

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5049 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF AUGUST , 2013

(ZC13-07-050) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF JOHNNY LANE, NORTH OF J.F. SMITH AVENUE AND WHICH PROPERTY COMPRISES A TOTAL 27.91 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) & I-2 (INDUSTRIAL DISTRICT) TO AN NC-6 (PUBLIC, CULTURAL, RECREATIONAL DISTRICT) (4.61 ACRES), I-1(INDUSTRIAL DISTRICT) ( 4.13 ACRES) & I-2 (INDUSTRIAL DISTRICT) (19.17 ACRES), (WARD 9, DISTRICT 14). (ZC13-07-050)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-07-050, 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) & I-2 (Industrial District) to an NC-6 (Public, Cultural, Recreational District) (4.61 acres), I-1(Industrial District) ( 4.13 acres) & I-2 (Industrial District) (19.17 acres) 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 NC-6 (Public, Cultural, Recreational District) (4.61 acres), I-1(Industrial District) ( 4.13 acres) & I-2 (Industrial District) (19.17 acres).

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) & I-2 (Industrial District) to an NC-6 (Public, Cultural, Recreational District) (4.61 acres), I-1(Industrial District) ( 4.13 acres) & I-2 (Industrial District) (19.17 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 25 , 2013

Published Adoption: \_\_\_\_\_ , 2013

Delivered to Parish President: \_\_\_\_\_ , 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2013 at \_\_\_\_\_

EXHIBIT "A"

ZC13-07-050

Legal Description  
NC-6 zoning

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

Commence at the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East and measure South 89 degrees 10 minutes 30 seconds East a distance of 2653.43 feet to a point on the centerline of Bayou Vincent; Thence along said centerline South 33 degrees 49 minutes 47 seconds East a distance of 119.06 feet to a point; Thence South 03 degrees 42 minutes 49 seconds East a distance of 46.16 feet to a point; Thence South 13 degrees 16 minutes 52 seconds East a distance of 425.45 feet to a point; Thence South 00 degrees 55 minutes 55 seconds East a distance of 16.29 feet to a point; Thence South 34 degrees 55 minutes 35 seconds West a distance of 436.00 feet to a point; Thence South 38 degrees 17 minutes 37 seconds West a distance of 18.46 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING and leaving said centerline measure South 89 degrees 22 minutes 22 seconds East a distance of 298.95 feet to a point; Thence South 00 degrees 37 minutes 38 seconds West a distance of 387.72 feet to a point; Thence North 89 degrees 22 minutes 22 seconds West a distance of 702.17 feet to a point on the centerline of Bayou Vincent; Thence along said centerline North 25 degrees 27 minutes 42 seconds East a distance of 61.88 feet to a point; Thence North 44 degrees 05 minutes 19 seconds East a distance of 86.10 feet to a point; Thence North 52 degrees 29 minutes 31 seconds East a distance of 232.08 feet to a point; Thence North 30 degrees 24 minutes 32 seconds East a distance of 38.45 feet to a point; Thence North 57 degrees 15 minutes 10 seconds East a distance of 109.77 feet to a point; Thence North 38 degrees 17 minutes 37 seconds East a distance of 40.43 feet to the POINT OF BEGINNING, and containing 200,897.68 square feet or 4.61 acre(s) of land, more or less.

Legal Description  
I-1 zoning

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

Commence at the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East and measure South 89 degrees 10 minutes 30 seconds East a distance of 2653.43 feet to a point on the centerline of Bayou Vincent; Thence along said centerline South 33 degrees 49 minutes 47 seconds East a distance of 119.06 feet to a point; Thence South 03 degrees 42 minutes 49 seconds East a distance of 46.16 feet to a point; Thence South 13 degrees 16 minutes 52 seconds East a distance of 425.45 feet to a point; Thence South 00 degrees 55 minutes 55 seconds East a distance of 16.29 feet to a point; Thence South 34 degrees 55 minutes 35 seconds West a distance of 436.00 feet to a point; Thence South 38 degrees 17 minutes 37 seconds West a distance of 18.46 feet to a point; Thence leaving said centerline South 89 degrees 22 minutes 22 seconds East a distance of 298.95 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue South 89 degrees 22 minutes 22 seconds East a distance of 344.63 feet to a point on a curve; Thence along a curve to the right having a radius of 80.00 feet, a delta of 263 degrees 37 minutes 14 seconds, an arc length of 368.09 feet, and a chord which bears South 47 degrees 33 minutes 44 seconds East having a chord distance of 119.26 feet to a point of reverse curve; Thence along a curve to the left having a radius of 10.00 feet, a delta of 83 degrees 37 minutes 14 seconds, an arc length of 14.59 feet, and a chord which bears South 42 degrees 26 minutes 16 seconds West having a chord distance of 13.33 feet to a point of tangency; Thence South 00 degrees 37 minutes 38 seconds West a distance of 298.28 feet to a point; Thence North 89 degrees 22 minutes 22 seconds West a distance of 424.63 feet to a point; Thence North 00 degrees 37 minutes 38 seconds East a distance of 387.72 feet to the POINT OF BEGINNING, and containing 179,734.31 square feet or 4.13 acre(s) of land, more or less.

