

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5008

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. TANNER

ON THE 6 DAY OF JUNE , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF BROWNS VILLAGE ROAD, WEST OF US HIGHWAY 11, BEING 38008 BROWNS VILLAGE ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 5.0192 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 8, DISTRICT 14). (ZC13-05-029)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-05-029, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MAY, 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 30, 2013

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

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

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

**EXHIBIT "A"**

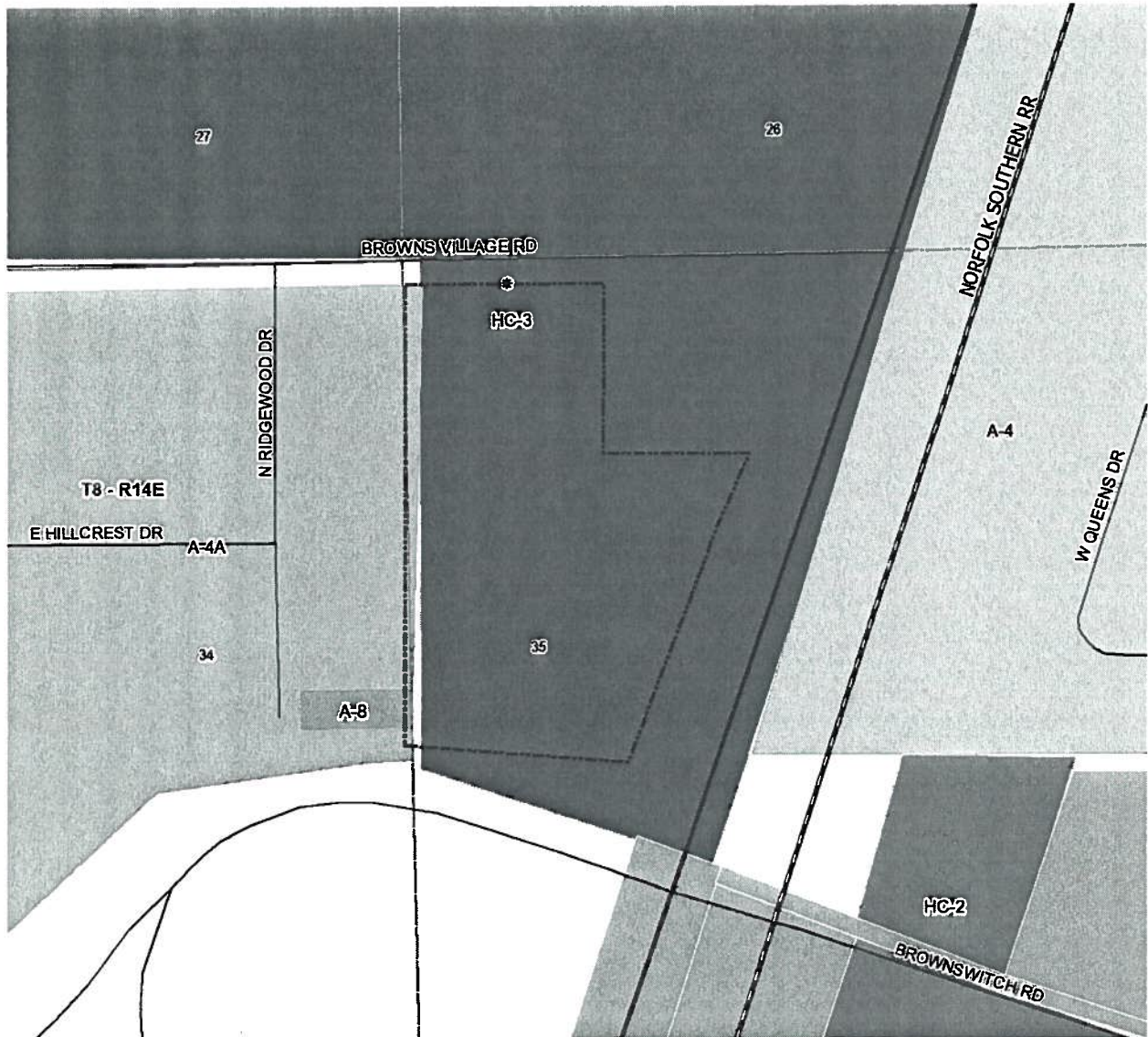
**ZC13-05-029**

**ALL THAT CERTAIN LOT OR PARCEL OF LAND** being 3.1922 acres situated in Section 35 Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, more fully described as follows:

