

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5346

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. BELLISARIO

ON THE 5 DAY OF FEBRUARY , 2015

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF POWELL DRIVE, WEST OF DOSS DRIVE, SOUTH OF I-12 AND WHICH PROPERTY COMPRISES A TOTAL OF 4.8715 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 14). (ZC15-01-002)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-01-002, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MARCH, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 19, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-01-002

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 34, Township 8 South, Range 14 East, St. Helena Meridian, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

From the Southwest Corner of the Southeast quarter of the Northeast Quarter of Section 34, Township 8 South, Range 14 East, thence go North 00 degrees 00 minutes 06 seconds West 592.39 feet; thence go North 00 degrees 07 minutes 02 seconds East 45.99 feet; thence go North 74 degrees 14 minutes 29 seconds West 1,018.75 feet to a ½" iron rod on the north right-of-way line of Powell Drive and the point of beginning.

Thence go North 72 degrees 40 minutes 00 seconds West 164.54 feet along said north right-of-way line to a 1/2 " iron rod and the point of departure from said right-of-way, thence go North 00 degrees 19 minutes 31 seconds West 183.80 feet to a 1-1/4 iron pipe on the south right-of-way line of U. S. Interstate Highway 12, thence go North 89 degrees 28 minutes 19 seconds East 463.40 feet to a ½" iron rod, thence go South 52 degrees 09 minutes 54 seconds West 386.50 feet back to the point of beginning.

Containing 1.5769 acres of land, more or less, lying and situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.

A certain parcel of land, lying and situated in Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From a the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana run North 00 Degrees 00 Minutes 06 Seconds West a distance of 592.39 feet to point; Thence run North 00 Degrees 07 Minutes 02 Seconds East a distance of 45.99 feet to a ½" iron rod found on the northerly right of way line of Powell Drive; Thence run along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West (North 74 Degrees 16 Minutes 43 Seconds West-Plan) a distance of 425.96 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** continue along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West (North 74 Degrees 16 Minutes 43 Seconds West-Plan) a distance of 124.93 feet to a point; Thence leaving said northerly right of way line of Powell Drive run North 00 Degrees 21 Minutes 31 Seconds West a distance of 365.12 feet to a point on the southerly right of way line of Interstate Highway 12; Thence run along said southerly right of way line of Interstate Highway 12 North 89 Degrees 36 Minutes 18 Seconds East a distance of 120.02 feet to a point; Thence leaving said southerly right of way line of Interstate Highway 12 run South 00 Degrees 21 Minutes 31 Seconds East a distance of 399.88 feet and back to the **Point of Beginning**.*

Said parcel contains 1.0539 acres of land more or less, lying and situated in Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

Exhibit "A"

ZC15-01-002 CONT'D

A certain parcel of land, lying and situated in Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.

From a the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana run North 00 Degrees 00 Minutes 06 Seconds West a distance of 592.39 feet to a point; Thence run North 00 Degrees 07 Minutes 02 Seconds East a distance of 45.99 feet to a ½" iron rod found on the northerly right of way line of Powell Drive; Thence run along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West (North 74 Degrees 16 Minutes 43 Seconds West-Plan) a distance of 689.02 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** continue along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West (North 74 Degrees 16 Minutes 43 Seconds West-Plan) a distance of 329.72 feet to a ½" iron rod found; Thence leaving said northerly right of way line of Powell Drive run North 52 Degrees 09 Minutes 54 Seconds East a distance of 386.48 feet to a ½" iron rod found on the southerly right of way line of Interstate Highway 12; Thence run along said southerly right of way line of Interstate Highway 12 North 89 Degrees 36 Minutes 18 Seconds East a distance of 12.31 feet to a point; Thence leaving said southerly right of way line of Interstate Highway 12 run South 00 Degrees 02 Minutes 14 Seconds West a distance of 326.70 feet and back to the **Point of Beginning**.

