

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5163 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. SMITH SECONDED BY: MR. GROBY

ON THE 6 DAY OF MARCH , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HOWZE BEACH ROAD, SOUTH OF PAUL STREET AND WHICH PROPERTY COMPRISES A TOTAL 6.31 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 13). (ZC14-02-016)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-02-016, 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 PUD (Planned Unit Development Overlay) 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 PUD (Planned Unit Development Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF APRIL, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: February 27, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

EXHIBIT "A"

ZC14-02-016

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, situated in Section 26, Township 9 South, Range 14 East, Oak Harbor East side, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commencing from the corner common to Sections 23, 24, 25 and 26 in said Township and Range, go South 64 degrees 55 minutes 22 seconds West a distance of 4,931.95 feet to a point on the easterly right-of-way line of Interstate Highway 10; thence along said easterly line in a southwesterly direction along the arc of a curve to the right having a radius of 11684.16', an arc length of 80.78', a chord bearing of South 32 degrees 41 minutes 24 seconds West and a chord length of 80.78 feet to a point, the point of beginning.

Measure thence from the point of beginning South 49 degrees 20 minutes 39 seconds East a distance of 875.87 feet; thence go South 00 degrees 32 minutes 00 seconds West a distance of 192.33 feet; thence North 49 degrees 20 minutes 39 seconds West a distance of 1091.71 feet to a point on the easterly right-of-way line of Interstate Highway 10; thence along said line in a northeasterly direction along the arc of a curve to the left having a radius of 11684.16', an arc length of 302.28', a chord bearing of North 33 degrees 37 minutes 45 seconds East and a chord length of 302.27 feet to a point, the point of beginning.

Said portion of ground contains 6.7709 acres.

Less and Except:

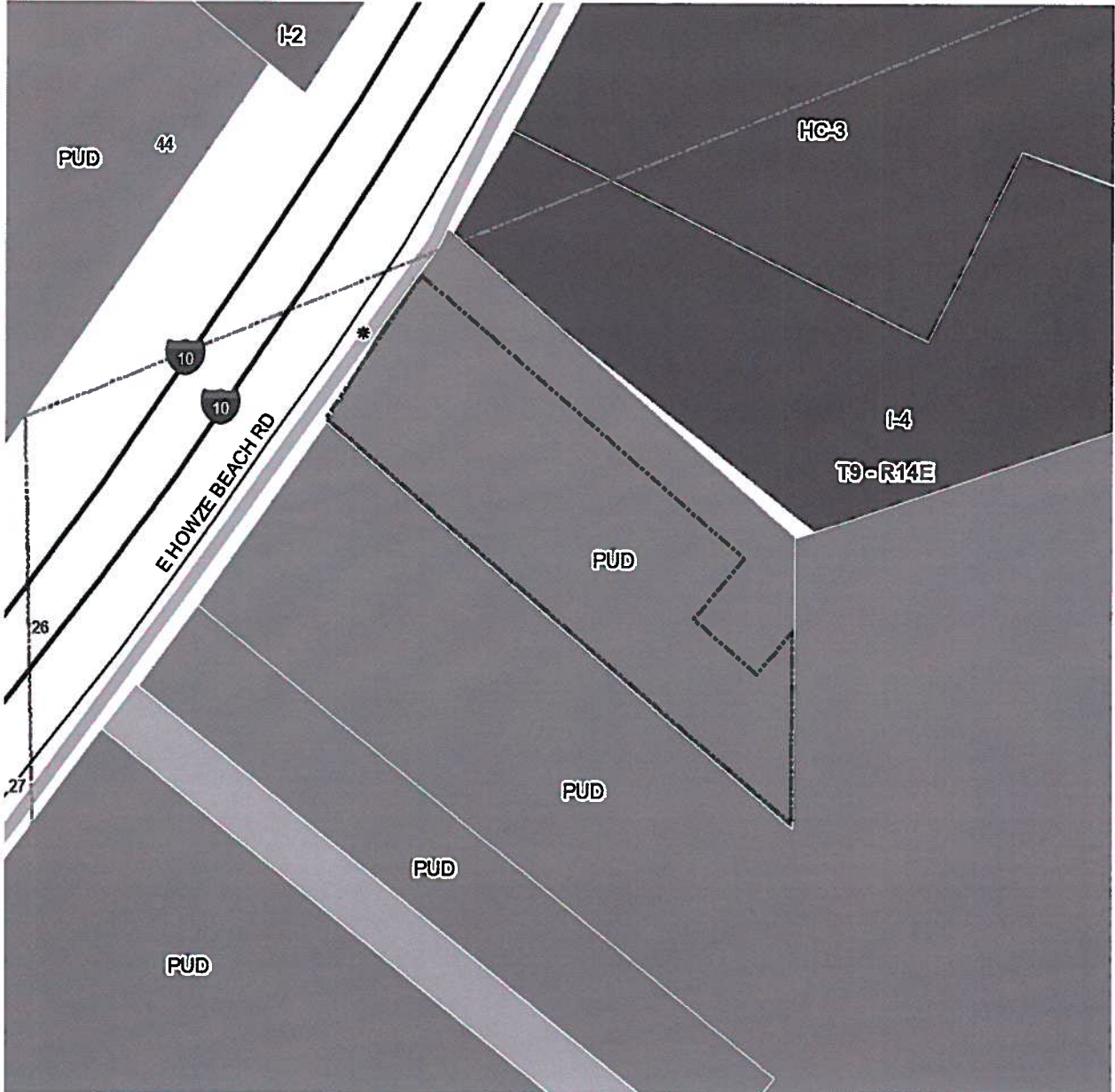
ALL THAT CERTAIN PARCEL OF GROUND situated in Section 26, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:

