

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5206                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER            PROVIDED BY: DEVELOPMENT

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

ON THE 5 DAY OF JUNE , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF US HIGHWAY 11 & FRICKIE ROAD, SOUTH OF JOHNNY F. SMITH BLVD, BEING A PORTION OF LOT 48-A-1, JOHNNY F. SMITH MEMORIAL BUSINESS PARK AND WHICH PROPERTY COMPRISES A TOTAL 3.02 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 8, DISTRICT 14). (ZC14-05-044)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-044, 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-3 (Highway Commercial District) 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 HC-3 (Highway Commercial District) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 10 DAY OF JULY, 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: May 29, 2014

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

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

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

Exhibit "A"

ZC14-05-044

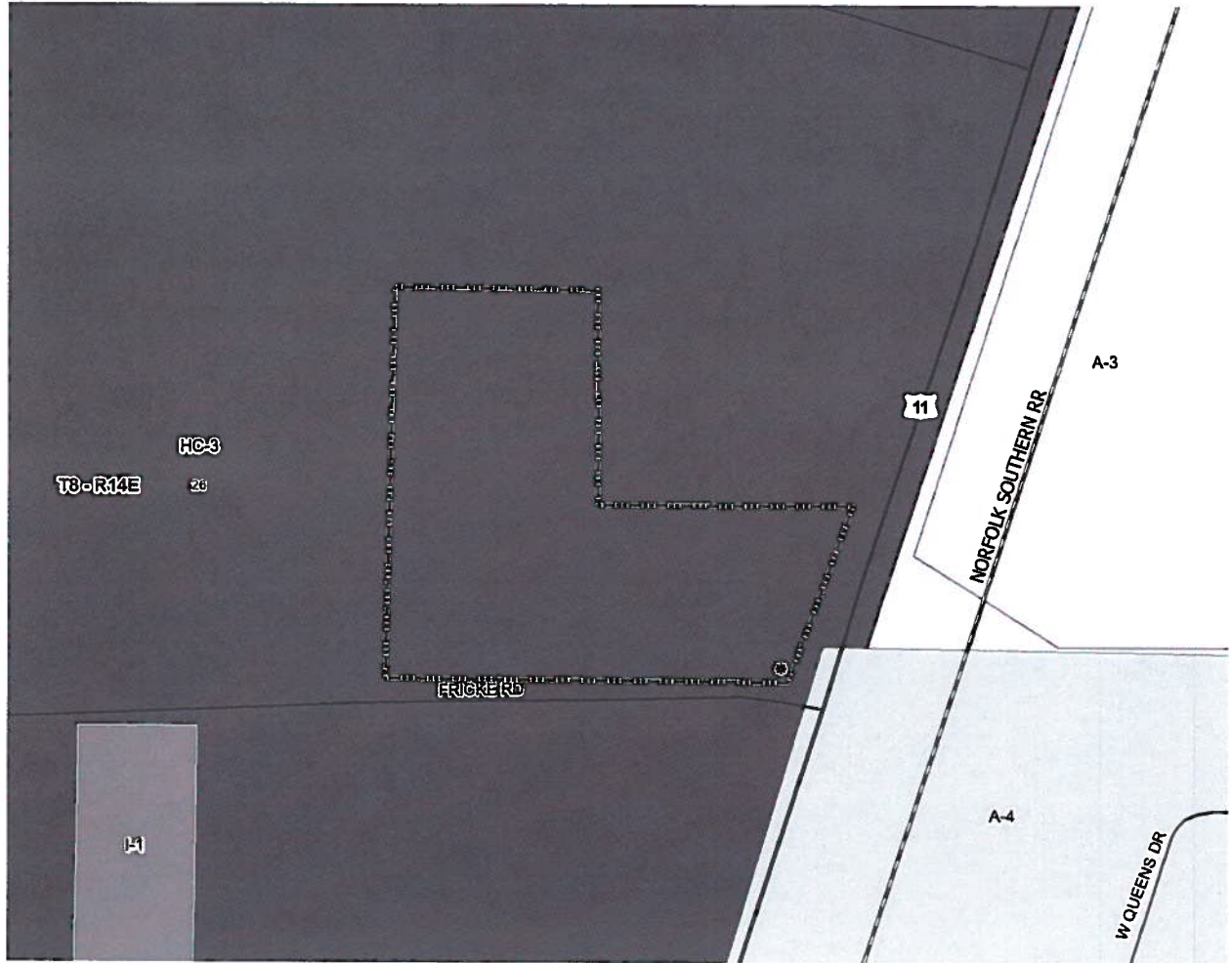
A portion of Lot 48-A-1 of Johnny F. Smith Memorial Business Park and a 1.05 acre parcel situated in Section 26, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana being a and more fully described as follows.

