

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3673

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. HAMAUEI

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER

SECONDED BY: MR. BINDER

ON THE 4TH DAY OF OCTOBER 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Krentel Road, north of Interstate 12 and which property comprises a total of 3 acres of land more or less, from its present SA (Suburban Agricultural) District to a M-2 (Intermediate Industrial) District, Ward 7, District 7. (ZC07-09-052)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-07-052, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains SA (Suburban Agricultural) District.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 M-2 (Intermediate Industrial) District (see Exhibit "A") for complete boundaries.

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 SA (Suburban Agricultural) District to a M-2 (Intermediate 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

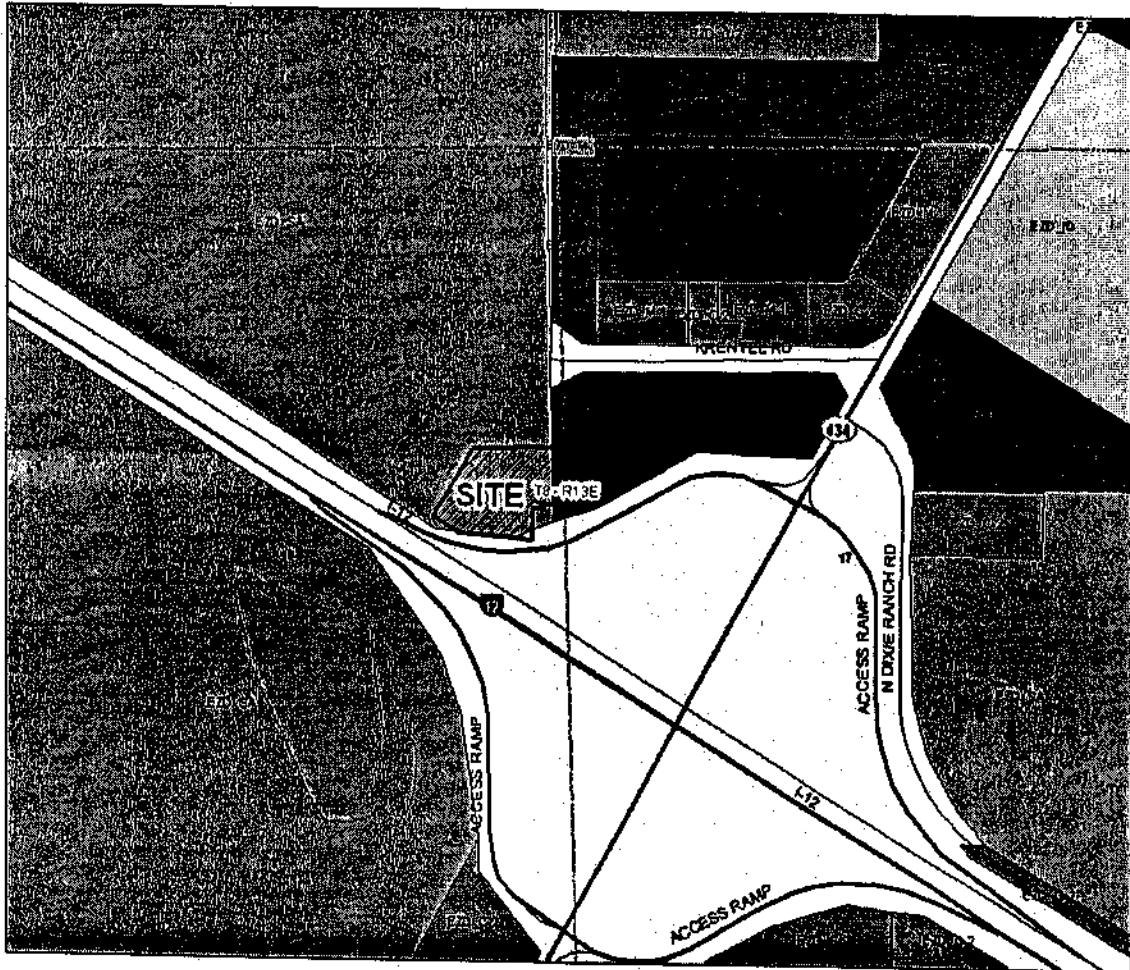
ZC07-09-052

A CERTAIN PIECE OR PORTION OF GROUND SITUATED in Section 18, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Section Corner common to Sections 7, 8, 17 and 18, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, go West a distance of 17.55 feet to a point located on the westerly right-of-way line of Krentel Road; thence South $00^{\circ}21'54''$ East a distance of 1142.53 feet to the point of beginning. From the point of beginning, go South $89^{\circ}06'43''$ West (Title-South $89^{\circ}38'06''$ West) a distance of 324.72 feet; thence South $31^{\circ}25'06''$ West (Title-South $31^{\circ}07'29''$ West) a distance of 311.17 feet to a point located on the northerly right-of-way line of Interstate 12; thence go a along said right-of-way line, South $58^{\circ}52'31''$ East a distance of 118.97 feet; thence South $85^{\circ}15'04''$ East a distance of 298.34 feet; thence leaving said right-of-way line, go North $00^{\circ}21'54''$ West a distance of 120.44 feet; thence North $89^{\circ}38'06''$ East a distance of 50.00 feet; thence North $00^{\circ}21'54''$ West a distance of 20.00 feet; thence North $89^{\circ}38'06''$ East a distance of 40.00 feet to a point located on the westerly right-of-way line of Krentel Road; thence along said right-of-way line, North $00^{\circ}21'54''$ West a distance of 215.77 feet all along the westerly right-of-way line of Krentel Road back to the point of beginning.

Said portion of ground contains 3.0 acres more or less.

CASE NO.: ZC07-09-052
PETITIONER: Scalfano Engineering/David Scalfano
OWNER: Pete & Cynthia Penton
REQUESTED CHANGE: From SA (Suburban Agricultural) District to M-2 (Intermediate Industrial) District
LOCATION: Parcel located on the west side of Krentel Road, north of Interstate 12; S18, T8S, R13E; Ward 7, District 7
SIZE: 3 acres



