

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5359

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 5 DAY OF MARCH , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF CAMP VILLERE ROAD, NORTH OF US HIGHWAY 190 AND WHICH PROPERTY COMPRISES A TOTAL OF 4.668 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) & NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 11). (ZC15-02-016)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-02-016, 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) & NC-4 (Neighborhood Institutional 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) & NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF APRIL, 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 26, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

Exhibit "A"

ZC15-02-016

**A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.**

**From the southeast corner of Section 37, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana run North 62 Degrees 45 Minutes West a distance of 1197.7 feet to a point; Thence run North 00 Degrees 01 Minutes East a distance of 234.9 feet to a ½" iron rod found on the northerly right of way line of U.S. Highway No. 190; Thence continue along said northerly right of way line of U.S. Highway No. 190 North 69 Degrees 56 Minutes 13 Seconds West a distance of 236.08 feet (North 69 Degrees 46 Minutes 17 Seconds West a distance of 235.6 feet-deed) to a ½" iron rod found; Thence leaving said northerly right of way line of U.S. Highway No. 190 run North 55 Degrees 08 Minutes 39 Seconds East a distance of 48.70 feet (North 54 Degrees 41 Minutes 44 Seconds East a distance of 47.6 feet-deed) to a 2" iron pipe found; Thence run North 00 Degrees 11 Minutes 04 Seconds West a distance of 204.68 feet to a point and the Point of Beginning.**

**From the Point of Beginning run North 00 Degrees 11 Minutes 04 Seconds West a distance of 441.12 feet to a ½" iron rod found; Thence run South 89 Degrees 31 Minutes 18 Seconds East (South 89 Degrees 52 Minutes East deed) a distance of 234.77 feet to a ½" iron rod found; Thence run South 00 Degrees 54 Minutes 14 Seconds West (South 00 Degrees 50 Minutes 49 Seconds West-deed) a distance of 438.61 feet to a point; Thence run South 89 Degrees 50 Minutes 54 Seconds West a distance of 226.42 feet and back to the Point of Beginning.**

