

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5438

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. CANULETTE

ON THE 6 DAY OF AUGUST , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF JOHNNY F. SMITH AVENUE, WEST OF JOHNNY LANE AND WHICH PROPERTY COMPRISES A TOTAL OF 4.61 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-6 (PUBLIC, CULTURAL AND RECREATIONAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) , (WARD 9, DISTRICT 14). (ZC15-07-056)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-07-056, 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 NC-6 (Public, Cultural and Recreational 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 NC-6 (Public, Cultural and Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 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: JULY 30 , 2015

Published Adoption: _____ , 2015

Delivered to Parish President: _____ , 2015 at _____

Returned to Council Clerk: _____ , 2015 at _____

Exhibit "A"

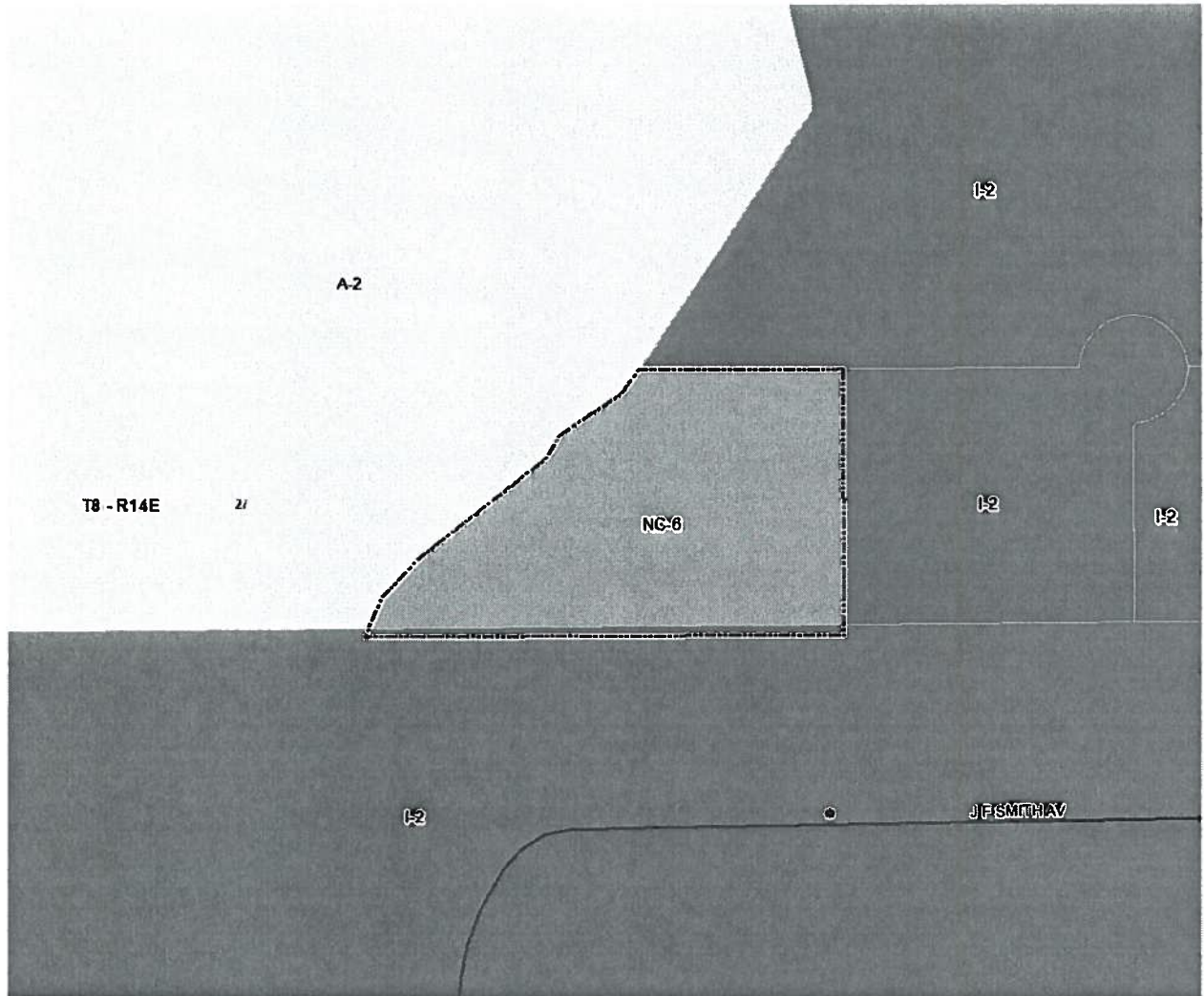
ZC15-07-056

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.