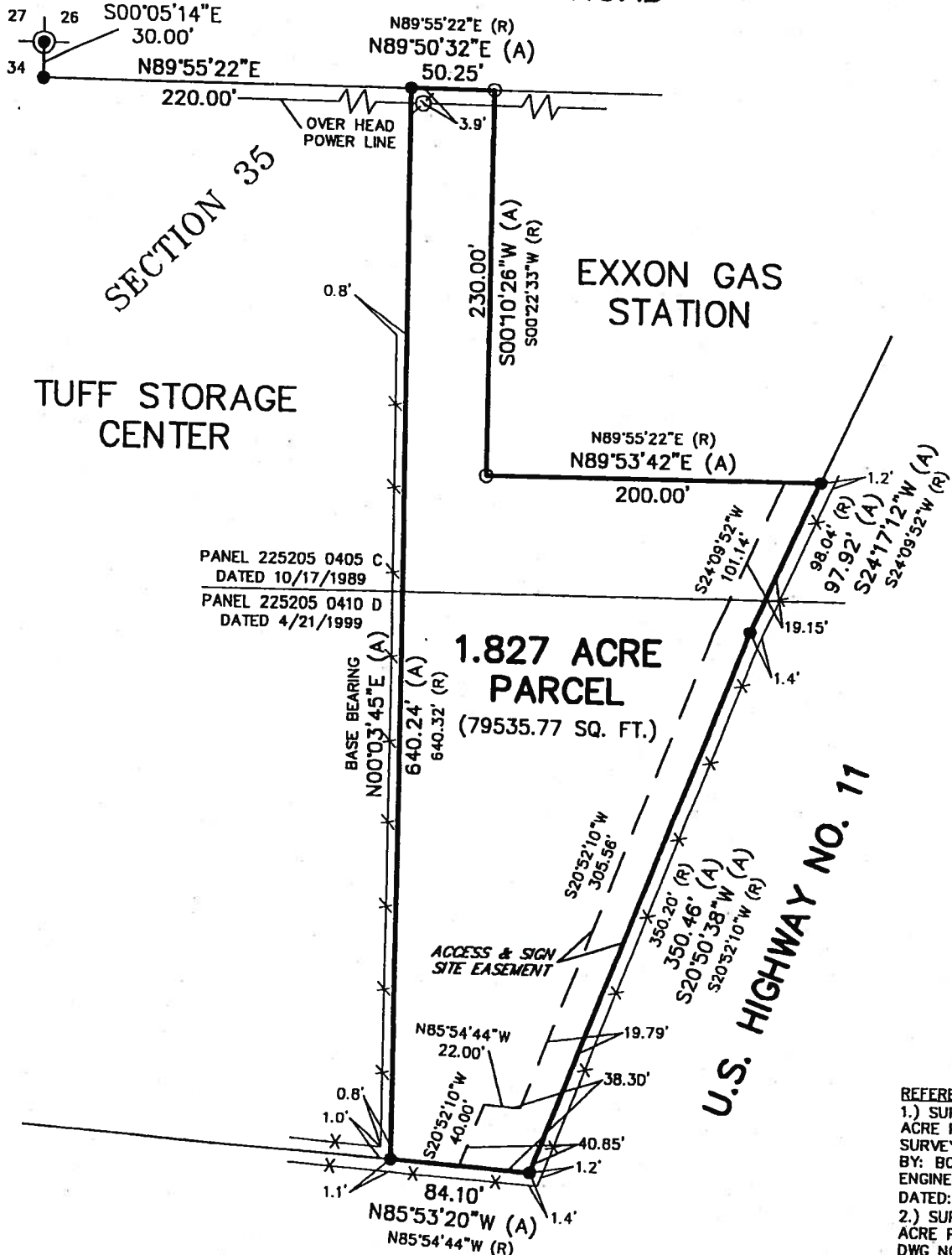
From the corner common to Sections 26, 27, 34 and 35, Township 84 South, Range 14 East, thence go South 00 degrees 03 minutes 45 seconds West 30.00 feet to a point on the southerly right of way of Brown's Village Road also the point of beginning; thence go along said southerly right of way North 89 degrees, 51 minutes, 52 seconds East 220.00 feet to a point; thence South 00 degrees 03 minutes 45 seconds East 640.32 feet to a point on the northerly right of way of Interstate No. 12; thence along said right of way North 85 degrees 50 minutes 25 seconds West 220.60 feet to the easterly boundary of Slidell Ozdne Heights Subdivision, thence along said easterly boundary line North 00 degrees 03 minutes 45 seconds West 623.80 feet to the point of beginning. Containing in all 3.1922 acres of land.

