

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6524

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 3 DAY OF DECEMBER, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BROWNS VILLAGE ROAD, WEST OF DIXIE ROAD; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 9.03 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-2005-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2005-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

2020-2005-ZC

ALL THAT CERTAIN PIECE 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 described as Lot 5, situated in Sections 27 and 28, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the corner common to Sections 27, 28, 33 and 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and the Point of Beginning, go East along the South line of said Section 27 a distance of 69 feet; thence go North a distance of 1320.2 feet; thence go South 89 degrees 48 minutes West a distance of 69 feet to the line separating Sections 27 and 28; thence West a distance of 627.3 feet to a point on the easterly right of way of the (now abandoned) G. M. & O. Railroad; thence run South 19 degrees 55 minutes East a distance of 1403.97 feet along the easterly right-of-way of said railroad to its intersection with the South line of Section 28; thence run East along the South line of said Section 28 a distance of 149.3 feet to the Point of Beginning.

LESS AND EXCEPT:

A 100 foot strip running along and inside the southern, western, and northern boundary of said 13.85 acre parcel.

Case No.: 2020-2005-ZC

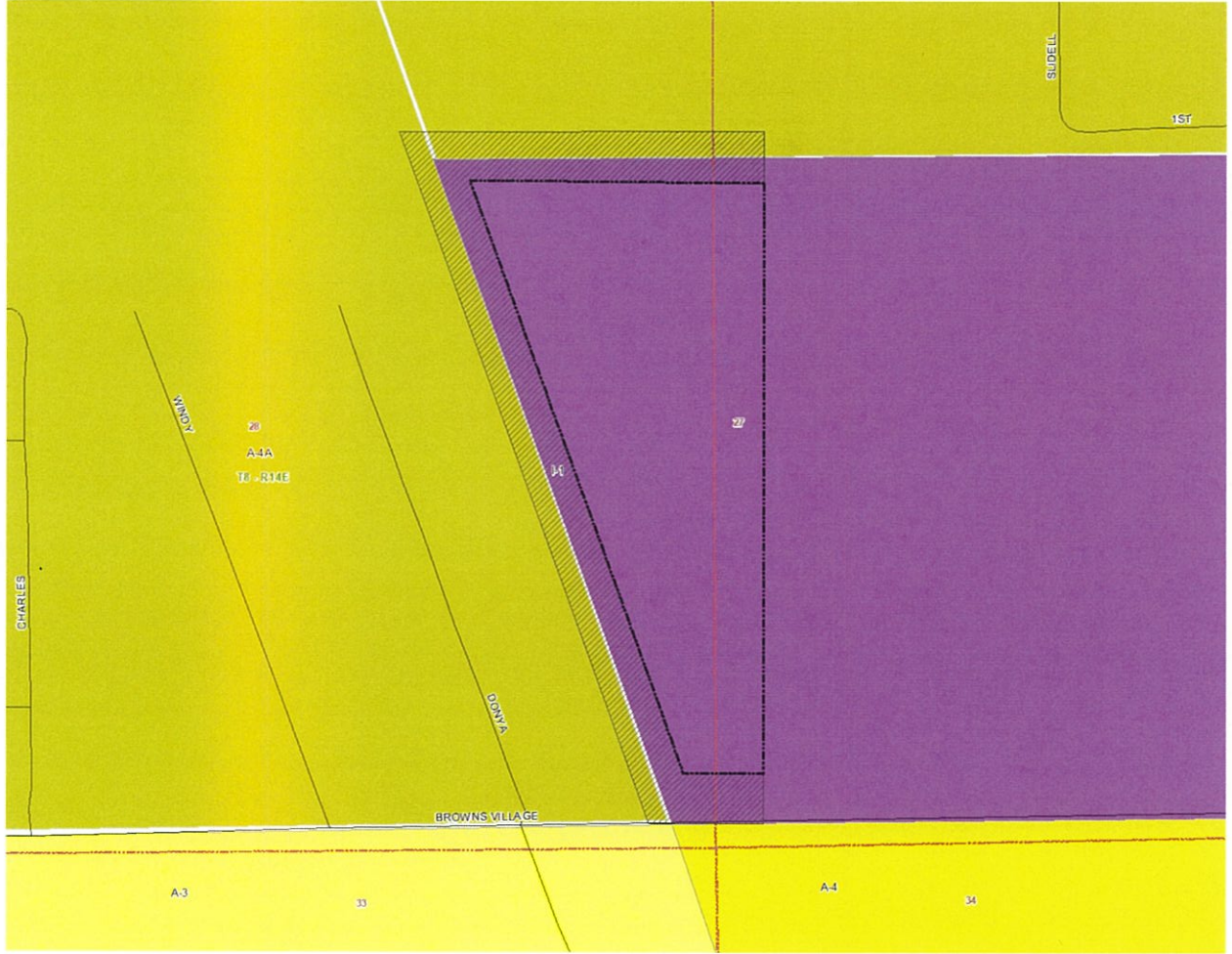
PETITIONER: Chris Jean

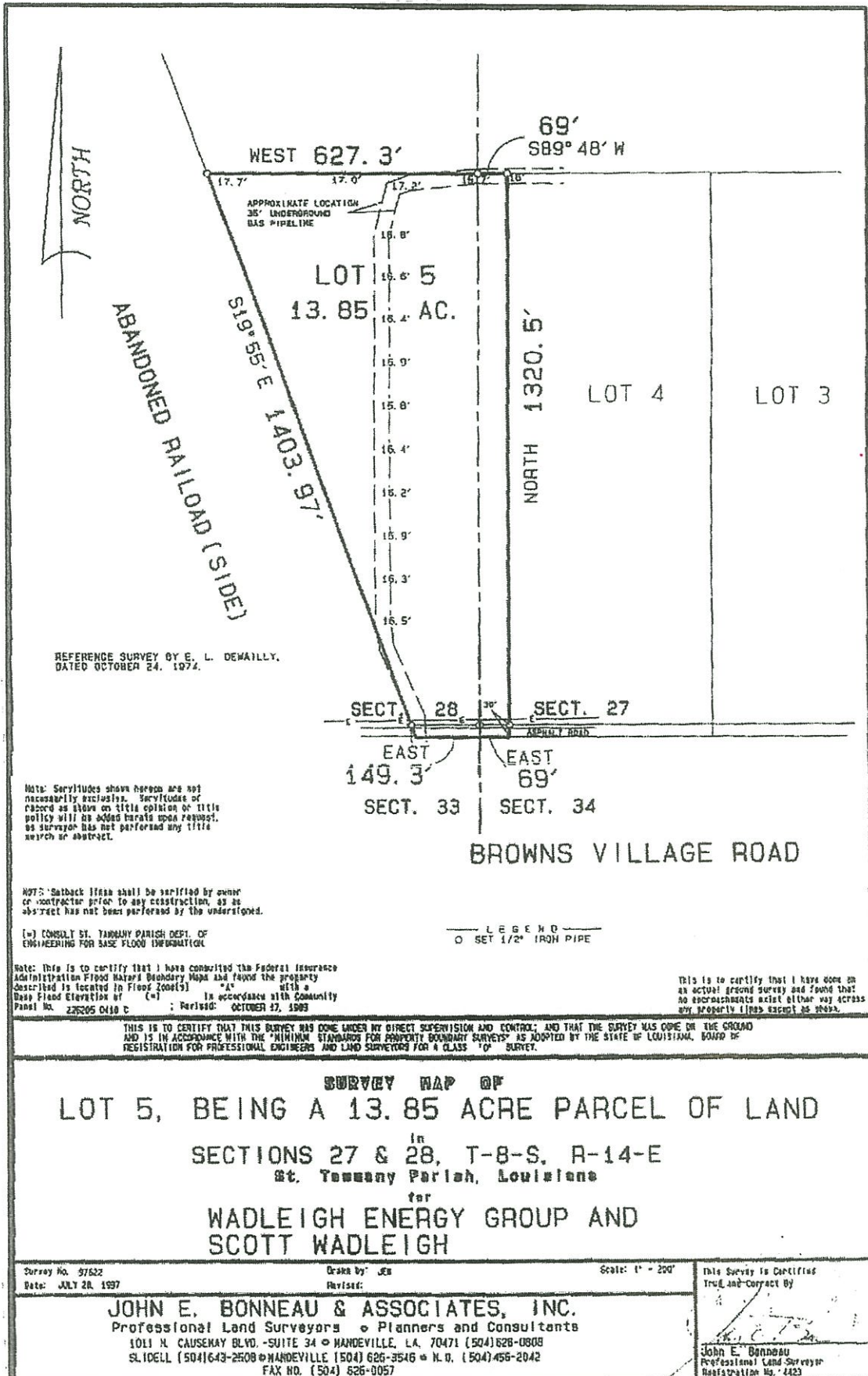
OWNER: Jean Wadleigh Investments, LLC

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

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

SIZE: 13.85 acres amended to 9.03 acres







4TH

A-4A

SUIDELL

RAILROAD

1ST

23

27

A-4A

M

