

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6460

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF SEPTEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF EAST HOWZE BEACH ROAD, NORTH OF LAKESHORE VILLAGE WEST, AND SOUTH OF LOUISIANA HIGHWAY 433, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 6.9962 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-4 (HEAVY INDUSTRIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 9, DISTRICT 13). (2020-1922-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1922-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-4 (Heavy Industrial District) to an HC-3 (Highway Commercial 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 HC-3 (Highway Commercial 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-4 (Heavy Industrial District) to an HC-3 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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 26 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT A

2020-1922-ZC

A certain parcel of/and, lying and situated in Sections 26 & 44, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows. From the most easterly corner of Sections 26 & 44, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 68 Degrees 30 Minutes 00 Seconds West a distance of 321.00 feet to a point; Thence run South 67 Degrees 37 Minutes 30 Seconds West a distance of 338.98 feet to a point; Thence run North 40 Degrees 27 Minutes 50 Seconds West a distance of 204.58 feet to a point; Thence run South 67 Degrees 39 Minutes 30 Seconds West a distance of 659.38 feet to a point;

Thence run North 70 Degrees 25 Minutes 10 Seconds West a distance of 796.80 feet to a point; Thence run South 68 Degrees 38 Minutes 49 Seconds West a distance of 1614.60 feet to a point; Thence run South 26 Degrees 14 Minutes 09 Seconds West a distance of 215.58 feet to a point; Thence run South 27 Degrees 16 Minutes 29 Seconds West a distance of 215.58 feet to a point; Thence run South 28 Degrees 15 Minutes 39 Seconds West a distance of 200.00 feet to a point Thence run South 29 Degrees 18 Minutes 19 Seconds West a distance of 200.00 feet to a point; Thence run South 30 Degrees 01 Minutes 39 Seconds West a distance of 18.55 feet to a point; Thence run South 26 Degrees 36 Minutes 19 Seconds West a distance of 547.69 feet to a point on the easterly right of way line of the 1-10 Service Road and the Point of Beginning.

From the Point of Beginning and leaving said easterly right of way line of the 1-10 Service Road run South 61 Degrees 44 Minutes 21 Seconds East a distance of 1002.16 feet to a point; Thence run South 26 Degrees 36 Minutes 04 Seconds West a distance of 186.47 feet to a point; Thence run South 71 Degrees 33 Minutes 00 Seconds West a distance of 291.02 feet to point; Thence run North 48 Degrees 56 Minutes 17 Seconds West a distance of 822.21 feet to a point on the easterly right of way line of the 1-10 Service Road; Thence run along said on the easterly right of way line of the 1-10 Service Road North 26 Degrees 36 Minutes 19 Seconds East a distance of 216.14 feet and back to the Point of Beginning.

Said parcel contains 6.9962 acres of land more or less, lying and situated in Sections 26 & 44, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana

