

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6495

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. T. SMITH

SECONDED BY: MR. DEAN

ON THE 1 DAY OF OCTOBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF INDUSTRIAL DRIVE, NORTH OF BROWNS VILLAGE ROAD, AND EAST OF ST. TAMMANY AVENUE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.54 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-1956-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1956-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 I-1 (Industrial 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 I-1(Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DECEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 23 , 2020

Published Adoption: \_\_\_\_\_ , 2020

Delivered to Parish President: \_\_\_\_\_ , 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-1956-ZC

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 27, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST RUN EAST 3301.99 FEET; THENCE RUN NORTH 230.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN WEST A DISTANCE OF 336.60 FEET; THENCE NORTH 00 DEGREES 33 MINUTES WEST A DISTANCE OF 200.00 FEET; THENCE EAST A DISTANCE OF 335.09 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS EAST A DISTANCE OF 120.90 FEET; THENCE SOUTH A DISTANCE OF 79.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.54 ACRES MORE OR LESS.

**Case No.:** 2020-1956-ZC

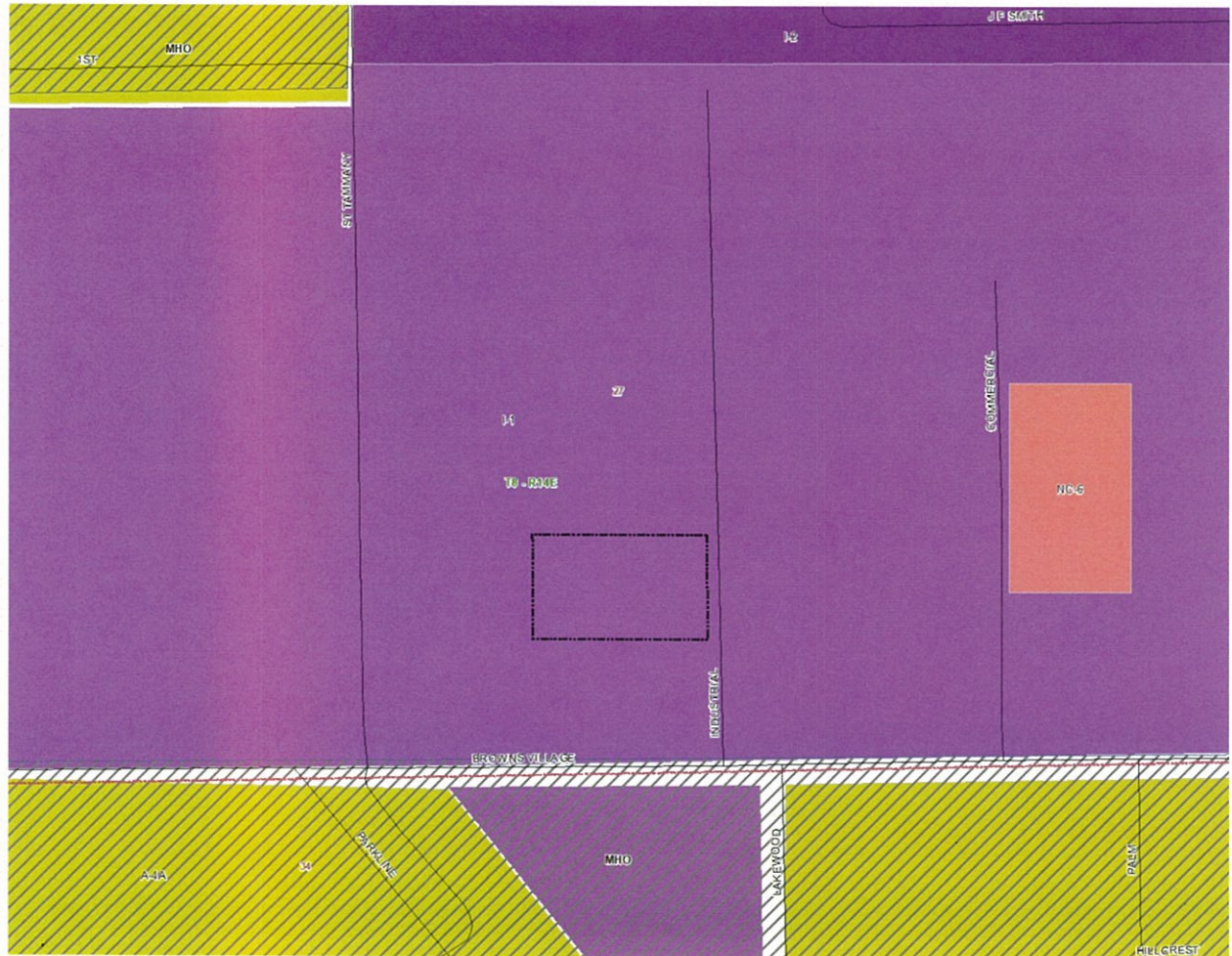
**PETITIONER:** Vick Corso

**OWNER:** Vick and Susan Corso

**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District

**LOCATION:** Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue; Slidell

**SIZE:** 1.54 acres



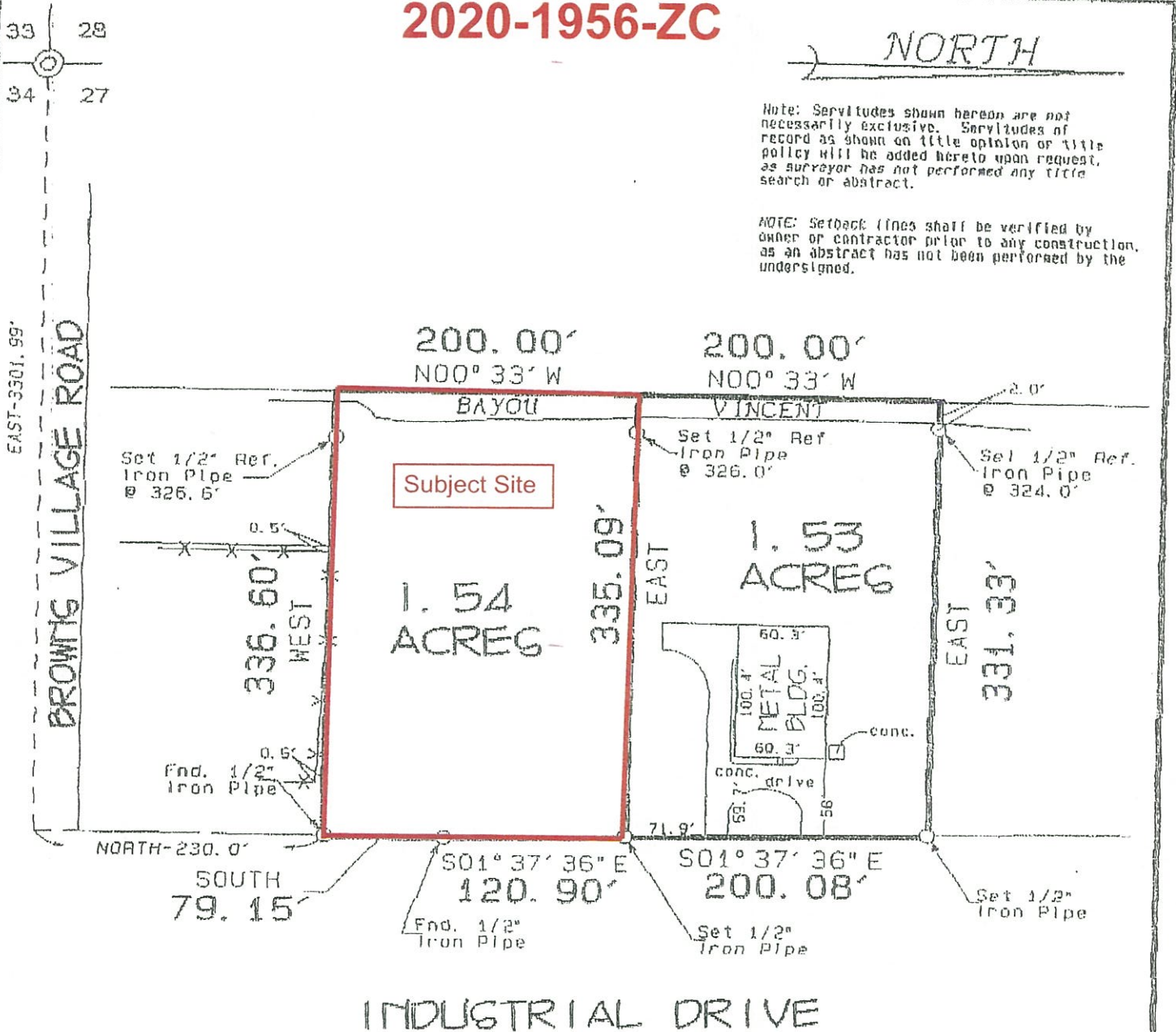


# 2020-1956-ZC

NORTH

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.

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



## INDUSTRIAL DRIVE

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 a special flood hazard area. It is located in Flood Zone A-1.

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 A SURVEY.

**SURVEY - MAP OF**  
**A 1.54 ACRE & A 1.53 ACRE PARCEL OF LAND**  
**SITUATED IN SECTION 27, T-8-S, R-14-E,**  
 In  