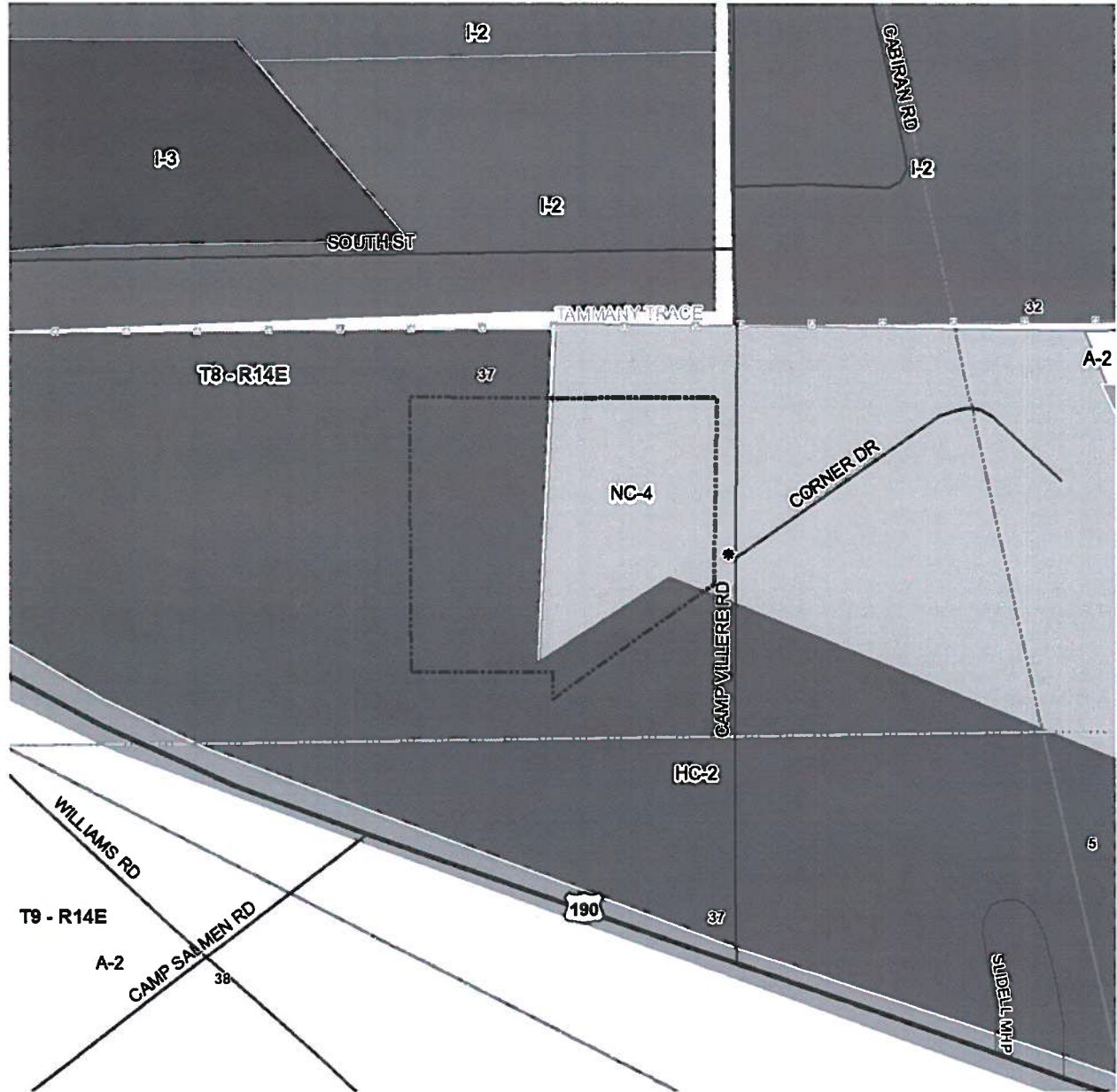
**Said parcel contains 2.328 acres of land more or less, lying and situated in Section 37, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.**

**From the southeast corner of Sec. 37-T9S-R14E, go N 62° 45' W - 1197.9' to a point; thence go N 00° 01'E - 234.9' to a point; thence go N 00° 36' 27" W - 236.27' to a point, thence go N 54°41'44" E -55.62' to the point of beginning.**

