

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6122 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 3 DAY OF JANUARY , 2019

(2018-1212-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF DIXIE RANCH ROAD, NORTH OF I-12, WEST OF RICHARDS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-5 (RETAIL AND SERVICE DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 7, DISTRICT 7). (2018-1212-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1212-ZC, 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-5 (Retail and Service 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-5 (Retail and Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 FEBRUARY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 26 , 2018

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## Exhibit "A"

### 2018-1212-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 17, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, wherein subject property is more particularly described as follows, to-wit:

From the Section Corner common to Sections 8, 9, 16 & 17, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, thence go South 00 degrees 01 minutes 20 seconds West a distance of 4042.49 feet to the Point of Beginning.

From the Point of Beginning, thence go South 00 degrees 01 minutes 20 seconds West a distance of 902.95 feet to an iron; thence go North 58 degrees 44 minutes 23 seconds West a distance of 537.49 feet to an iron; thence go North 00 degrees 01 minutes 20 seconds East a distance of 613.52 feet to an iron located on the southern boundary of Dixie Ranch Road; thence go North 88 degrees 41 minutes 24 seconds East along the northern boundary of Dixie Ranch Road a distance of 1200.35 Feet back to the Point of Beginning.

Subject property is shown as "Parcel 2" thereon and consists of 8.00 acres.

