

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5096 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: MR. SMITH SECONDED BY: MR. CANULETTE
ON THE 3 DAY OF OCTOBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BEN THOMAS ROAD, WEST OF US HIGHWAY 11, BEING 37397 BEN THOMAS ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 0.42 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 14). (ZC13-08-054)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-054, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF NOVEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: September 26 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC13-08-054

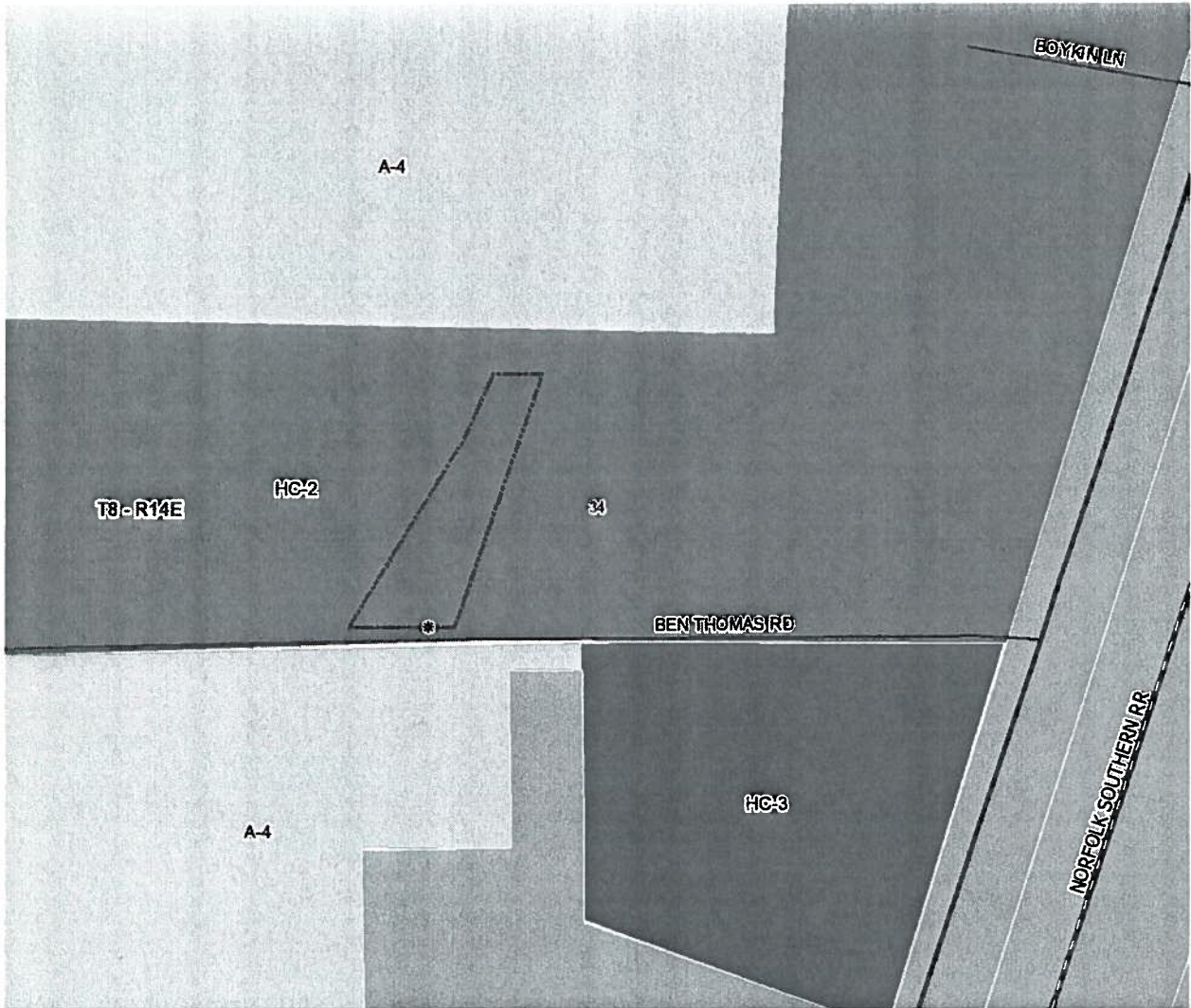
ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in Section 34, Township 8 South, Range 14 East, being more fully described as follows:

From the Section corner common to Sections 2 and 3, T9S, R14E, and Sections 34 and 35, T8S, R14E, thence North 00°08'00" East 1,332.2 feet to a point; thence South 89°52'10" West 1,283.00 feet to the **POINT OF BEGINNING**, said point being on the Northerly Right of Way line of Ben Thomas Road.