ZC07-09-052



28625

28662

28668

28710

29069

29095

KRENTEL RD

ACCESS RAMP

I-12

PRVY 434

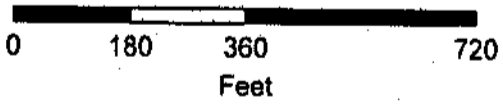
LA 434

N DIXIE RANCH RD

I-12

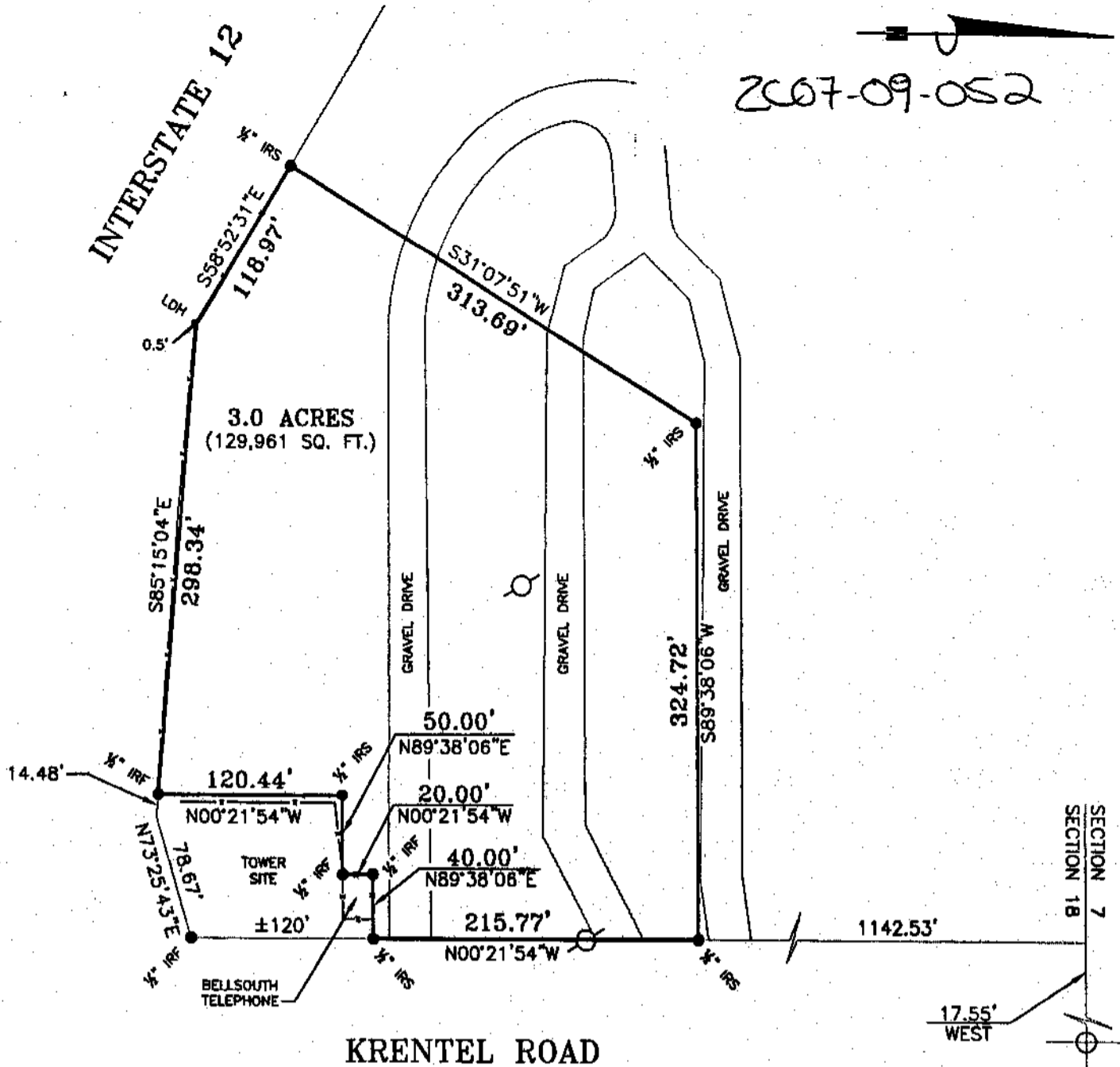
ACCESS RAMP

I-12



This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.

2007-09-052



REFERENCE SURVEY:
 PARCEL OF GROUND SITUATED IN SECTION 18, T8S-R13E
 BY: RANDALL W. BROWN & ASSOCIATES, INC.
 DATED: AUGUST 28, 1997
 SURVEY No.: 97832

NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" & "C" with a Base Flood Elevation of ** in accordance with Community Panel No. 225205 0385 C ; Revised: OCTOBER 17, 1989

** CONTACT ST. TAMMANY PARISH PERMITTING OFFICE FOR B.F.E.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

**SURVEY MAP OF
 A 3.0 ACRE PARCEL OF GROUND SITUATED IN
 SECTION 18, T8S-R13E**

in
 St. Tammany Parish, Louisiana
 for
MUELLER, INC.

Survey No. 2007613A
 Date: JUNE 29, 2007

Drawn by: L.F.R.
 Revised: 07/10/07(OFFICE)

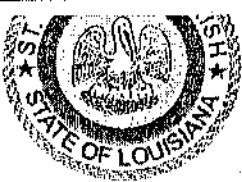
Scale: 1" = 100'

STATE OF LOUISIANA
 This Survey is Certified
 True and Correct By
JOHN E. BONNEAU
 REG. No. 442
 REGISTERED
 PROFESSIONAL

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

John E. Bonneau
 Professional Land Surveyor
 Registration No. 442



Department of Planning
 P. O. Box 628
 Covington, LA 70434
 Phone: (985) 898-2529
 Fax: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Kevin Davis
 Parish President

Appeal #2

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: *9/7/07*

ZC07-09-052

Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: M-2 (Intermediate Industrial) District
 Acres: 3 acres
 Petitioner: Scalfano Engineering/David Scalfano
