

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5150 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ALONG J. F. SMITH BLVD & MECHANICAL DRIVE, JOHNNY F. SMITH MEMORIAL BUSINESS PARK AND WHICH PROPERTY COMPRISES A TOTAL 80.89 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 14). (ZC14-01-007)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-007, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 \_\_\_\_\_.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
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"

ZC14-01-007

A certain parcel of ground situated in Sections 26 & 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section corner common to Sections 26, 27, 34 and 35, Township 8 South, Range 14 East and measure North 00 degrees 01 minutes 00 seconds West a distance of 1,342.44 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 88 degrees 15 minutes 35 seconds West a distance of 2,819.50 feet; thence North 00 degrees 01 minutes 00 seconds West a distance of 1,337.10 feet; thence South 88 degrees 22 minutes 22 seconds East a distance of 2,841.41 feet; thence South 00 degrees 55 minutes 18 seconds West a distance of 323.24 feet; thence South 88 degrees 58 minutes 55 seconds East a distance of 867.31 feet; thence South 00 degrees 51 minutes 33 seconds West a distance of 12.42 feet; thence South 88 degrees 32 minutes 38 seconds East a distance of 447.53 feet; thence North 00 degrees 15 minutes 12 seconds East a distance of 15.84 feet; thence South 88 degrees 58 minutes 55 seconds East a distance of 228.81 feet; thence South 01 degree 11 minutes 20 seconds West a distance of 254.49 feet; thence South 19 degrees 55 minutes 17 seconds West a distance of 366.89 feet; thence North 89 degrees 04 minutes 20 seconds West a distance of 859.62 feet; thence North 01 degree 30 minutes 53 seconds East a distance of 285.45 feet; thence North 89 degrees 00 minutes 48 seconds West a distance of 665.23 feet; thence South 00 degrees 58 minutes 18 seconds West a distance of 898.82 feet to the POINT OF BEGINNING, and containing 94.580 acres of land, more or less.

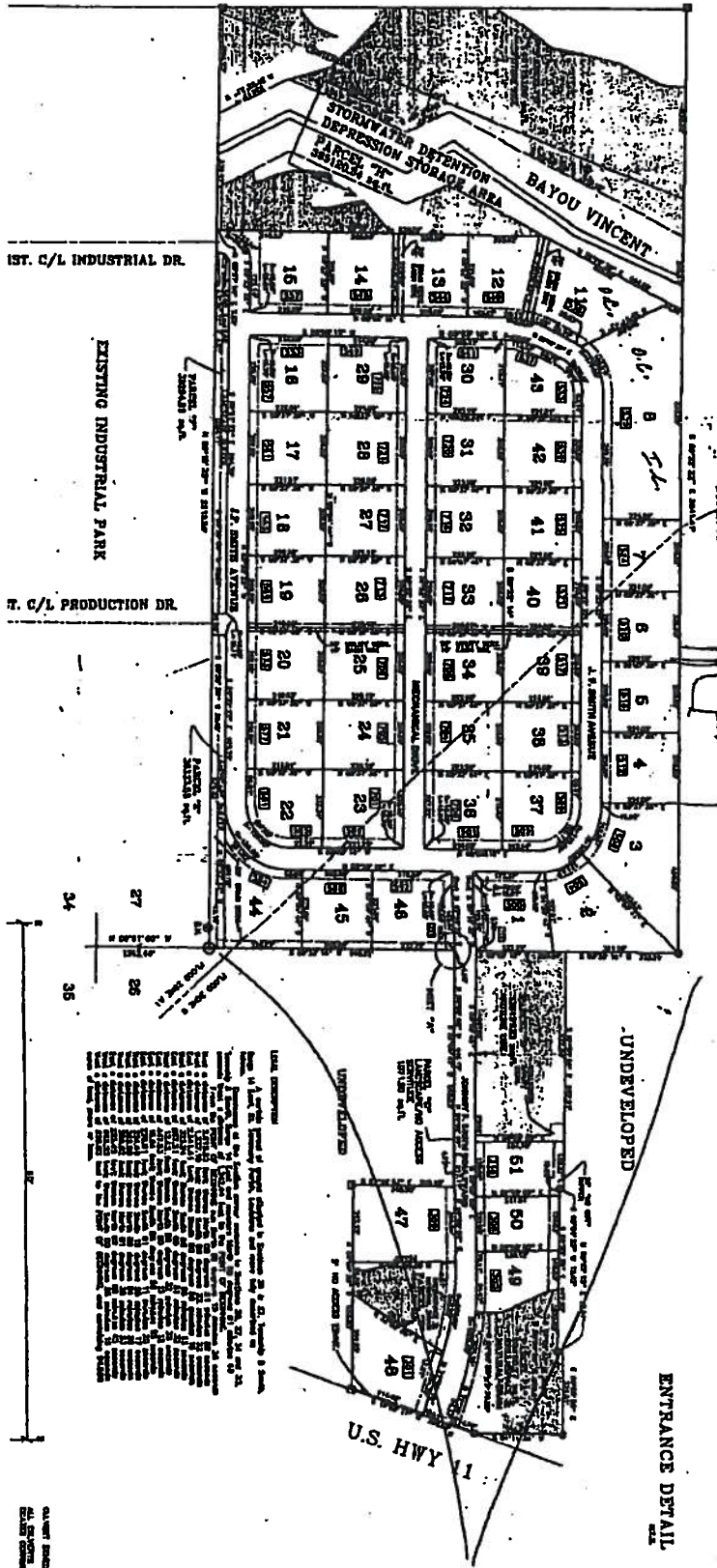
**CASE NO.:** ZC14-01-007  
**REQUESTED CHANGE:** From I-1 (Industrial District) to I-2 (Industrial District)  
**LOCATION:** Parcels located along J. F. Smith Blvd & Mechanical Drive, Johnny F. Smith Memorial Business Park; S26 & 27, T8S, R14E; Ward 9, District 14  
**SIZE:** 80.89 acres