Commence at the Quarter corner common to Sections 26 & 27, Township 8 South, Range 14 East and measure South 00 degrees 55 minutes 16 seconds East a distance of 1342.19 feet to a point on the North Right of Way of Fricke Rd. Thence along said North R.O.W. South 89 degrees 30 minutes 47 seconds East a distance of 660.00 feet to the POINT OF BEGINNING.

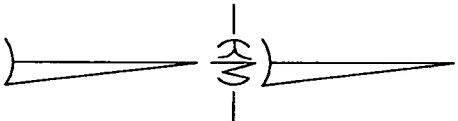
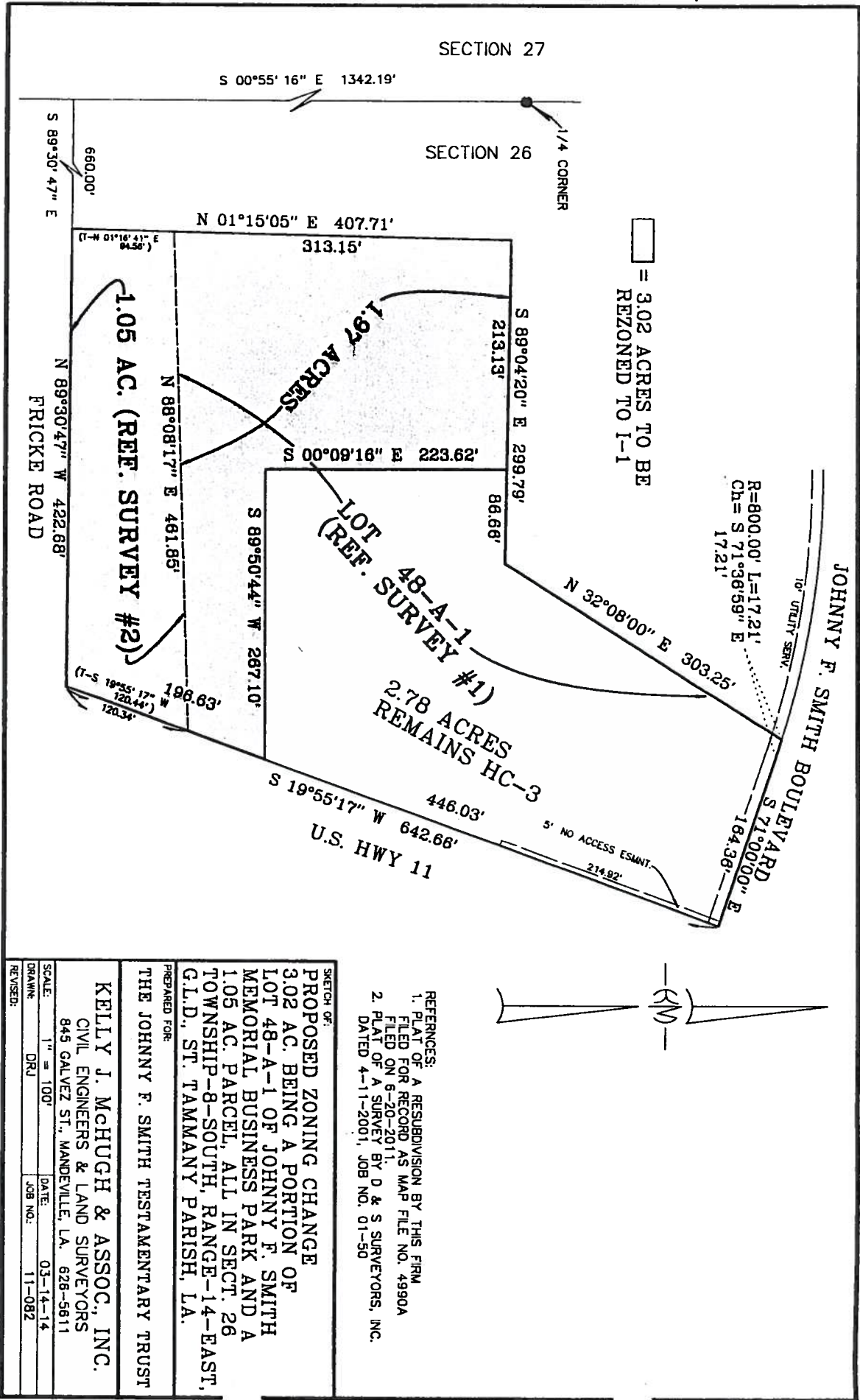
From the POINT OF BEGINNING leaving said North R.O.W. measure