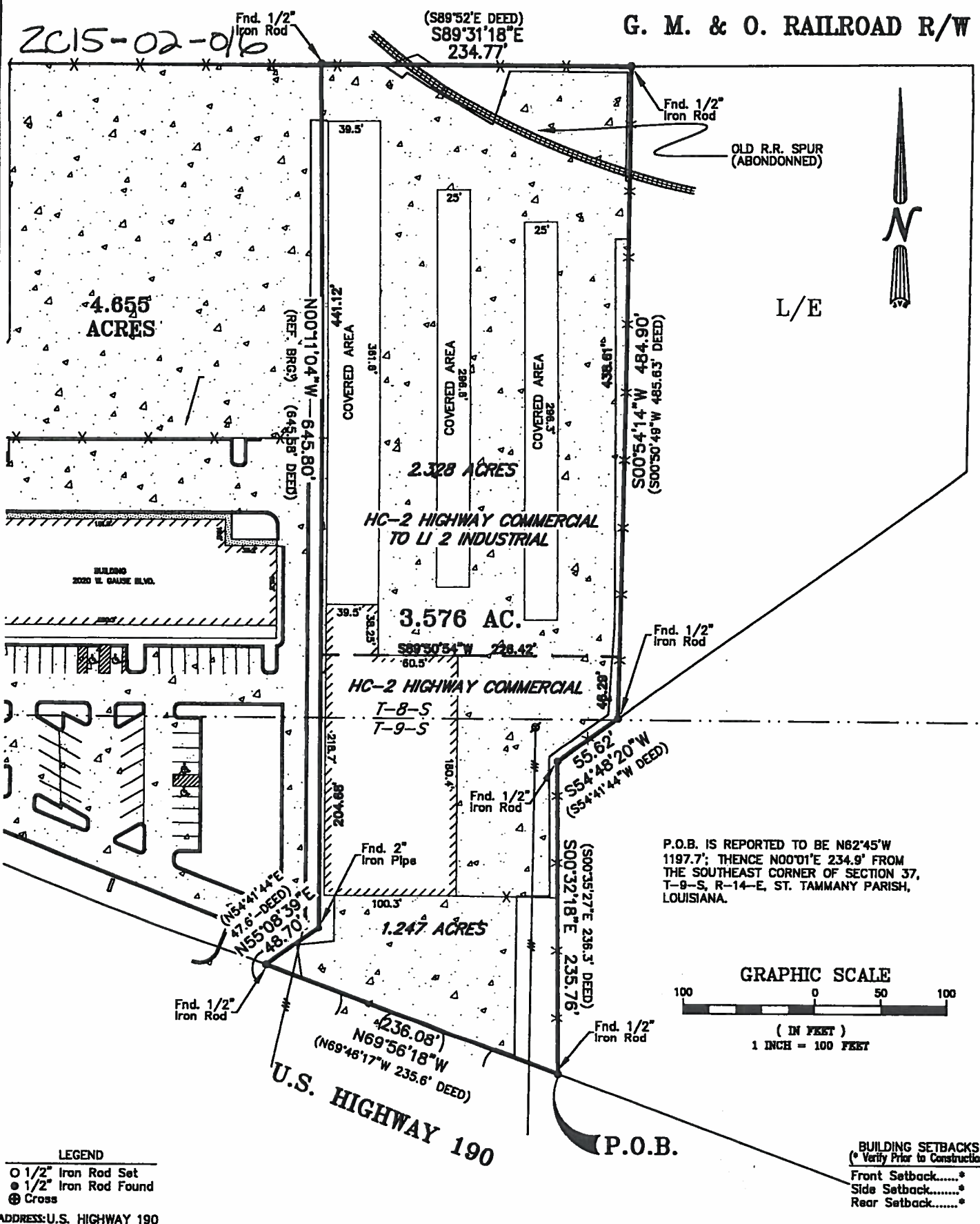
**From the point of beginning continue N 54° 41' 44" E 321.97' to a point; thence go N 0°50'49"E 298.93' to a point; thence go N 89°52'0" W 260.0' to a point; thence go S 0°50'49" W 486.63' to the point of beginning.**

**Said parcel contains 2.34 acres of land more or less.**

**CASE NO.:** ZC15-02-016  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to I-2 (Industrial District)  
**LOCATION:** Parcel located on the west side of Camp Villere Road, north of US Highway 190; S37, T8S, R14E; Ward 9, District 11  
**SIZE:** 4.668 acres



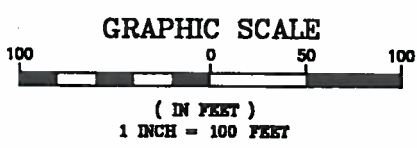
2015-02-016



L/E



P.O.B. IS REPORTED TO BE N62°45'W 1197.7'; THENCE N00°01'E 234.9' FROM THE SOUTHEAST CORNER OF SECTION 37, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.