Case No.: 2020-1922-ZC

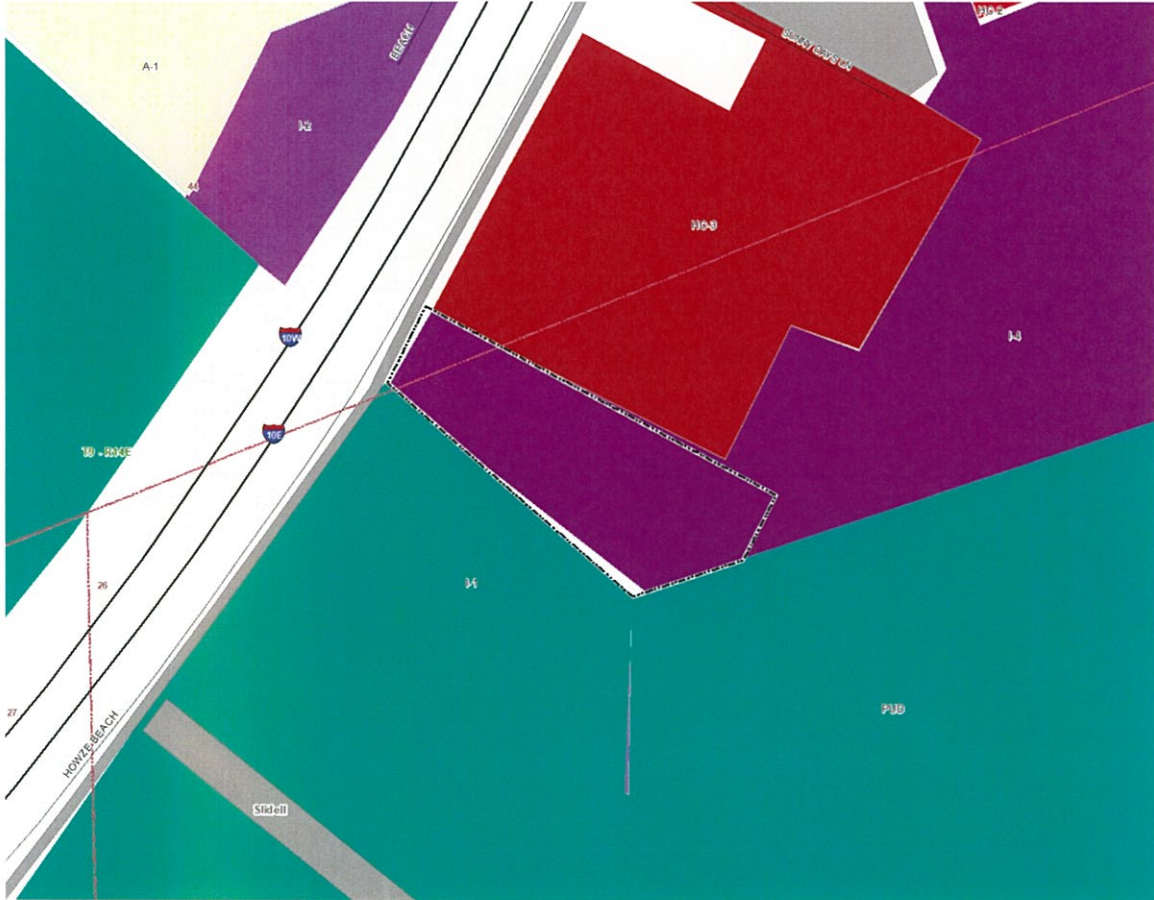
PETITIONER: Kevin McDonald

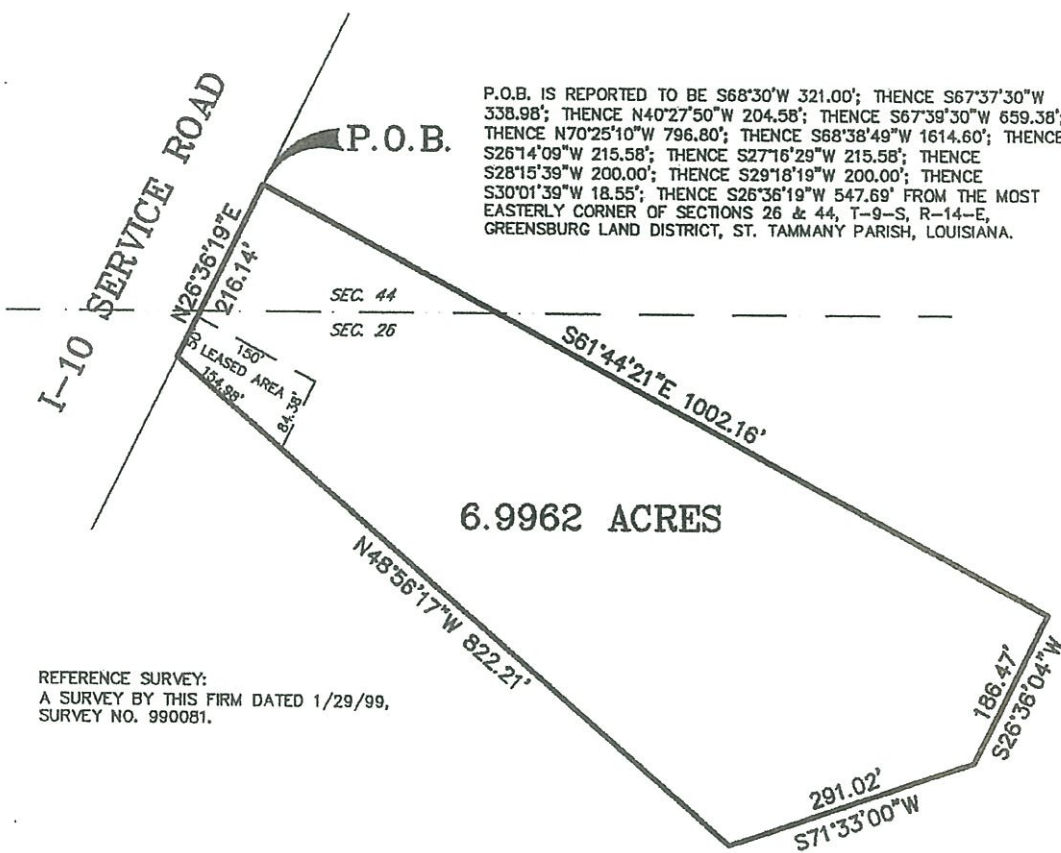
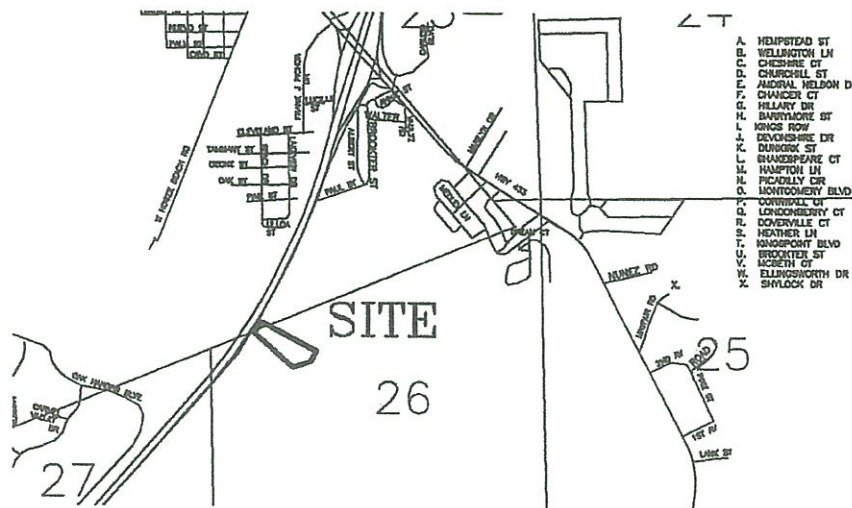
OWNER: Kevin McDonald