**St. Tammany Parish, Louisiana**  
 for  
**JOHNNY F. SMITH**

Survey No. 94450      Drawn by: BMD      Scale: 1" = 100'  
 Date: APRIL 22, 1994      Revised:

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70448 (504) 626-0808  
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042  
 FAX NO. (504) 626-0057

STATE OF LOUISIANA  
 This Survey is Certified True and Correct  
**JOHN E. BONNEAU**  
 REG. No. 4423  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 Registration Expires 12/31/95





1ST

I-2

A-4A

ST TAMMANY

INDUSTRIAL

T8-R14E

BROWNS VILLAGE

PARKLINE

LAKWOOD

HILLCREST

PINEHILL



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** August 25, 2020  
**Case No.:** 2020-1956-ZC  
**Posted:** August 20, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Vick Corso  
**OWNER:** Vick and Susan Corso  
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue; Slidell  
**SIZE:** 1.54 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish    **Road Surface:** 2 Lane Asphalt    **Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Industrial	I-1 Industrial
South	Industrial	I-1 Industrial
East	Industrial	I-1 Industrial
West	Industrial	I-1 Industrial

**EXISTING LAND USE:**

**Existing development:** Yes    **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Industrial** - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from I-1 Industrial District to I-2 Industrial District. The site is located on the west side of Industrial Drive, north of Browns Village Road, and east of St. Tammany Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The applicant is petitioning to rezone 1.54 acres from I-1 Industrial District, which allows moderately-scaled industrial uses to I-2 Industrial District, which allows large-scale industrial uses. The subject site is currently developed with an existing industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located inside an established industrial area. As the subject site is flanked on all sides by existing industrial uses, the permitted uses within the requested I-2 zoning designation will be buffered by the existing, lower intensity I-1 Industrial District. As such, staff is not opposed to the request.