Said parcel contains **1.2234 acres of land more or less**, lying and situated in Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

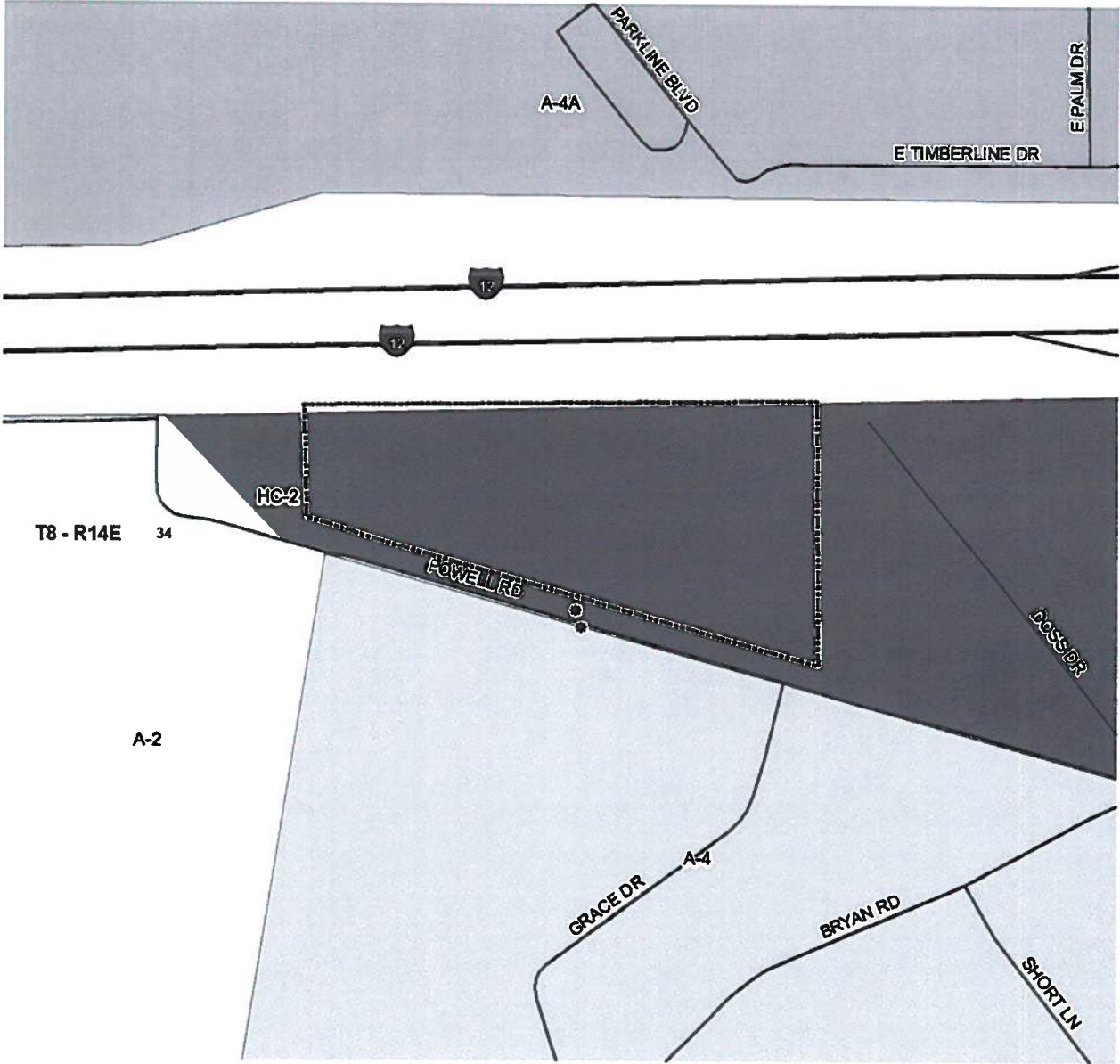
A certain parcel of land, lying and situated in Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.

From a the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana run North 00 Degrees 00 Minutes 06 Seconds West a distance of 592.39 feet to a point; Thence run North 00 Degrees 07 Minutes 02 Seconds East a distance of 45.99 feet to a ½" iron rod found on the northerly right of way line of Powell Drive; Thence run along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West (North 74 Degrees 16 Minutes 43 Seconds West-Plan) a distance of 550.89 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** continue along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West (North 74 Degrees 16 Minutes 43 Seconds West-Plan) a distance of 138.13 feet to a point; Thence leaving said northerly right of way line of Powell Drive run North 00 Degrees 02 Minutes 14 Seconds East a distance of 326.70 feet to a point on the southerly right of way line of Interstate Highway 12; Thence run along said southerly right of way line of Interstate Highway 12 North 89 Degrees 36 Minutes 18 Seconds East a distance of 130.44 feet to a point; Thence leaving said southerly right of way line of Interstate Highway 12 run South 00 Degrees 21 Minutes 31 Seconds East a distance of 365.12 feet and back to the **Point of Beginning**.