T8-R14E

WINDY

BROWNS VILLAGE

DONNIS

DONYA

A-4

33

A-3

34

SIGRID

LEGGETT

PF-1

## ZONING STAFF REPORT

Date: 9/25/2020  
Case No.: 2020-2005-ZC  
Posted: 9/25/2020

Meeting Date: October 6, 2020  
Determination: Approved As Amended

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### GENERAL INFORMATION

PETITIONER: Chris Jean

OWNER: Jean Wadleigh Investments, LLC

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

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

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

Existing development: Yes

Multi occupancy development: No

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u>                 |
|------------------|------------------------|---|
| North            | Undeveloped            | A-4A Single-Family Residential District |
| South            | Residential            | A-4 Single-Family Residential District  |
| East             | Industrial             | I-1 Industrial District                 |
| West             | Undeveloped            | A-4A Single-Family Residential 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.

**Timber** – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

#### 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 north side of Browns Village Road, west of Dixie Road, Slidell. The 2025 Future Land Use Plan designates the site to be developed with various types and levels of industrial uses and lands used for the production of timber.

The subject site is developed with an existing industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located within an established industrial site. Notwithstanding the forgoing, the petitioned property abuts residential zoning designations to the north, south, and west. Staff objects to the request as the I-2 Industrial District allows for highly intense uses that are incompatible with adjacent residential zoning designations.