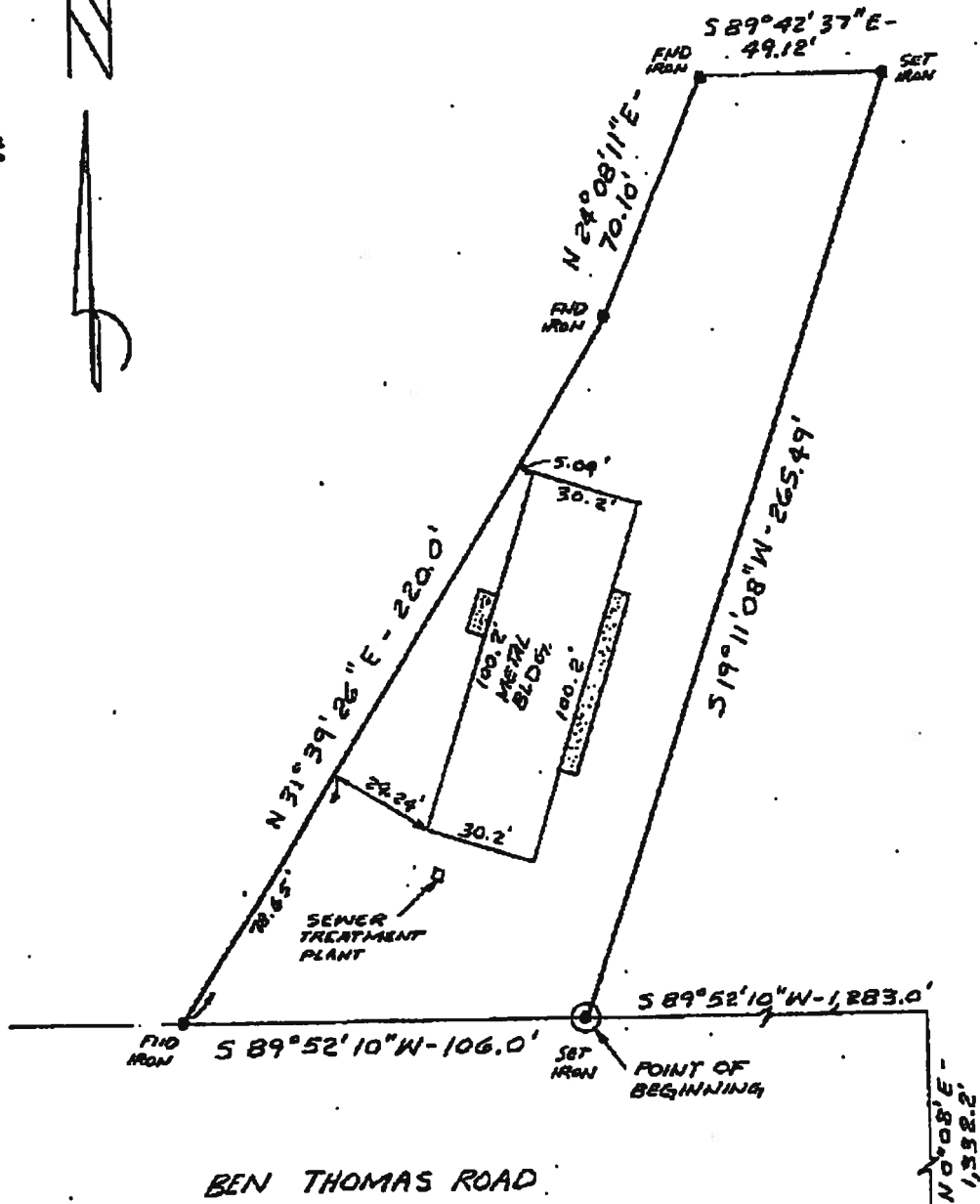
Thence, along said northerly right of way line South 89°52'10" West 106.00 feet to a point; thence North 31°39'26" East 220.00 feet to a point; thence North 24°08'11" East 70.10 feet to a point; thence South 89°42'37" West 49.12 feet to a point; thence South 19°11'08" West 265.49 feet to the Point of Beginning.

Containing 0.42 Acres, more or less.

CASE NO.: ZC13-08-054
PETITIONER: Miroslav Cutura
OWNER: Cutura's Precision Machining LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37397 Ben Thomas Road, Slidell; S34,T8S, R14E; Ward 9, District 14
SIZE: 0.42 acre



ZL13-08-054



BEN THOMAS ROAD

34	35	T85
3	2	795



SURVEY MAP

OF

A PARCEL OF LAND IN
SEC. 34-T85-R14E
ST. TAMMANY PARISH, LA.

FOR

JOHN'S MACHINE SHOP

SURVEY NO: 41365
DATE: NOV. 7, 1984
REV:

SCALE: 1"=40'

THIS SURVEY IS CERTIFIED
TRUE & CORRECT BY:

IVAN M. BORGAN
NR 686

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 26, 2013
Case No.: ZC13-08-054
Posted: 08/14/13
Prior Action: Postponed (08/06/13)

Meeting Date: September 3, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Miroslav Cutura
OWNER: Cutura's Precision Machining LLC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Ben Thomas Road, west of US Highway 11, being 37397 Ben Thomas Road, Slidell; S34,T8S, R14E; Ward 9, District 14
SIZE: 0.42 acre

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-2 Highway Commercial District
South	Commercial	A-4 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial 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-2 (Highway Commercial District) to I-2 (Industrial District). The site is located on the north side of Ben Thomas Road, west of US Highway 11, being 37397 Ben Thomas Road, Slidell. The 2025 Future Land Use Plan calls for the site to be developed with commercial uses. There is an existing warehouse on the property. Staff feels the requested zoning change to I-2 is too intense for the area.

Note: Prior to the Comprehensive Rezoning the property was zoned M-1 Industrial.

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