

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6445 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN SECONDED BY: MR. CANULETTE

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF US HIGHWAY 190, WEST OF HENDERSON DRIVE AND EAST OF THOMPSON ROAD; BEING FARM LOT 511 OF THE FOREST GLEN SUBDIVISION, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.96 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT) (WARD 7, DISTRICT 7). (2020-1818-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1818-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 A-4 (Single-Family Residential District) & NC-2 (Indoor Retail and Service District) to an I-1 (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-1 (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 A-4 (Single-Family Residential District) & NC-2 (Indoor Retail and Service District) to an I-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 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: AUGUST 12 , 2020

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

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

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

EXHIBIT "A"

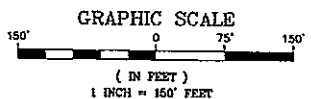
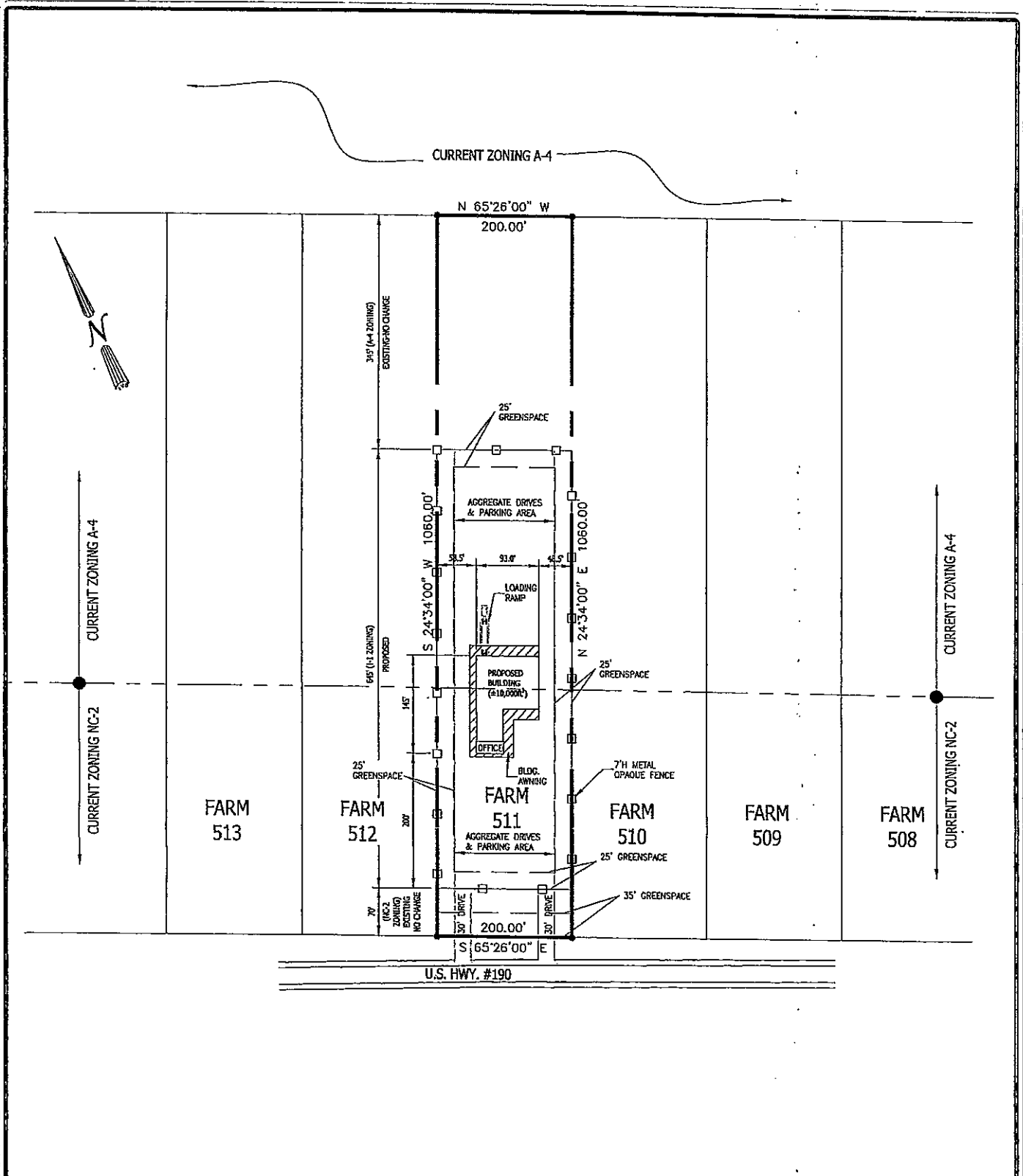
2020-1818-ZC