North 01°15'05" East a distance of 407.71 feet to a point;  
Thence South 89°04'20" East a distance of 213.13 feet to a point;  
Thence South 00°09'16" East a distance of 223.62 feet to a point;  
Thence North 89°50'44" East a distance of 267.10 feet to a point on the Western Right of Way of U.S. Hwy. 11; Thence along said Western R.O.W. South 19°55'17" West a distance of 196.63 feet to a point on the North Right of Way of Fricke Rd. Thence along said North R.O.W. North 89°30'47" West a distance of 422.72 feet to the POINT OF BEGINNING, and containing 131,613.64 square feet or 3.02 acre(s) of land, more or less.

**CASE NO.:** ZC14-05-044  
**PETITIONER:** Jeff Schoen  
**OWNER:** The Johnny F. Smith Testamentary Trust, Tara Fernandez Cochran, Kathy Schule Fernandez & Ronnie Joseph Fernandez  
**REQUESTED CHANGE:** From HC-3 (Highway Commercial District) to I-1 (Industrial District)  
**LOCATION:** Parcel located on the northwest corner of US Highway 11 & Frickie Road, south of Johnny F. Smith Blvd, being a portion of Lot 48-A-1, Johnny F. Smith Memorial Business Park; S26,T8S,R14E; Ward 8, District 14  
**SIZE:** 3.02 acres



2014-05-044



REFERENCES:  
 1. PLAT OF A RESUBDIVISION BY THIS FIRM FILED FOR RECORD AS MAP FILE NO. 4990A FILED ON 6-20-2011.  
 2. PLAT OF A SURVEY BY D & S SURVEYORS, INC. DATED 4-11-2001, JOB NO. 01-50

SKETCH OF:  
 PROPOSED ZONING CHANGE  
 3.02 AC. BEING A PORTION OF  
 LOT 48-A-1 OF JOHNNY F. SMITH  
 MEMORIAL BUSINESS PARK AND A  
 1.05 AC. PARCEL, ALL IN SECT. 26  
 TOWNSHIP-8-SOUTH, RANGE-14-EAST,  
 G.I.D., ST. TAMMANY PARISH, LA.

PREPARED FOR:  
 THE JOHNNY F. SMITH TESTAMENTARY TRUST

KELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 70428-5611

SCALE: 1" = 100'

DRAWN: DRJ	DATE: 03-14-14
REVISIONS:	JOB NO.: 11-082

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** April 28, 2014

**Case No.:** ZC14-05-044

**Posted:** 4/10/2014

**Meeting Date:** May 6, 2014

**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
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#### 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	HC-3 Highway Commercial District
South	Undeveloped	HC-3 Highway Commercial District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	HC-3 Highway Commercial District

##### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** No

##### COMPREHENSIVE PLAN:

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-3 (Highway Commercial District) to I-1 (Industrial District). The site is located on the northwest corner of US Highway 11 & Frickie Road, south of Johnny F. Smith Blvd, being a portion of Lot 48-A-1, Johnny F. Smith Memorial Business Park. The 2025 Future Land Use Plan designates the area as Commercial Infill, which suggests that the area be developed with new commercial uses, compatible with the surrounding area. Considering that the site is surrounded by HC-3 zoning, staff does not see a compelling reason to recommend approval.

Note that a portion of the property, which abuts Hwy 11 and Frickie Road, has previously been used as an auto repair business/used car lot

##### STAFF RECOMMENDATION:

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