

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6528

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 3 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF PRODUCTION DRIVE, NORTH OF BROWNS VILLAGE ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.38 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-2003-ZC)

WEHREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2003-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 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: OCTOBER 21 , 2020

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

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

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

**EXHIBIT "A"**

**2020-2003-ZC**

ALL THAT CERTAIN LOT OR PARCEL 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, being situated in Section 27, Township 8 South, Range 14 East, St. Tammany, Parish, Louisiana, being more fully described as follows, to-wit:

From the section corner common to Sections 27, 28, 33 and 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, go East 3887.59 feet to a point; thence go North 710.00 feet to a point; thence go east 232.80 feet to a point; thence go South 100.00 feet to a point; thence go West 6.76 feet to the point of beginning.

From the point of beginning go East 226.76 feet to a point; thence go South 265.00 feet to a point; thence go West 226.76 feet to a point; thence go North 265.00 feet back to the point of beginning.

The property consists of 1.38 acres more or less.

Case No.: 2020-2003-ZC

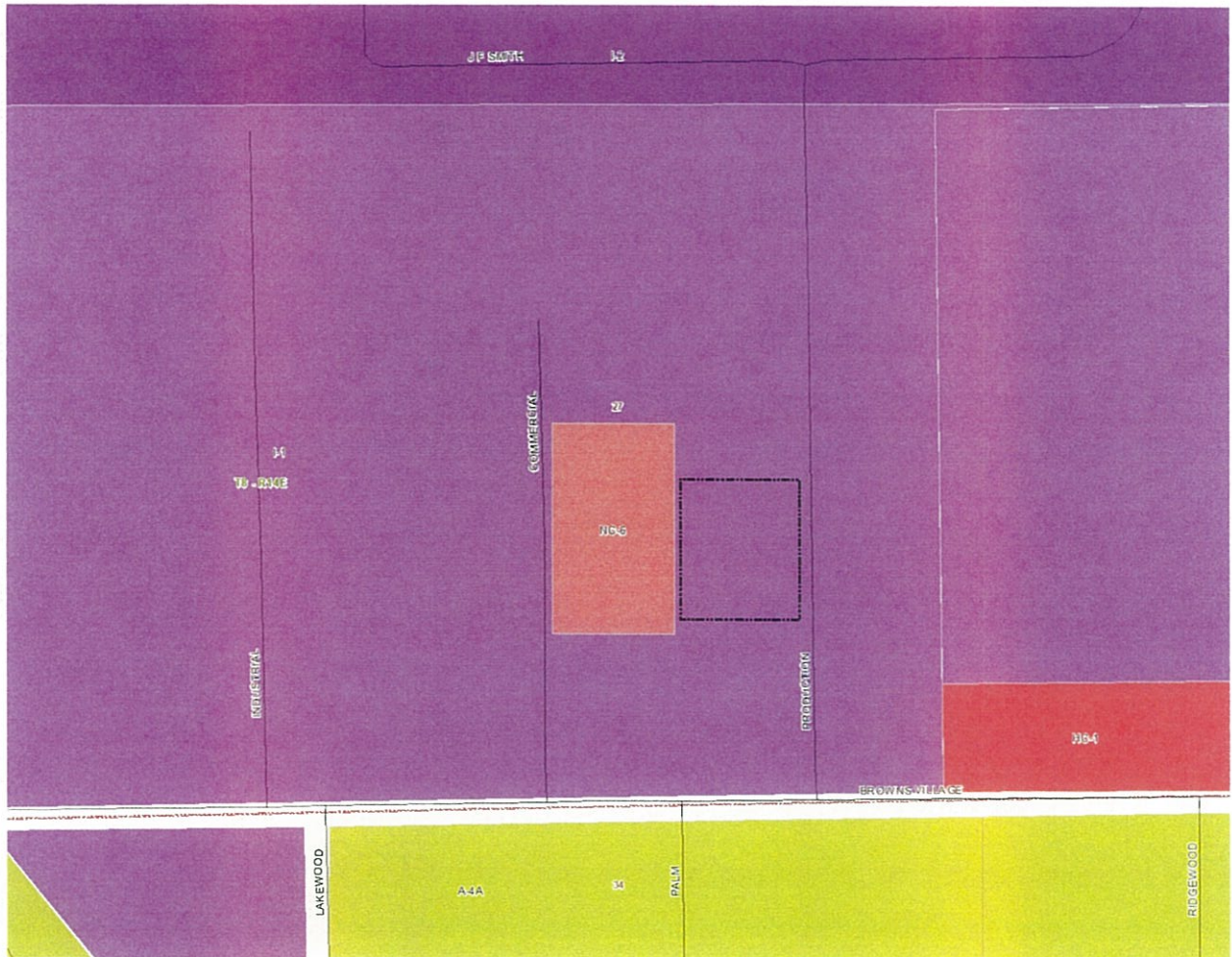
PETITIONER: Chris Jean

OWNER: Paris Properties, LLC

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

LOCATION: Parcel located on the west side of Production Drive, north of Browns Village Road; Slidell

