

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5145                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER              PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_                      SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF JOHNNY LANE, NORTH OF JF SMITH AVENUE AND WHICH PROPERTY COMPRISES A TOTAL 4.13 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 14). (ZC14-01-013)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-013, 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-1 (Industrial 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 I-1 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MARCH , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: January 30 , 2014

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

## Exhibit "A"

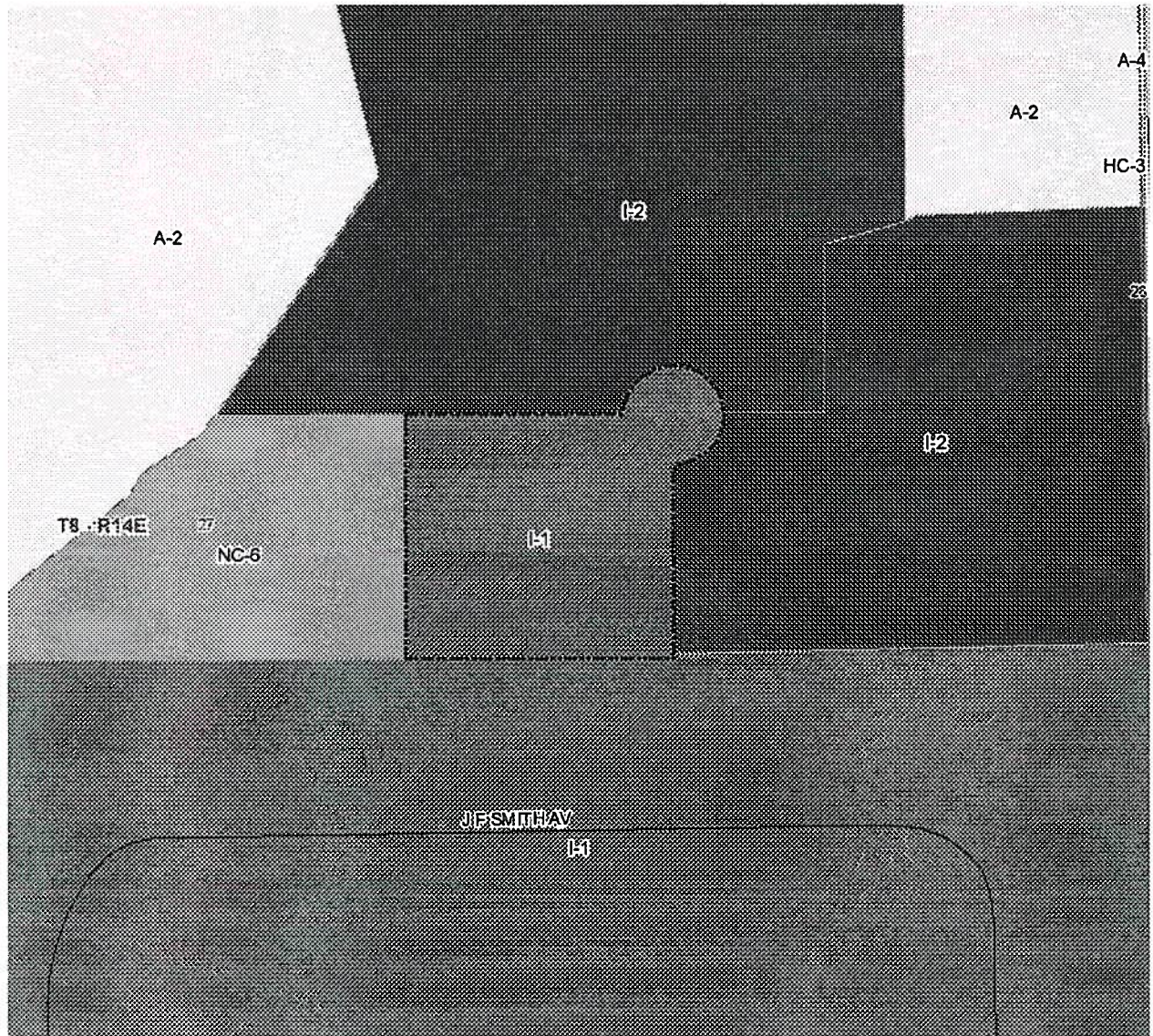
ZC14-01-013

A certain parcel of ground situated in Section 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows.

