:1 of the Constitution must be in INK and sealed by the undersigned for this plat to be certified correct.

| | | |
|-------------|-------------|--------------------------|
| CLASS/TYPE | "C" | CPN: 210-C |
| BOUNDARY | 14 SEPT. 06 | FIRM DATE: 17 OCT. 1989 |
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LOUISIANA REGISTERED PROFESSIONAL SURVEYOR NO. 4336
1990 SURG DRIVE
MANDVILLE, LOUISIANA 70448
TEL: (985) 626-5651 FAX: (985) 626-5626

Administrative Comment

ZONING STAFF REPORT

Date: February 25, 2013
Case No.: ZC13-03-015
Posted: 02/15/13

Meeting Date: March 5, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Brandon Migliore
OWNER: Northpointe Business Park LLC
REQUESTED CHANGE: From I-2 (Industrial District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west side of Winward Drive, north of LA Highway 1085, being lots 4 & 5, Northpointe Subdivision; S3, T7S, R10E; Ward 1, District 3
SIZE: 4 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Land Use</u> | <u>Zoning</u> |
|------------------|------------------------|---------------------------|
| North | Boat Repair | I-2 (Industrial District) |
| South | Indoor Sports Facility | I-2 (Industrial District) |
| East | Vacant | I-2 (Industrial District) |
| West | Undeveloped | 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 from I-2 (Industrial District) to CB-1 (Community Based Facilities District). The site is located on the west side of Winward Drive, north of LA Highway 1085, being lots 4 & 5, Northpointe Subdivision. The 2025 future land use plan designates the area to be developed as a planned district limited to commercial and industrial uses, as well as area that would provide for open space and conservation areas, at a variety of densities. Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is surrounded by industrial zoning.

The zoning change is being requested in order to develop the 4 acre site with an outdoor recreational facility.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be denied.