1.827 ACRE PARCEL LOCATED IN SECTION SECTION 35, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA. ALL AS MORE FULLY SHOWN ON THE SURVEY OF SEAM M. BURKES, DATED JUNE 11, 2004 ATTACHED HERETO AND MADE A PART HEREOF.

**CASE NO.:** ZC13-05-029  
**PETITIONER:** Ralph Kastner, Sr.  
**OWNER:** Kastner Enterprises, LLC  
**REQUESTED CHANGE:** From HC-3 (Highway commercial District) to I-1 (Industrial District)  
**LOCATION:** Parcel located on the south side of Browns Village Road, west of US Highway 11, being 38008 Browns Village Road, Slidell; S35,T8S,R14E; Ward 8, District 14  
**SIZE:** 5.0192 acres



**BROWNS VILLAGE ROAD** 2013-05-039



TUFF STORAGE CENTER

EXXON GAS STATION

**1.827 ACRE PARCEL**  
(79535.77 SQ. FT.)

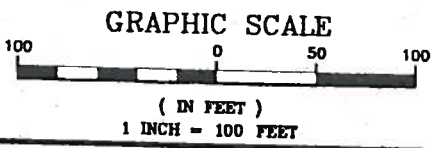
U.S. HIGHWAY NO. 11

INTERSTATE I-12 ON RAMP

(A) = ACTUAL  
(R) = RECORD

**REFERENCE**  
1.) SURVEY OF 5.08 ACRE PARCEL OF LANI SURVEY NO. 37,636 BY: BORGES ENGINEERING, INC. DATED: 2/10/1984  
2.) SURVEY OF 3.192 ACRE PARCEL OF LANI DWG NO. 1023358.DWG BY: J.V. BURKES & ASSOCIATES, INC. DATED: 12/5/2002

**LEGEND**  
○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊕ Cross



**BUILDING SETB.**  
(\* Verify Prior to Cons)  
Front Setback.....  
Side Setback.....  
Rear Setback.....

ADDRESS: \_\_\_\_\_

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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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.I.R.M. No. 2 PANELS (SEE F.I.R.M. Date 2 DATES (SEE ZN: A1 B.F.E. \* Verify prior to construction Local Governing Body)

DRAWING NO. 1042094

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

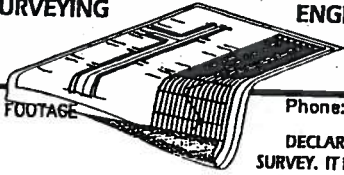
DRAWN BY: DT CHECKED BY: M

DATE: 6/11/2004

SURVEYING ENGINEERING • ENVIRONMENTAL  
2990 East Gause Blvd., Suite B Slidell, Louisiana 70461  
E-mail: jvbassoc@jvburkes.com

SCALE: 1" = 100'

REVISED: 6/28/2004-CORRECTION OF SQUARE FOOTAGE



Phone: 985-649-0075 Fax: 985-649-0154  
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.

**SURVEY OF 1.827 ACRE PARCEL OF LAND, SECTION 35, T8S R14E, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: RALPH J. KASTNER, SR.  
KASTNER ENTERPRISES, L.L.C.

STATE OF LOUISIANA  
SEAN M. BURKES  
REG. NO. 4785  
REGISTERED  
SURVEYED BY:  
SEAN M. BURKES  
LA REG. No. 4785





# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-029

Posted: 04/16/13

Meeting Date: May 7, 2013

Determination: Approved

### GENERAL INFORMATION

**PETITIONER:** Ralph Kastner, Sr.  
**OWNER:** Kastner Enterprises, LLC  
**REQUESTED CHANGE:** From HC-3 (Highway commercial District) to I-1 (Industrial District)  
**LOCATION:** Parcel located on the south side of Browns Village Road, west of US Highway 11, being 38008 Browns Village Road, Slidell; S35,T8S,R14E; Ward 8, District 14  
**SIZE:** 5.0192 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	HC-3 (Highway commercial District)
South	I-12	
East	Commercial	HC-3 (Highway commercial District)
West	Commercial	A-4A (Single Family Residential District) & A-8 (Multiple Family Residential District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

#### 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-3 (Highway commercial District) to I-1 (Industrial District). The site is located on the south side of Browns Village Road, west of US Highway 11, being 38008 Browns Village Road, Slidell. The 2025 future land use plan designates the site to be developed with commercial uses. There is an existing office warehouse and outdoor storage yard on the site. The zoning change is being requested in order to bring the portion of the site, use as outdoor storage, into compliance with the appropriate zoning.

#### STAFF RECOMMENDATION:

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