**BUILDING SETBACKS**  
(\* Verify Prior to Construction)  
Front Setback.....\*  
Side Setback.....\*  
Rear Setback.....\*

**LEGEND**  
○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊕ Cross  
ADDRESS: U.S. HIGHWAY 190

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 SHOWN.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.L.R.M. No. 225205 0415 C  
F.L.R.M. Date 4/2/91  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

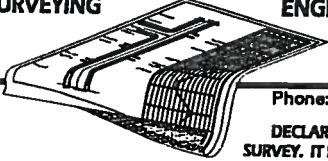
DRAWING NO. 20140722  
DATE: 10/24/14

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL  
CHECKED BY: RMK

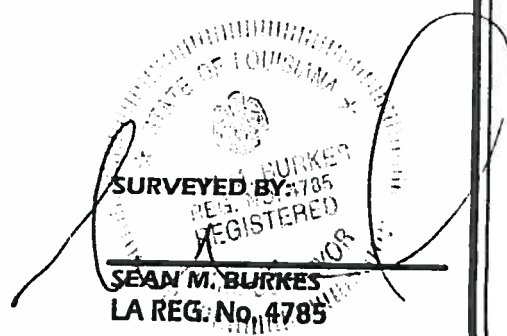
SCALE: 1" = 100'



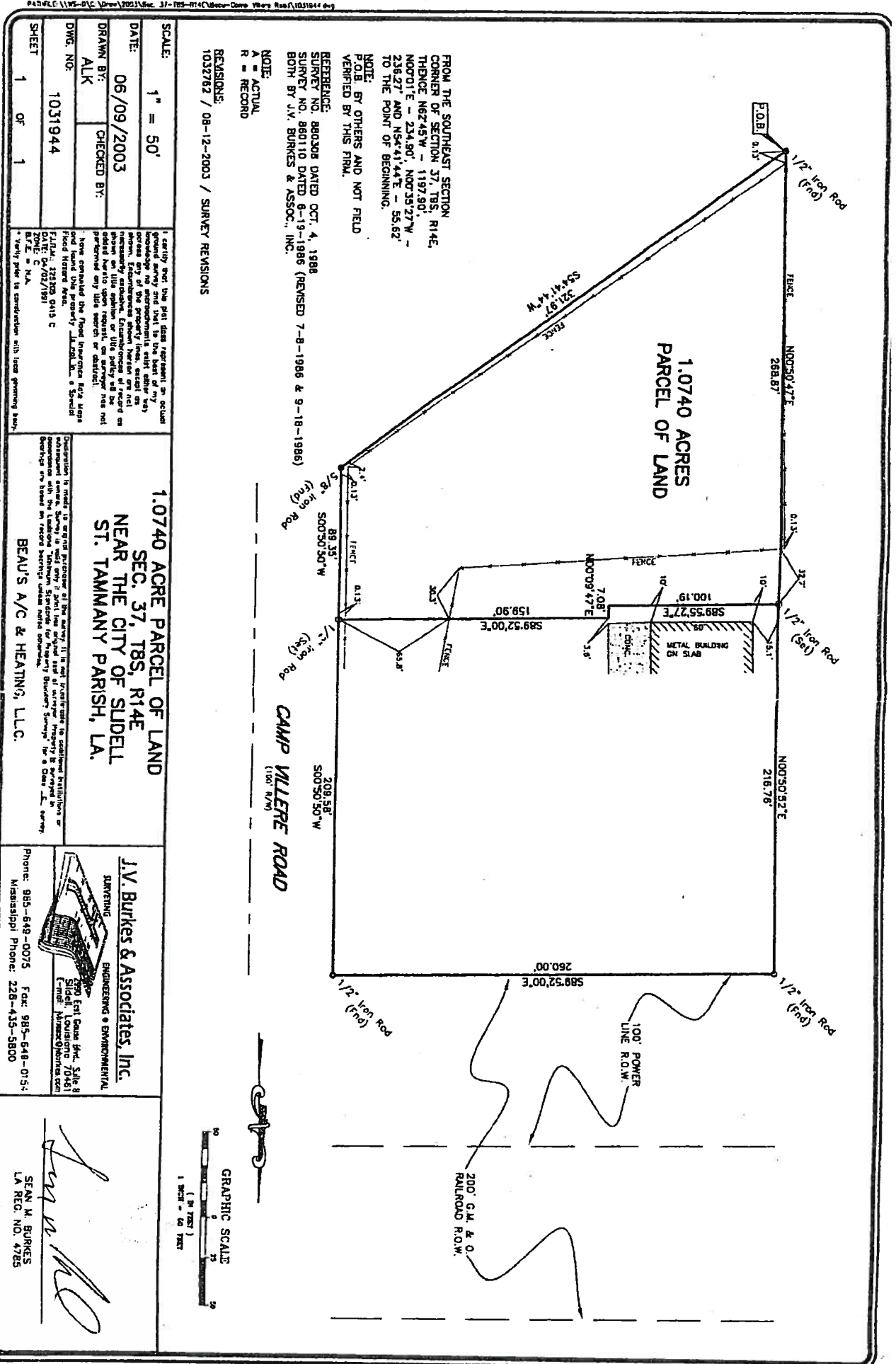
Phone: 985-849-0075 Fax: 985-849-0154  
Mississippi Phone: 228-435-5800  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A ZONING MAP OF A 2.328 ACRE PARCEL TO BE REZONED TO LI 2 LIGHT INDUSTRIAL IN SECTION 37, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: MICHAEL HANNER