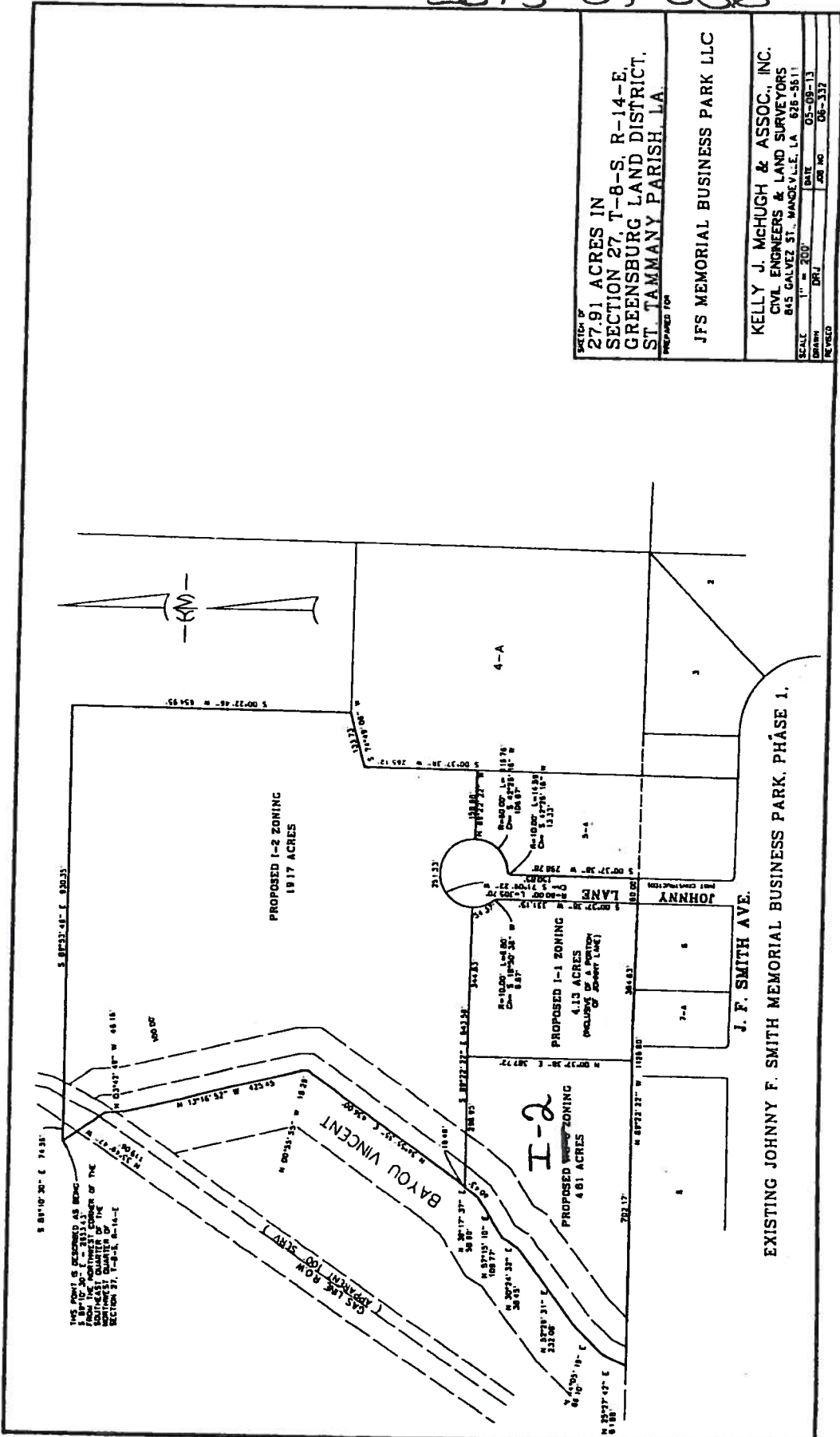
Commence at the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East and measure South 89 degrees 10 minutes 30 seconds East a distance of 2653.43 feet to a point on the centerline of Bayou Vincent; Thence along said centerline South 33 degrees 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.

CASE NO.: ZC15-07-056
PETITIONER: Jeffery Schoen
OWNER: JFS Business Park, LLC
REQUESTED CHANGE: From NC-6 (Public, Cultural and Recreational District) to I-2 (Industrial District)
LOCATION: Parcel located on the north side of Johnny F. Smith Avenue, west of Johnny Lane ; S27, T8S, R14E; Ward 9, District 14
SIZE: 4.61 acres



2015-07-056



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., MONROE, LA 70501
 SCALE 1" = 200'
 DRAWN DRJ DATE 05-09-13
 CHECKED DRJ JOB NO. 06-337
 REVISED

2015-07-056

PIK RANCH
ZC15-07-056

A-2

T8-R14E

NC-6

J.P. SMITH

I-2

MECHANICAL

0 540 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 29, 2015
Case No.: ZC15-07-056
Posted: 06/15/15

Meeting Date: July 7, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: JFS Business Park, LLC
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SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane Gravel **Condition:**

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 (Suburban District) & I-2 (Industrial District)
South	Office Warehouse	I-2 (Industrial District)
East	Undeveloped	I-2 (Industrial District)
West	Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

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

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 NC-6 (Public, Cultural and Recreational District) to I-2 (Industrial District). The site is located on the north side of Johnny F. Smith Avenue, west of Johnny Lane. The 2025 future land use plan calls for the area to be developed with uses that allows for conservation of the natural elements of the site. Considering that the site is mostly surrounded by I-2 Industrial District, staff does not have any objections to the request.

STAFF RECOMMENDATION:

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