SIZE: 1.38 acres



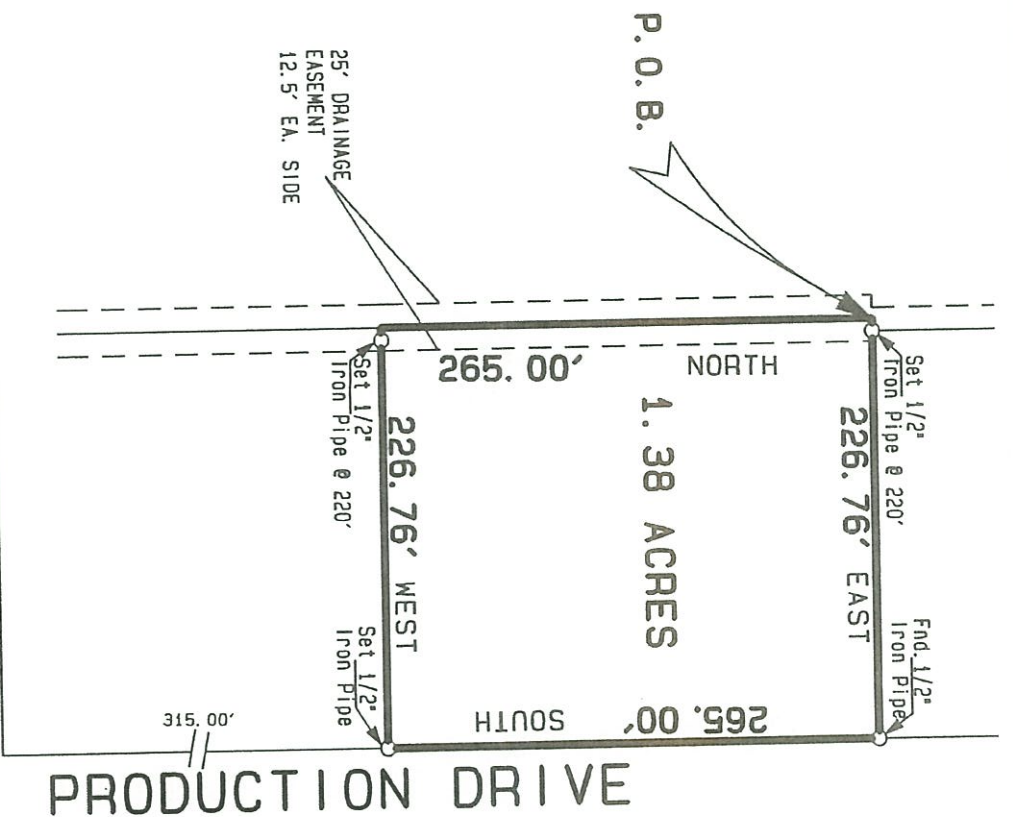
SURVEY MAP OF  
A 1.38 ACRE PARCEL  
OF LAND SITUATED

SECTION 27, T-8-S, R-14-E  
in  
St. Tammany Parish, Louisiana  
for  
JANICE SMITH

P. O. B. IS REPORTED TO BE EAST 3887.59',  
NORTH 710', EAST 232.8' SOUTH 100.0' AND  
WEST 6.76' FROM THE SECTION CORNER COMMON TO  
SECTIONS 27, 28, 33 & 34, TOWNSHIP 8  
SOUTH, RANGE 14 EAST, ST. TAMMANY  
PARISH, LOUISIANA.

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.



BROWN'S VILLAGE RD.

PRODUCTION DRIVE

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 "B" SURVEY.

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.

Survey No. 2000 240  
Date: APRIL 5, 2000  
Drawn by: JDL  
Revised:  
Scale: 1" = 100'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042  
FAX NO. (504) 626-0057

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

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-1" with a  
Base Flood Elevation of 18.5'  
Panel No. 225205 0410 D  
In accordance with Community  
Revised: APRIL 21, 1999

2020-2003-ZC



A-2

JF SMITH

L-1

T8 - R14E

NC-6

PRODUCTION

COMMERCIAL

MHO

A-1

BROWNS VILLAGE

L-1

LAKWOOD

MHO

A-4A 34

PALM

HILLCREST

**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

Date: 9/25/2020  
Case No.: 2020-2003-ZC  
Posted: 9/25/2020

Meeting Date: October 6, 2020  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Chris Jean  
**OWNER:** Paris Properties, LLC  
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Production Drive, north of Browns Village Road; Slidell  
**SIZE:** 1.38 acres

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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	Industrial	I-1 Industrial District
South	Industrial	I-1 Industrial District
East	Industrial	I-1 Industrial District
West	Commercial	NC-6 Public, Cultural and Recreational District

**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 Production Drive, north of Browns Village Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses.

The subject site is currently developed with an existing office warehouse use. 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 most 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.