Said parcel contains **1.0453 acres of land more or less**, lying and situated in Section 34, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

CASE NO.: ZC15-01-002
PETITIONER: Paul Richard
OWNER: Paul & Susan Richard
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12; S34, T8S, R14E; Ward 9, District 14
SIZE: 4.8715 acres



000-D-5172

N00°19'31"W
183.80'

1 1/4" Iron Pipe (Fnd)

N89°28'19"E
463.40'

1/2" Iron Rod (Fnd)

68,689,264.0 SQ. FT.
1.5769 ACRES

386.50'
S52°09'54"W
BASE BEARING

1" Iron Pipe (Fnd)

20'x20' Bldg.

24'x20' Bldg.

N72°40'00"W
164.54'

POWELL DRIVE

POB

1/2" Iron Rod (Fnd)

Buildings do not exist



POB
THIS POINT IS DESCRIBED AS BEING N00°00'09"W - 582.39', THENCE N00°07'02"E - 45.39', THENCE N74°14'29"W - 1018.75', FROM THE SOUTH-WEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LA. (POB BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM)

REFERENCE

1. SURVEY NO. 95145 BY ALBERT A. LOVELL, DATED APRIL 5, 1982.
2. SURVEY NO. 1043558 BY J.V. BURKES & ASSOCIATES, DATED APRIL 13, 2004.

SCALE:	1" = 50'
DATE:	3/16/06
DRAWN BY:	BC
CHECKED BY:	MD
KG. NO.:	1060698
SHEET:	1 OF 1

I certify that this plat does represent 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 necessary to show easements shown hereon are not shown on this opinion or that they will be added hereto upon request, as they have not been examined any title search or abstract.

I have examined the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 229205 0423 E
DATE: 4/2/06
SCALE: 1" = 15'

Verify after to construction with local governing body.

A 1.5769 ACRE PARCEL
LOCATED NEAR THE CITY OF SUDELL,
IN SECTION 34, T-8-S, R-14-E,
ST. TAMMANY PARISH, LA

PLATFORM CRANE SERVICE, INC.

Condition to be made to original purchaser of the survey, it is not to be used for any other purpose or as evidence with the survey is void and of no effect and of no force, effect or binding force or effect and shall be null and void and of no effect and of no force, effect or binding force or effect.

J.V. Burkes & Associates, Inc.
REGISTERED PROFESSIONAL SURVEYORS
1011 P.O. BOX 1011
LAFAYETTE, LA 70501
PHONE: (337) 281-1111
FAX: (337) 281-1112

SEAN M. BURKES
LA REG. NO. 4785

2215-01-002

Additional 1.57 acres on West parcel

S 52°09'54" W 310.30'
U.S. INTERSTATE HWY. 12

APPROXIMATE SQUARE FEET OF CLOSER RESERVATION

TABLE REQUIREMENTS:
1 SHEET FOR 200 SQ.FT. OF CLOSER SWIC
1 SHEET FOR 200 SQ.FT. OF SANDSTONE SWIC
TOTAL REQUIREMENTS
TOTAL SHEETS-112

LEGEND:
- PROPERTY LINE
- STRIP LINE
- HIGH WATER
- CLAS 'V' HIGH-WATER OF 1/2" TO 1/4" HIGH WATER OF 2'-1/4"
- CLAS 'W' HIGH-WATER OF 1'-1/2" TO 1" HIGH WATER OF 2'
- CLAS 'U' HIGH-WATER OF 8" TO 1/2" HIGH WATER OF 1'-1/4"
- SHAD