2014-01-007

MORGAN'S SUBDIVISION

ST. TAMMANY AVENUE



1ST. C/L INDUSTRIAL DR.

EXISTING INDUSTRIAL PARK

7. C/L PRODUCTION DR.

UNDEVELOPED

ENTRANCE DETAIL

U.S. HWY 11

TABLE 1: LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	FRONT SETBACK (FT.)	REAR SETBACK (FT.)	SIDE SETBACK (FT.)
1	1,200	0.03	10	10	5
2	1,200	0.03	10	10	5
3	1,200	0.03	10	10	5
4	1,200	0.03	10	10	5
5	1,200	0.03	10	10	5
6	1,200	0.03	10	10	5
7	1,200	0.03	10	10	5
8	1,200	0.03	10	10	5
9	1,200	0.03	10	10	5
10	1,200	0.03	10	10	5
11	1,200	0.03	10	10	5
12	1,200	0.03	10	10	5
13	1,200	0.03	10	10	5
14	1,200	0.03	10	10	5
15	1,200	0.03	10	10	5
16	1,200	0.03	10	10	5
17	1,200	0.03	10	10	5
18	1,200	0.03	10	10	5
19	1,200	0.03	10	10	5
20	1,200	0.03	10	10	5
21	1,200	0.03	10	10	5
22	1,200	0.03	10	10	5
23	1,200	0.03	10	10	5
24	1,200	0.03	10	10	5
25	1,200	0.03	10	10	5
26	1,200	0.03	10	10	5
27	1,200	0.03	10	10	5
28	1,200	0.03	10	10	5
29	1,200	0.03	10	10	5
30	1,200	0.03	10	10	5
31	1,200	0.03	10	10	5
32	1,200	0.03	10	10	5
33	1,200	0.03	10	10	5
34	1,200	0.03	10	10	5
35	1,200	0.03	10	10	5
36	1,200	0.03	10	10	5
37	1,200	0.03	10	10	5
38	1,200	0.03	10	10	5
39	1,200	0.03	10	10	5
40	1,200	0.03	10	10	5
41	1,200	0.03	10	10	5
42	1,200	0.03	10	10	5
43	1,200	0.03	10	10	5
44	1,200	0.03	10	10	5
45	1,200	0.03	10	10	5
46	1,200	0.03	10	10	5
47	1,200	0.03	10	10	5
48	1,200	0.03	10	10	5
49	1,200	0.03	10	10	5
50	1,200	0.03	10	10	5
51	1,200	0.03	10	10	5

OWNER: MORGAN'S SUBDIVISION

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** December 30, 2013  
**Case No.:** ZC14-01-007  
**Posted:** 12/12/13

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

**GENERAL INFORMATION**

**REQUESTED CHANGE:** From I-1 (Industrial District) to I-2 (Industrial District)  
**LOCATION:** Parcels located along J. F. Smith Blvd & Mechanical Drive, Johnny F. Smith Memorial Business Park; S26 & 27, T8S, R14E; Ward 9, District 14  
**SIZE:** 80.89 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	Commercial & Industrial & Undeveloped	A-2 (Suburban District), NC-6 (Public, Cultural & Recreational District), I-1 (Industrial District & I-2 (Industrial District)
South	Industrial	I-1 (Industrial District)
East	Commercial & Industrial	HC-3 (Highway Commercial District)
West	Undeveloped & Bayou Vincent	I-1 (Industrial District)

**EXISTING LAND USE:**

**Existing development?** Yes **Multi occupancy development?** Yes

**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 simple 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 parcels are located along J. F. Smith Blvd & Mechanical Drive, Johnny F. Smith Memorial Business Park. The 2025 future land use plan designates the area to be preserved as a conservation area. However, the site is already developed as an 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.