**EXHIBIT "A"**

**ZC13-07-050 CONT'D**

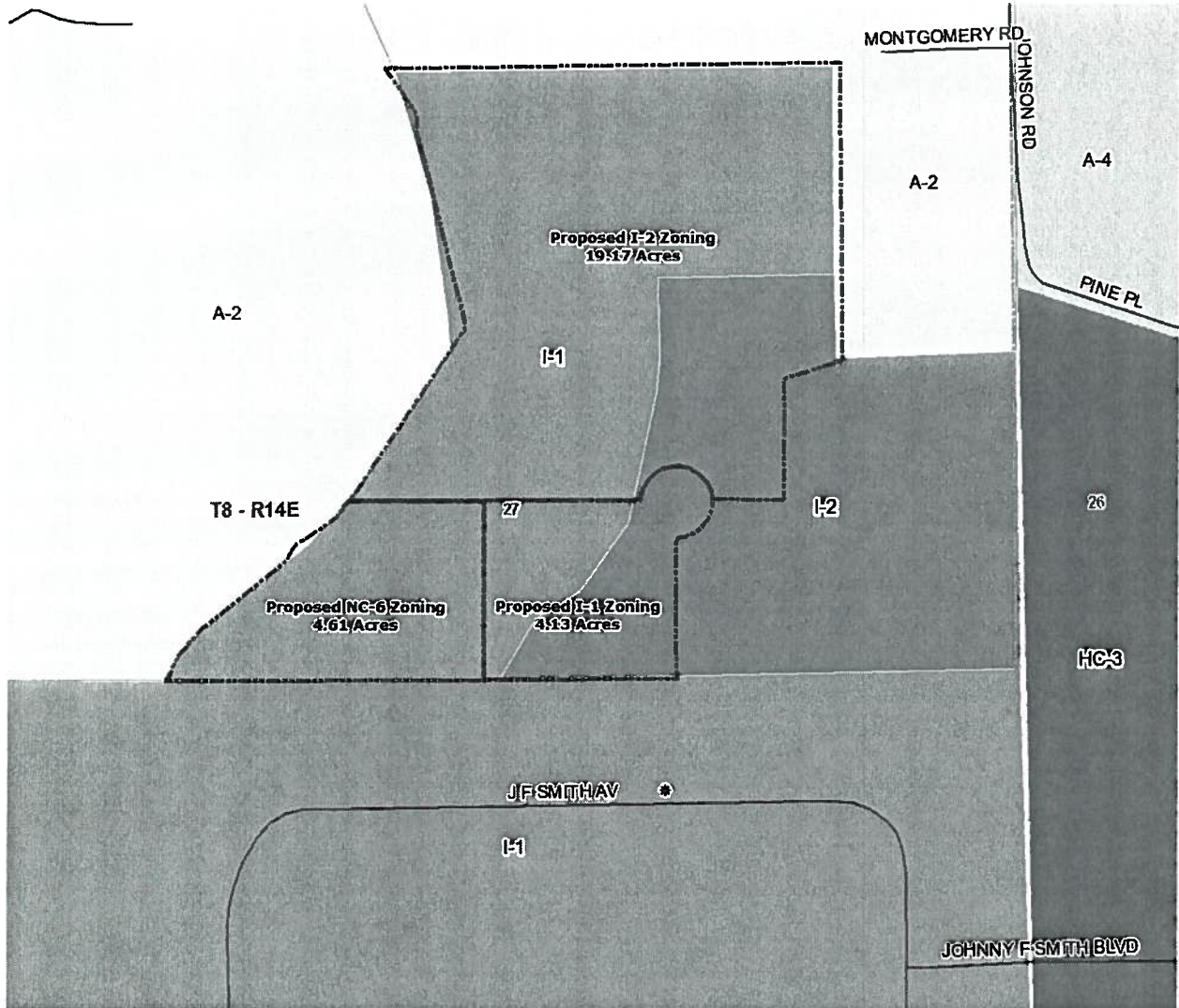
**Legal Description  
I-2 zoning**

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

Commence at the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East and measure South 89 degrees 10 minutes 30 seconds East a distance of 2653.43 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue South 89 degrees 10 minutes 30 seconds East a distance of 74.56 feet to a point; Thence South 89 degrees 53 minutes 46 seconds East a distance of 930.35 feet to a point; Thence South 00 degrees 22 minutes 46 seconds West a distance of 654.95 feet to a point; Thence South 74 degrees 49 minutes 06 seconds West a distance of 133.73 feet to a point; Thence South 00 degrees 37 minutes 38 seconds West a distance of 265.12 feet to a point; Thence North 89 degrees 22 minutes 22 seconds West a distance of 158.88 feet to a point on a curve; Thence along a curve to the left having a radius of 80.00 feet, a delta of 180 degrees 00 minutes 00 seconds, an arc length of 251.33 feet, and a chord which bears North 89 degrees 22 minutes 22 seconds West having a chord distance of 160.00 feet to a point on a line; Thence North 89 