REQUESTED CHANGE: From I-4 Heavy Industrial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell

SIZE: 6.9962 acres



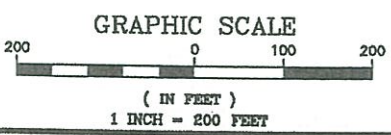


P.O.B. IS REPORTED TO BE S68°30'W 321.00'; THENCE S67°37'30\"/>

REFERENCE SURVEY:
A SURVEY BY THIS FIRM DATED 1/29/99,
SURVEY NO. 990081.



LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....'
Side Setback.....'
Rear Setback.....'

ADDRESS: I-10 SERVICE ROAD

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.

F.I.R.M. No. 225205 0535 D
F.I.R.M. Date 4/2/91
ZN: A10 B.F.E. 9'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20200300

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

DRAWN BY: JDL
CHECKED BY: SMB

DATE:
6/11/20

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

SCALE:
1" = 200'



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.

**A RE-ZONING MAP OF A
6.9962 ACRE PARCEL OF LAND
FROM I-4 TO HC-3 SITUATED IN
SECTIONS 26 & 44, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: G.H.K. DEVELOPMENTS, INC.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2020
Case No.: 2020-1922-ZC
Posted: July 25, 2020

Meeting Date: August 4, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kevin McDonald
OWNER: Kevin McDonald
REQUESTED CHANGE: From I-4 Heavy Industrial District to HC-3 Highway Commercial District
LOCATION: Parcel located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell
SIZE: 6.9962 acres

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	Commercial	HC-3 Highway Commercial
South	Undeveloped	I-1 Industrial District and PUD Planned Unit Development Overlay
East	Undeveloped	I-10
West	Commercial and Undeveloped	I-4 Heavy Industrial District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

and

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-4 Heavy Industrial District to HC-3 Highway Commercial District. The site is located on the east side of East Howze Beach Road, north of Lakeshore Village West, and south of Louisiana Highway 433, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial and industrial uses.

The applicant is requesting to rezone a 6.9962-acre tract of land from its current I-4 Heavy Industrial District to HC-3 Highway Commercial District. The purpose of the existing industrial zoning designation is to provide for the location of large scale, highly intense industrial uses. The purpose of the requested zoning designation is to provide for the location of large-scale, heavy commercial retail, office and service uses.

The site is adjacent to an existing automobile dealership to the north, undeveloped land to the south and east, and I-10 to the west. Staff is in favor of the request as the petitioned zoning change will downzone the subject property to enable more compatible uses along the existing commercial corridor.

The reason for the request is to accommodate a self-storage development.