2015-02-016



FROM THE SOUTHEAST SECTION  
 CORNER OF SECTION 37 T8S, R14E,  
 THENCE N62°45'W - 1197.90',  
 N00°01'E - 234.90', N07°35'27"W -  
 226.27' AND N54°41'44"E - 55.62'  
 TO THE POINT OF BEGINNING.

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

REFERENCE:  
 SURVEY NO. 880308 DATED OCT. 4, 1988  
 SURVEY NO. 880110 DATED 8-19-1986 (REVISED 7-8-1986 & 9-18-1986)  
 BOTH BY J.V. BURKES & ASSOC., INC.

NOTE:  
 A = ACTUAL  
 R = RECORD

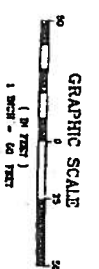
REVISIONS:  
 1032782 / 08-12-2003 / SURVEY REVISIONS

SCALE: 1" = 50'  
 DATE: 06/09/2003  
 DRAWN BY: ALK  
 CHECKED BY:  
 DWG. NO: 1031944  
 SHEET 1 OF 1

1.0740 ACRE PARCEL OF LAND  
 SEC. 37, T8S, R14E  
 NEAR THE CITY OF SLIDELL  
 ST. TAMMANY PARISH, LA.  
 BEAU'S A/C & HEATING, LLC.

J.V. Burkess & Associates, Inc.  
 SURVEYING ENGINEERING & ENVIRONMENTAL  
 290 East Canal Ave., Suite 8  
 Slidell, Louisiana 70451  
 Phone: 985-648-0075 Fax: 985-648-0154  
 Mississippi Phone: 228-435-5800

SEAN M. BURKES  
 LA REG. NO. 4785



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** January 26, 2015

**Case No.:** ZC15-02-016

**Posted:** 01/14/15

**Meeting Date:** February 3, 2015

**Determination:** Approved

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### GENERAL INFORMATION

**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to I-2 (Industrial District)

**LOCATION:** Parcel located on the west side of Camp Villere Road, north of US Highway 190; S37, T8S, R14E; Ward 9, District 11

**SIZE:** 4.668 acres

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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	Tammany Trace & Industrial	I-2 (Industrial District), HC-2 (Highway Commercial District) & NC-4 (Neighborhood Institutional District)
South	Residential, Commercial & Undeveloped	A-2 (Suburban District)
East	Residential	NC-4 (Neighborhood Institutional District)
West	Commercial & Undeveloped	HC-2 (Highway Commercial District)

#### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** Yes

#### 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) & NC-4 (Neighborhood Institutional District) to I-2 (Industrial District). The site is located on the west side of Camp Villere Road, north of US Highway 190. The 2025 future land use plan calls for the area to be developed with commercial uses. The 2 sites are currently developed with an outdoor storage yard and office warehouses. The objective of the zoning change is to bring the sites in compliance with the appropriate zoning.

#### STAFF RECOMMENDATION:

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