*ALL THAT CERTAIN PIECE OR PORTION OF GROUND, 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, and being a portion of, Farm 511 of Forest Glen Subdivision, Greensburg Land District, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:*

*From the Southwest corner of Farm 511 of Forest Glen Subdivision located on the northern boundary of U.S. Hwy. 190, thence go in a northerly direction along the common boundary line between Farm 511 and Farm 512 a distance of 70 feet to a point, said point serving as the Point of Beginning.*

*From the Point of Beginning, thence continue in a northerly direction along the common boundary line between Farm 511 and Farm 512 a distance of 645 feet to a point; turning right, thence go in an easterly direction along a line parallel to the northern boundary of Farm 511 a distance of 200.0 feet to a point; turning right, thence go in a southerly direction along the common boundary line between Farm 511 and Farm 510 a distance of 645 feet to a point; turning right, thence go in a westerly direction along a line parallel to the southern boundary of Farm 511 back to the Point of Beginning.*

*This parcel contains 2.96 acres, more or less, all as more fully shown on the Zoning Map of J.V. Burkes & Associates, Inc., Drawing No. 20190404, dated June 28, 2019.*



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)

Front Setback.....  
 Side Setback.....  
 Rear Setback.....

ADDRESS:

F.I.R.M. No. 225205.0380.C F.I.R.M. Date 04/02/1991 ZONE: A-4 B.F.E. N/A <small>* Verify prior to construction with Local Governing Body.</small>	
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DRAWING NO.  
20190404

DATE:  
06.25.2019

**J.V. Burkes & Associates, Inc.**

SURVEYING      ENGINEERING      ENVIRONMENTAL

1605 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com  
 Phone: 985-649-0175    Fax: 985-649-0153

DRAWN BY: FMB      CHECKED BY: SMB

SCALE:  
1" = 150'

REVISED: 09.26.2019-ADD GREENSPACE REQ'S.

ZONING MAP FOR  
 FOREST GLEN SUBDIVISION FARM 511  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA

2020-1818-ZC

CERTIFIED TO: CAMERON CLESI FOUNDATIONS

SURVEYED BY:

SEAN M. BURKES  
 LA REG. No. 4785



T8 - R12E

CRYER

A-4

JACKSON

25TH

A-4

48

NC-2

HC-3

TAMMANY TRACE

A-1A

HC-2

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 6/15/2020  
**Case No.:** 2020-1818-ZC  
**Posted:** 6/12/2020

**Meeting Date:** June 23, 2020  
**Determination:** Approved  
**Prior Action:** 4/7/2020 - Postponed  
**Prior Action:** 5/5/2020 – Postponed

**GENERAL INFORMATION**

**PETITIONER:** Cameron Clesi

**OWNER:** Winston D. Charvet

**REQUESTED CHANGE:** From A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District to I-1 Industrial District

**LOCATION:** Parcel located on the north side of US Highway 190, west of Henderson Drive and east of Thompson Road; being Farm Lot 511 of the Forest Glen Subdivision, Lacombe

**SIZE:** 2.96 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State

**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	Residential and Undeveloped	A-4 Single-Family Residential District, MHO Manufactured Housing Overlay
South	Residential and Undeveloped	HC-3 Highway Commercial District
East	Residential and Undeveloped	A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District
West	Commercial and Undeveloped	A-4 Single-Family Residential District and NC-2 Indoor Retail and Service 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 classification from A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District to I-1 Industrial District. The site is located on the north side of US Highway 190, west of Henderson Drive and east of Thompson Road; being Farm Lot 511 of the Forest Glen Subdivision, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with commercial uses at various densities.

The subject site consists of 2.96 acres which is split zoned with both A-4 Single-Family Residential District and NC-2 Indoor Retail and Service District. The applicant is requesting to rezone the property that is currently zoned NC-2 and fronts on US Highway 190 as well as a portion of the property that is zoned A-4 Single-Family Residential District to I-1 Industrial District. The site is flanked by properties with the same zoning designations as the petitioned property. A change in zoning to the requested I-1 Industrial District would allow for more intensive uses than what are currently permitted in the surrounding area. As such, staff objects to the request for the I-1 designation.