degrees 22 minutes 22 seconds West a distance of 643.58 feet to a point; Thence North 38 degrees 17 minutes 37 seconds East a distance of 18.46 feet to a point; Thence North 34 degrees 55 minutes 35 seconds East a distance of 436.00 feet to a point; Thence North 00 degrees 55 minutes 55 seconds West a distance of 16.29 feet to a point; Thence North 13 degrees 16 minutes 52 seconds West a distance of 425.45 feet to a point; Thence North 03 degrees 42 minutes 49 seconds West a distance of 46.16 feet to a point; Thence North 34 degrees 33 minutes 09 seconds West a distance of 119.39 feet to the POINT OF BEGINNING, and containing 835,040.12 square feet or 19.17 acre(s) of land, more or less.

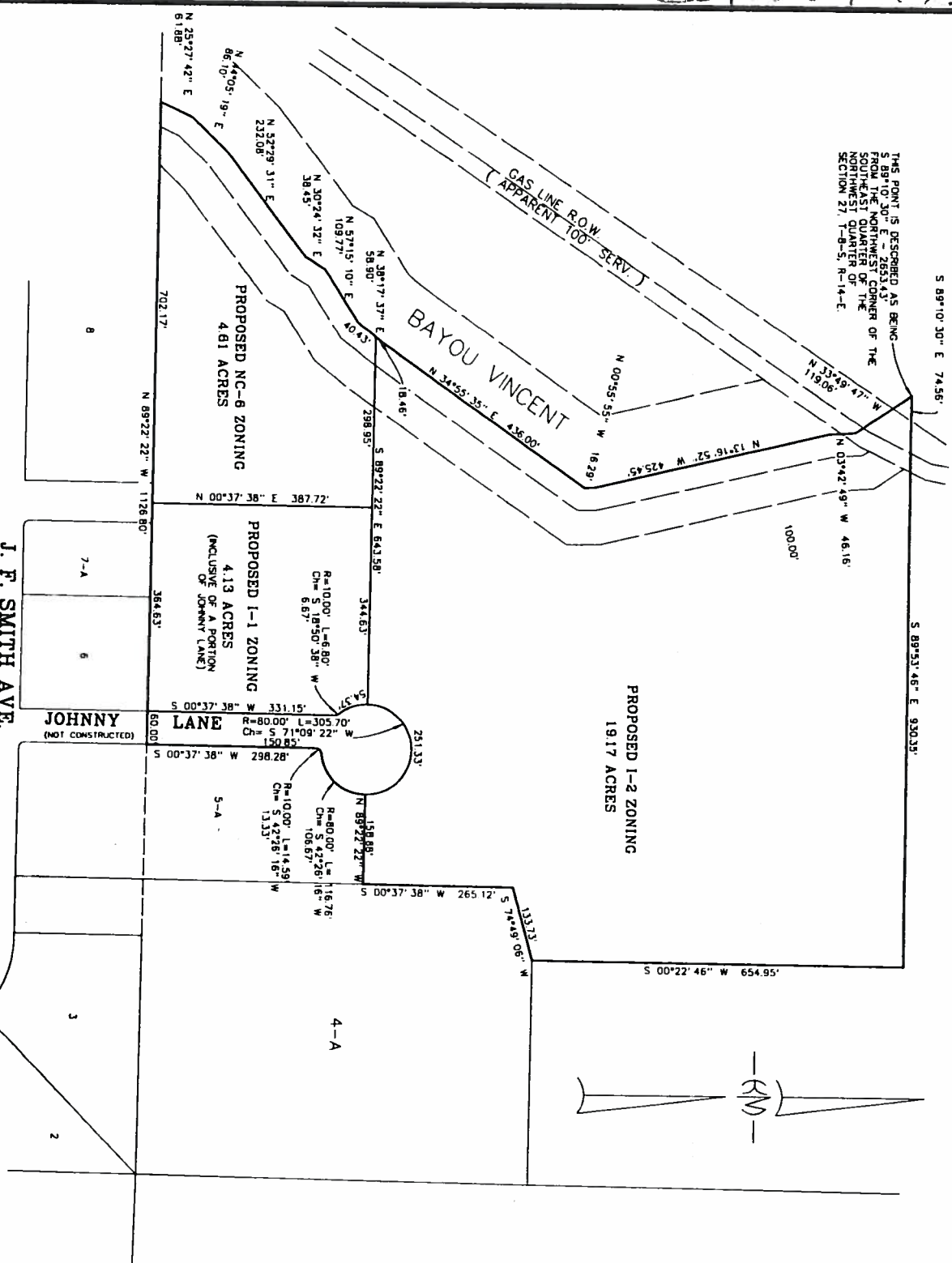
**CASE NO.:** ZC13-07-050  
**PETITIONER:** Jeff Schoen  
**OWNER:** JFS Business Park, LLC  
**REQUESTED CHANGE:** From I-1 (Industrial District) & I-2 (Industrial District) to NC-6 (Public, Cultural, Recreational District) (4.61 acres), I-1(Industrial District) ( 4.13 acres) & I-2 (Industrial District) (19.17 acres)  
**LOCATION:** Parcel located at the end of Johnny Lane, north of J.F. Smith Avenue S27,T8S,R14E; Ward 9, District 14  
**SIZE:** 27.91 acres