**Case No.:** 2018-1212-ZC

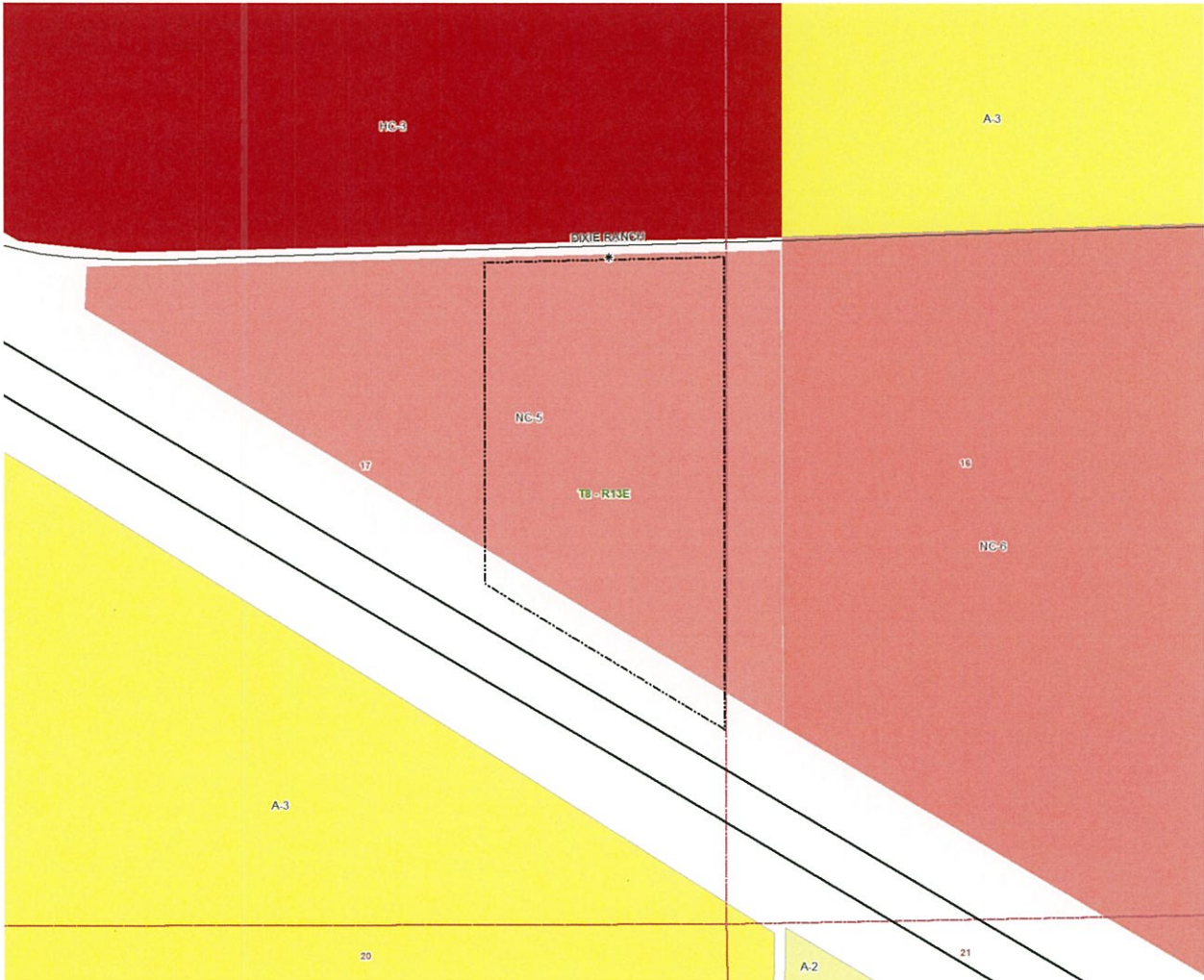
**PETITIONER:** ChillCo Inc

**OWNER:** Journey Fellowship Church, INC - Doug McAllister

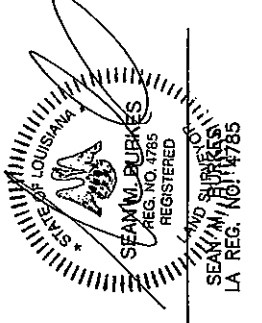
**REQUESTED CHANGE:** From NC-5 Retail and Service District to I-2 Industrial District

**LOCATION:** Parcel located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road ; S17, T8S, R13E; Ward 7, District 7

