

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5308 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. SMITH SECONDED BY: MR. BELLISARIO

ON THE 6 DAY OF NOVEMBER , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BEN THOMAS ROAD, WEST OF US HIGHWAY 11, BEING 37407 BEN THOMAS ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 0.5770 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 14). (ZC14-09-080)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-09-080, 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 HC-2 (Highway Commercial District) to an I-2 (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-2 (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 HC-2 (Highway Commercial District) to an I-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JANUARY , 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: NOVEMBER 13 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-09-080

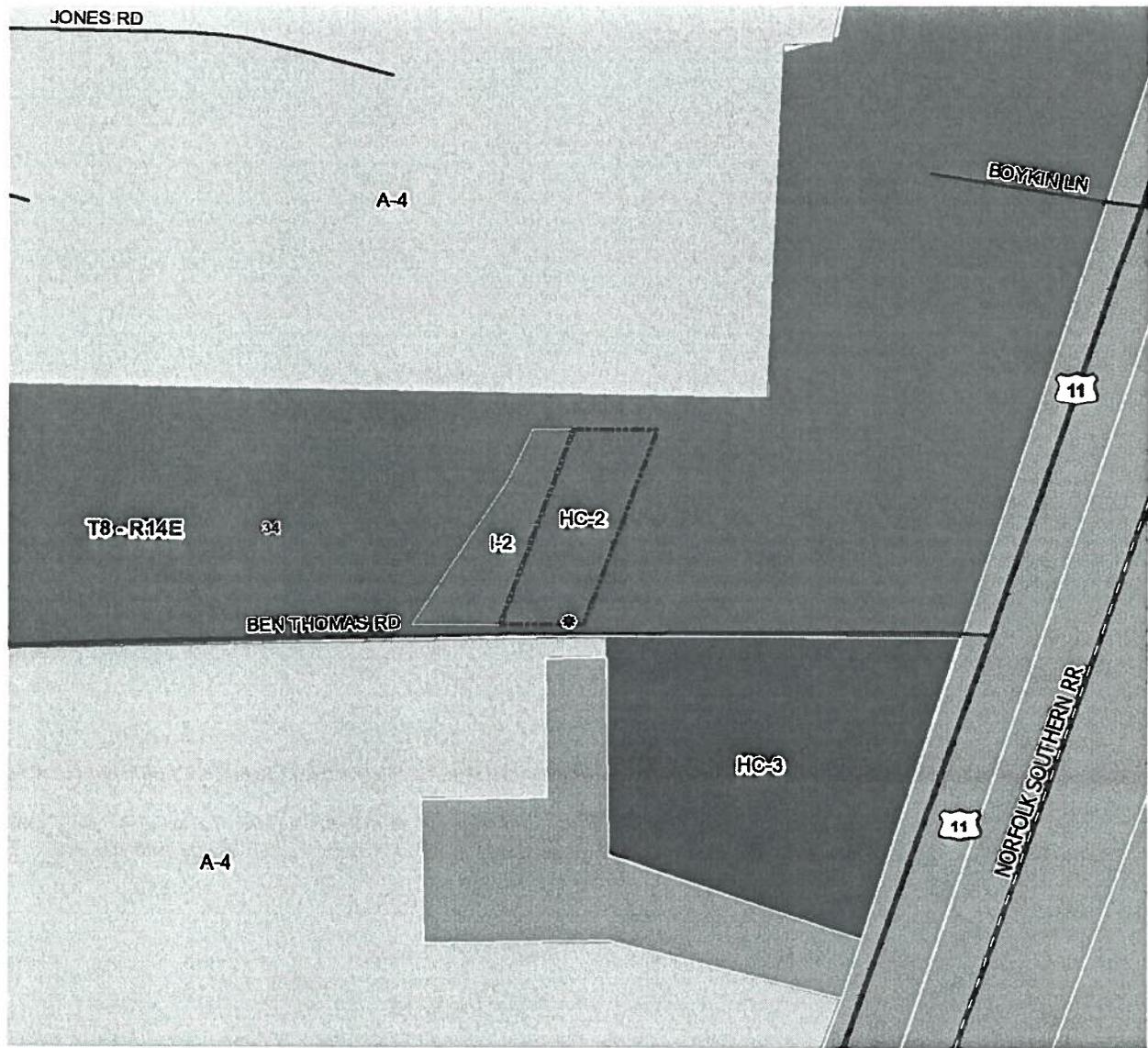
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component parts, together with all the buildings and improvements thereon; also, all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully described as follows, to wit:

From the corner common to Sections 2 and 3, Township 9 South, Range 14 East, and Sections 34 and 35, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, run North 00 degrees 08 minutes East 1332.2 feet to a point; thence run South 89 degrees 52 minutes 10 seconds West 1183.00 feet to an iron pipe located on the northerly right of way of Ben Thomas Road to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue along the northerly right of way of Ben Thomas Road South 89 degrees 52 minutes 10 seconds West 100.0 feet to a point; thence run North 19 degrees 11 minutes 08 seconds East 265.81 feet (Title - 265.49 feet) to a one-half inch rebar; thence run South 89 degrees 42 minutes 37 seconds East 100 feet to an iron pipe; thence run South 18 degrees 10 minutes 45 seconds West 10.05 feet to a one-half inch rebar; thence run South 18 degrees 59 minutes 40 seconds (minutes in 1998 title) West 46.57 feet to a 6 inch tree; thence run South 19 degrees 20 minutes 30 seconds West 208.50 feet (Title - 208.18 feet) back to the POINT OF BEGINNING.