2013-07-050

THIS POINT IS DESCRIBED AS BEING  
 S 89°10'30" E - 2653.43'  
 FROM THE NORTHWEST CORNER OF THE  
 SOUTHWEST QUARTER OF THE  
 SOUTHEAST QUARTER OF  
 SECTION 27, T-8-S, R-14-E.

EXISTING JOHNNY F. SMITH MEMORIAL BUSINESS PARK, PHASE 1,  
 J. F. SMITH AVE.



SKETCH OF:  
 27.91 ACRES IN  
 SECTION 27, T-8-S, R-14-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LA.  
 PREPARED FOR:  
 JFS MEMORIAL BUSINESS PARK LLC

KELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA 70401-5611

SCALE:	1" = 200'	DATE:	05-09-13
DRAWN:	DRJ	JOB NO.:	06-332
REVISED:			

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** June 24, 2013  
**Case No.:** ZC13-07-050  
**Posted:** 6/13/2013

**Meeting Date:** July 2, 2013  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Jeff Schoen  
**OWNER:** JFS Business Park, LLC  
**REQUESTED CHANGE:** From I-1 (Industrial District) & I-2 (Industrial District) to NC-6 (Public, Cultural, Recreational District) (4.61 acres), I-1(Industrial District) ( 4.13 acres) & I-2 (Industrial District) (19.17 acres)  
**LOCATION:** Parcel located at the end of Johnny Lane, north of J.F. Smith Avenue S27,T8S,R14E; Ward 9, District 14  
**SIZE:** 27.91 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	Undeveloped	A-2 Suburban District
South	Undeveloped/Industrial	I-1 Industrial District
East	Undeveloped	I-2 Industrial, A-2 Suburban District
West	Undeveloped	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development?** No **Multi occupancy development?** No

**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 that resource so that it remains 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. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from I-1 (Industrial District) & I-2 (Industrial District) to NC-6 (Public, Cultural, Recreational District) (4.61 acres), I-1(Industrial District) ( 4.13 acres) & I-2 (Industrial District) (19.17 acres). The site is located at the end of Johnny Lane, north of J.F. Smith Avenue. The 2025 Future Land Use Plan calls for the area to be used for conservation purposes. The 4.61 acre parcel requested to be rezoned to NC-6 is currently zoned I-1. The change to NC-6 would allow for recreational and cultural uses, which would be more in compliance with the objectives of the 2025 plan than the current industrial zoning. Second, the 4.13 acre parcel requested to be rezoned to I-1, is currently zoned I-1 and I-2. This request would create a decrease of the intensity of the existing zoning. Finally, a portion of the 19.17 acre parcel, requested to be zoned to I-2, is already zoned I-2 and abuts industrial zoning on two sides. Staff does not object to the three requested zoning changes.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a NC-6 (Public, Cultural, Recreational District) (4.61 acres), an I-1(Industrial District) ( 4.13 acres) and an I-2 (Industrial District) (19.17 acres) designation be approved.