**SIZE:** 8 acre

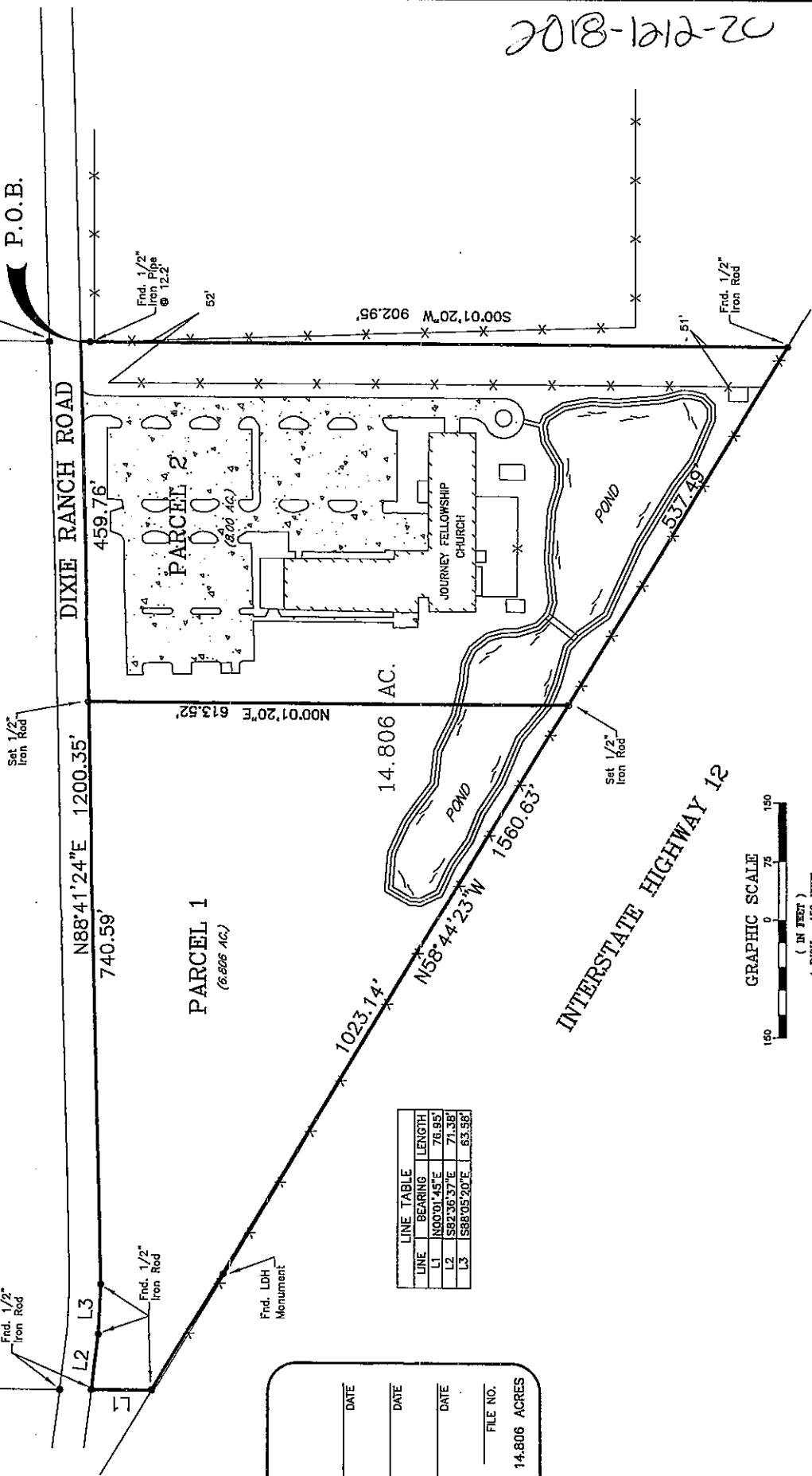


2018-1212-20



**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvb@jvbassoc.com  
 Phone: 985-649-0075 Fax: 985-649-0154

P.O.B. IS S00°01'20"W 4042.48' FROM A 2" IRON PIPE FOUND AT THE SECTION CORNER COMMON TO SECTIONS B, 9, 16 & 17, T-8-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.



**APPROVED:**

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 644,949 SQ. FT. OR 14.806 ACRES

**A MINOR SUBDIVISION MAP OF A 14.806 AC. PARCEL OF LAND INTO PARCELS 1 & 2 IN SECTION 17, T-8-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**

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. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class \_\_\_\_\_ survey. Bearings are based on record bearings unless noted otherwise.

**JOURNEY FELLOWSHIP CHURCH**

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. 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.

I have consulted the Flood Insurance Rate Maps and the property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0385 C  
 DATE: 10/17/89  
 ZONE: C N/S  
 \* Verify prior to construction with local governing body

SCALE: 1" = 150  
 DATE: 8/10/18  
 DRAWN BY: JDL  
 CHECKED BY: RMK  
 DWG. NO.: 20180546  
 SHEET 1 OF 1



HC-3

A-3

DIXIE RANCH

17

NC-5

16

NC-6

A-3

T8, R13E

A-3

20

21

A-2



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** 10/26/2018  
**Case No.:** 2018-1212-ZC  
**Posted:** 10/18/18

**Meeting Date:** 11/7/2018  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** ChillCo Inc

**OWNER:** Journey Fellowship Church, INC - Doug McAllister

**REQUESTED CHANGE:** From NC-5 Retail and Service District to I-2 Industrial District

**LOCATION:** Parcel located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road ; S17, T8S, R13E; Ward 7, District 7

**SIZE:** 8 acre

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	HC-3 Highway Commercial District
South	I-12	
East	Residential	NC-6 Public Cultural and Recreational District
West	Vacant	NC-5 Retail and Service District

#### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

**Institutional** - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-5 Retail and Service District to I-2 Industrial District. This site is located on the south side of Dixie Ranch Road, north of I-12, west of Richards Road. The 2025 future land use plan calls for the site to be developed with institutional uses such as religious facilities, health related facilities or government buildings. The site is currently developed with a religious institution, originally approved as a conditional use permit under the SA Suburban Agricultural Zoning District. It was subsequently rezoned to NC-5 through the comprehensive rezoning.

Although the site is directly abutting I-12, staff feels that there is no compelling reason to recommend approval of the requested zoning change to I-2, since it would create a significant increase in the intensity of the potential uses of the property.

#### STAFF RECOMMENDATION:

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