This parcel contains 0.5770 acres of land. All as more fully shown on survey prepared by J. V. Burkes, III, Registered Land Surveyor, dated March 27, 1998, a copy of which is attached hereto and made part hereof.

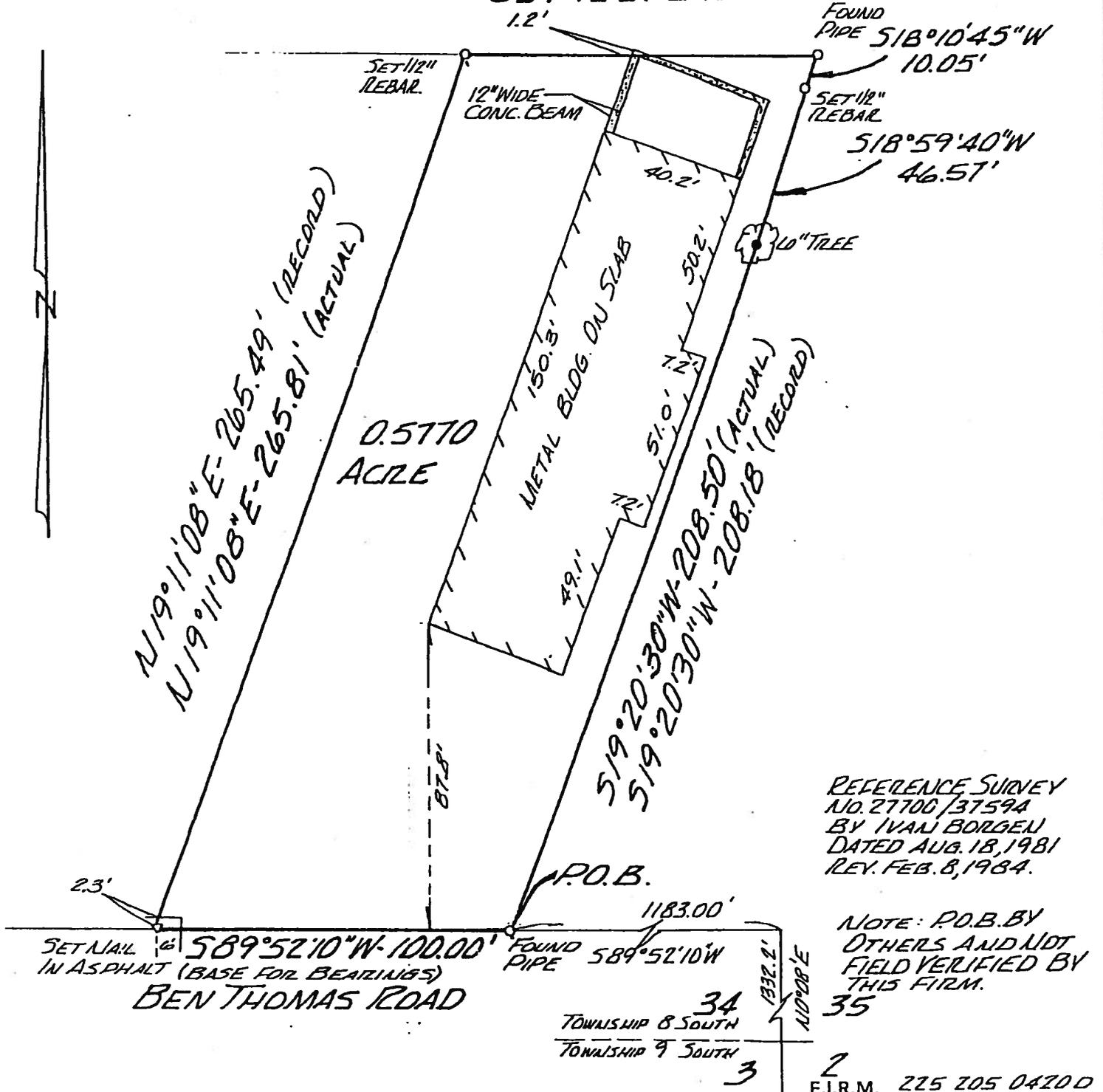
CASE NO.: ZC14-09-080
PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre



I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

589°42'37"E-100.00' ZC 14-01-020



REFERENCE SURVEY NO. 27706/37594 BY IVAN BORGES DATED AUG. 18, 1981 REV. FEB. 8, 1984.

NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

34
TOWNSHIP 8 SOUTH
3
1332.2' N 0°08'E
2
F.I.R.M. 225 205 04200
4-2-91
ZONE A-2 B.F.E. 15.0'

ADDRESS:

SURVEY No. 980627
DATE: 3-27-98

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: kp
SCALE: 1" = 40'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-09-080
Prior Action: Postponed (09/02/14)
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Vincent Ebeier
OWNER: Vincent Ebeier
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell; S34, T8S, R14E; Ward 9, District 14
SIZE: 0.5770 acre

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	Undeveloped	A-4 (Single Family Residential District)
South	Residential/Commercial	A-4 (Single Family Residential District)
East	Undeveloped	HC-2 (Highway Commercial District)
West	Undeveloped	I-2 (Industrial 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 from HC-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37407 Ben Thomas Road, Slidell. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not have any objection to the request, considering that the site is currently developed with an office warehouse and abutting I-2 Industrial District on the west side.

Note that the site was zoned M-1Light Industrial District before the comprehensive rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be approved.