 Owner: Pete & Cynthia Penton
 Location: Parcel located on the west side of Krentel Road, north of Interstate 12, S18, T8S, R13E, Ward 7, District 7
 Council District: 7

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

PETE DENTON

CYNTHIA R. DENTON

28710 Krentel Rd

28710 Krentel Rd.

(SIGNATURE)

Lacombe, LA 70445

Lacombe, LA 70445

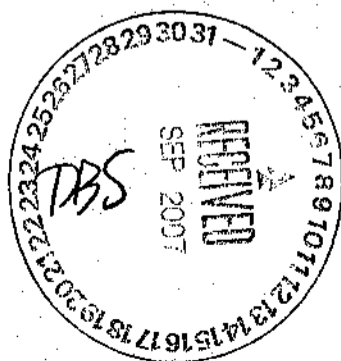
Pete Penton

Cynthia R. Penton

PHONE #:

985-960-5996

985-882-6576



ZONING STAFF REPORT

Date: August 24, 2007
Case No.: ZC07-09-052
Posted: August 17, 2007

Meeting Date: Sept. 4, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Scalfano Engineering/David Scalfano
OWNER: Pete & Cynthia Penton
REQUESTED CHANGE: From SA (Suburban Agricultural) District to M-2 (Intermediate Industrial) District
LOCATION: Parcel located on the west side of Krentel Road, north of Interstate 12; S18, T8S, R13E; Ward 7, District 7
SIZE: 3 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	SA (Suburban Agricultural) District
South	Interstate 12/Cell Tower	Interstate 12
East	Undeveloped	M-2 (Intermediate Industrial) District
West	Undeveloped	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to M-2 (Intermediate Industrial) District. The site is located on the west side of Krentel Road, north of Interstate 12. The requested zoning request is not consistent with the 2025 Land Use Plan which calls for the area to be developed with residential uses. However, the request is consistent with the trend of industrial development along this portion of Krentel Road.

STAFF RECOMMENDATION:

The staff recommends that the request for a M-2 (Intermediate Industrial) District designation be approved.