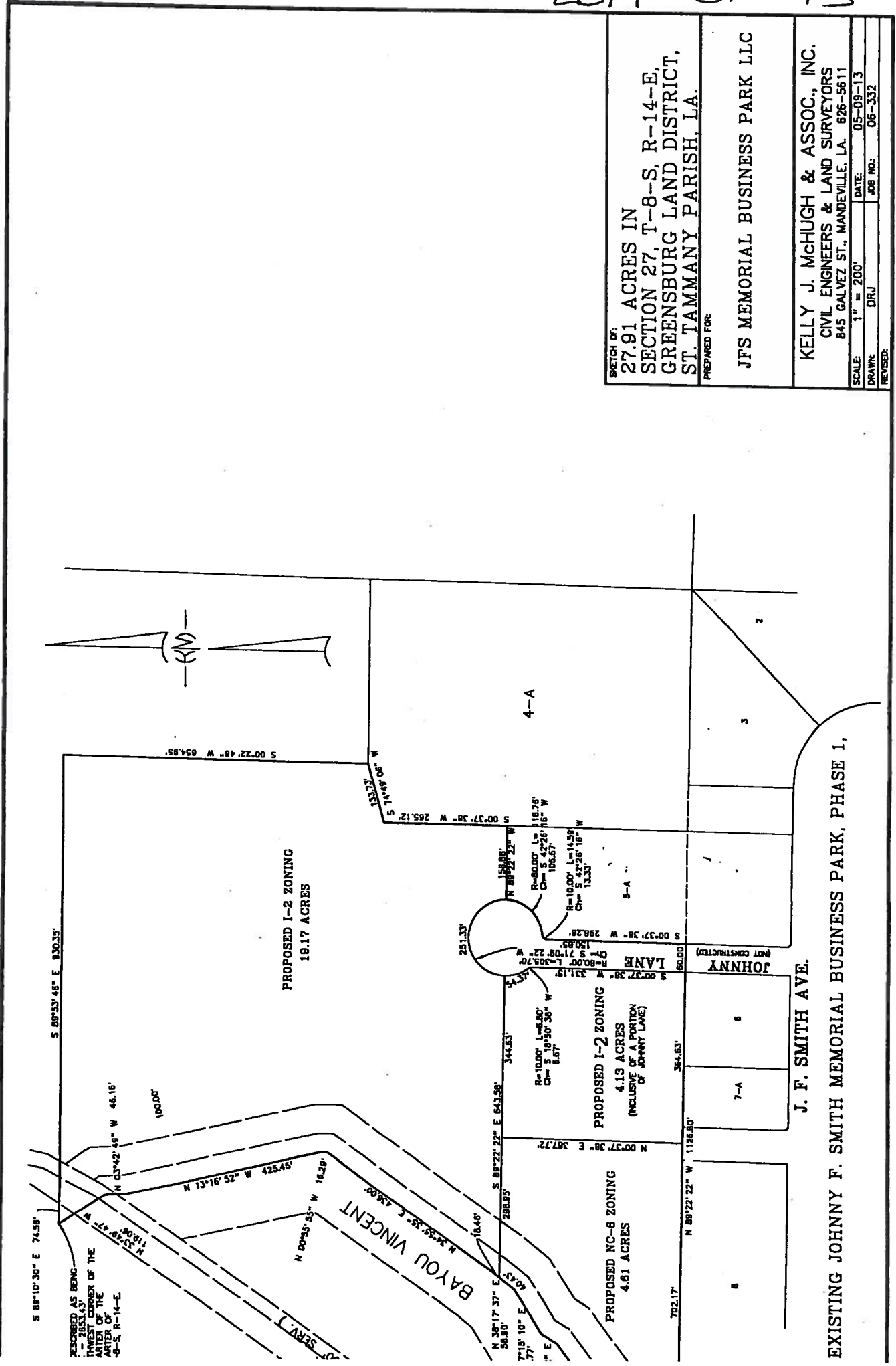
Commence at the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East and measure South 89 degrees 10 minutes 30 seconds East a distance of 2653.43 feet to a point on the centerline of Bayou Vincent; Thence along said centerline South 33 degrees 49 minutes 47 seconds East a distance of 119.06 feet to a point; Thence South 03 degrees 42 minutes 49 seconds East a distance of 46.16 feet to a point; Thence South 13 degrees 16 minutes 52 seconds East a distance of 425.45 feet to a point; Thence South 00 degrees 55 minutes 55 seconds East a distance of 16.29 feet to a point; Thence South 34 degrees 55 minutes 35 seconds West a distance of 436.00 feet to a point; Thence South 38 degrees 17 minutes 37 seconds West a distance of 18.46 feet to a point; Thence leaving said centerline South 89 degrees 22 minutes 22 seconds East a distance of 298.95 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue South 89 degrees 22 minutes 22 seconds East a distance of 344.63 feet to a point on a curve; Thence along a curve to the right having a radius of 80.00 feet, a delta of 263 degrees 37 minutes 14 seconds, an arc length of 368.09 feet, and a chord which bears South 47 degrees 33 minutes 44 seconds East having a chord distance of 119.26 feet to a point of reverse curve; Thence along a curve to the left having a radius of 10.00 feet, a delta of 83 degrees 37 minutes 14 seconds, an arc length of 14.59 feet, and a chord which bears South 42 degrees 26 minutes 16 seconds West having a chord distance of 13.33 feet to a point of tangency; Thence South 00 degrees 37 minutes 38 seconds West a distance of 298.28 feet to a point; Thence North 89 degrees 22 minutes 22 seconds West a distance of 424.63 feet to a point; Thence North 00 degrees 37 minutes 38 seconds East a distance of 387.72 feet to the POINT OF BEGINNING, and containing 179,734.31 square feet or 4.13 acre(s) of land, more or less.