Parcel Excluded from Record

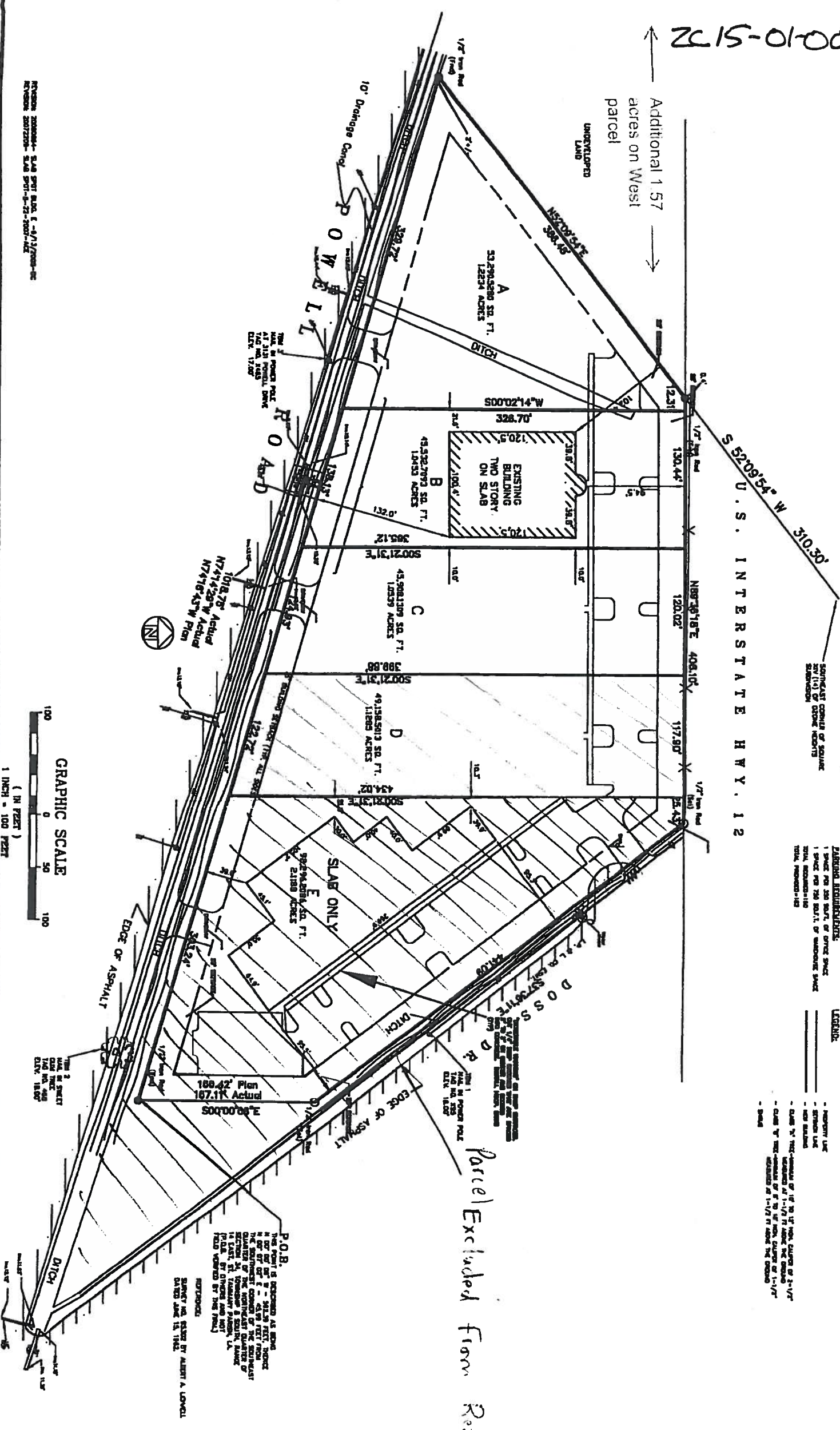
SCALE:

4 39 4 20 3

I certify that this plot does represent an actual ground survey and that to the best of my

A MINOR SUBDIVISION

REVISION 2/20/2014- SLAB SPRT BLDG E - 4/12/2013-AC
REVISION 2/21/2014- SLAB SPRT-B-72-2001-AC



P.O.B.
 The monument is located at the intersection of the center line of the road and the center line of the easement. The monument is located at the intersection of the center line of the road and the center line of the easement.

NOTICE:
 SURVEY WAS SET BY ALBERT A. LONGEL DATED JUNE 15, 1961.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 29, 2014

Meeting Date: January 6, 2015

Case No.: ZC15-01-002

Determination: Approved as Amended to rezoned 4.8715 acres

Posted: 12/10/14

GENERAL INFORMATION

PETITIONER: Paul Richard
OWNER: Paul & Susan Richard
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Powell Drive, west of Doss Drive, south of I-12; S34, T8S, R14E; Ward 9, District 14
SIZE: 6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt (narrow) **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	I-12	
South	Residential	A-4 (Single Family Residential District)
East	Commercial	HC-2 (Highway Commercial District)
West	Vacant	HC-2 (Highway Commercial District)

EXISTING LAND USE:

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

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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

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 Powell Drive, west of Doss Drive, south of I-12. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residences and conservation area. A portion of the site is currently developed with an existing office warehouse. Staff is not in favor of the request, considering the proximity of the residences across the street and the intensity of the uses allowed under the I-2 Industrial.

Note that the site was zoned M-1 Light Industrial District (ZC89-01-004) prior to the Comprehensive Rezoning.

STAFF RECOMMENDATION:

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