From the corner common to Sections 23, 24, 25 and 26, Township 9 South, Range 14 East, go South 64 degrees 55 minutes 22 seconds West a distance of 4,931.95 feet; thence go South 49 degrees 20 minutes 39 seconds East a distance of 819.64 feet; thence go South 00 degrees 32 minutes 00 seconds West a distance of 104.62 feet to the Point of Beginning.

From the Point of Beginning go South 00 degrees 32 minutes 00 seconds West a distance of 54.31 feet; thence go South 40 degrees 39 minutes 21 seconds West a distance of 98.47 feet; thence go North 49 degrees 20 minutes 39 seconds West a distance of 150.0 feet; thence go North 40 degrees 39 minutes 21 seconds East a distance of 140.0 feet; thence go South 49 degrees 20 minutes 39 seconds East a distance of 115.0 feet back to the point of beginning.

Containing 20,273.0 square feet of ground, more or less.

CASE NO.: ZC14-02-016
PETITIONER: Melissa Warren
OWNER: Jacques Bezou
REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of Howze Beach Road, south of Paul Street; S26, T9S, R14E; Ward 9, District 13
SIZE: 6.31 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 27, 2014
Case No.: ZC14-02-016
Posted: 01/17/18

Meeting Date: February 4, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Melissa Warren
OWNER: Jacques Bezou
REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to I-1 (Industrial District)
LOCATION: Parcel located on the east side of Howze Beach Road, south of Paul Street; S26, T9S, R14E; Ward 9, District 13
SIZE: 6.31 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

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	Undeveloped	I-4 Heavy Industrial District
South	Outdoor Storage Yard	PUD Planned Unit Development Overlay
East	Undeveloped	PUD Planned Unit Development Overlay
West	I-10	

EXISTING LAND USE:

Existing development? Y/N

Multi occupancy development? Y/N

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.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and 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 PUD (Planned Unit Development Overlay) to I-1 (Industrial District). The site is located on the east side of Howze Beach Road, south of Paul Street. The 2025 future land use plan calls for the area to be developed as a Planned District including a mix of uses at a variety of density. Staff does not have any objection to the request, considering the I-4 Heavy Industrial zoning abutting the site to the north.

Note that site has been rezoned to PUD as part of the Lakeshore Estate Subdivision rezoning request in 2001. However, the site is not part of the subdivision.

STAFF RECOMMENDATION:

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