**CASE NO.:** ZC14-01-013  
**PETITIONER:** Jeff Schoen  
**OWNER:** JFS Business Park, LLC  
**REQUESTED CHANGE:** From I-1 (Industrial District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the west side of Johnny Lane, north of JF Smith Avenue; S27,T8S,R14E; Ward 9, District 14  
**SIZE:** 4.13 acres



2014-01-012



RESORBED AS BEING  
 IN THE  
 WEST CORNER OF THE  
 PART OF THE  
 -8-S, R-14-E-

PROPOSED I-2 ZONING  
 19.17 ACRES

PROPOSED I-2 ZONING  
 4.13 ACRES  
 (INCLUDING A PORTION  
 OF JOHNNY LANE)

PROPOSED NC-8 ZONING  
 4.81 ACRES

SKETCH OF:  
 27.91 ACRES IN  
 SECTION 27, T-8-S, R-14-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LA.

PREPARED FOR:  
 JFS MEMORIAL BUSINESS PARK LLC

KELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 70651

SCALE: 1" = 200'	DATE: 05-09-13
DRAWN: DRJ	JOB NO: 06-332
REVISED:	

J. F. SMITH AVE.  
 EXISTING JOHNNY F. SMITH MEMORIAL BUSINESS PARK, PHASE 1,

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** December 30, 2013  
**Case No.:** ZC14-01-013  
**Posted:** 12/12/13

**Meeting Date:** January 7, 2014  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** JFS Business Park, LLC  
**REQUESTED CHANGE:** From I-1 (Industrial District) to I-2 (Industrial District)  
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**SIZE:** 4.13 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	Undeveloped	I-2 (Industrial District)
South	Undeveloped	I-1 (Industrial District)
East		I-2 (Industrial District)
West	Warehouse Undeveloped	NC-6 (Public, Cultural, Recreational District)

#### EXISTING LAND USE:

**Existing development?** No **Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simply referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-1 (Industrial District) to I-2 (Industrial District). The site is located on the west side of Johnny Lane, north of JF Smith Avenue. The 2025 future land use plan designates the area to be preserved as a conservation area. However, the site is planned to be developed with industrial uses, being part of the JF Smith Industrial Park. The objective of the request is to allow for larger buildings and a variety of more intensive uses, allowable under the I-2 zoning district. Staff has no objection to the request.

#### STAFF RECOMMENDATION:

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