

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6500

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. T. SMITH

SECONDED BY: MR. CANULETTE

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 1.53 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-1961-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1961-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2020-1961-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 309.15 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 36 SECONDS WEST A DISTANCE OF 120.90 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN WEST A DISTANCE OF 335.09 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 00 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE EAST A DISTANCE OF 331.33 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY OF INDUSTRIAL DRIVE; THENCE ALONG THE WESTERLY RIGHT OF WAY OF INDUSTRIAL DRIVE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS EAST A DISTANCE OF 200.08 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF INDUSTRIAL DRIVE AND THE POINT OF BEGINNING. THIS PARCEL BEING A PORTION OF 20.31 ACRES ACQUIRED SEPTEMBER 28, 1984 AND RECORDED IN ST. TAMMANY PARISH, LOUISIANA, INSTRUMENT #558817.

SAID PARCEL CONTAINS 1.53 ACRES MORE OR LESS.

Case No.: 2020-1961-ZC

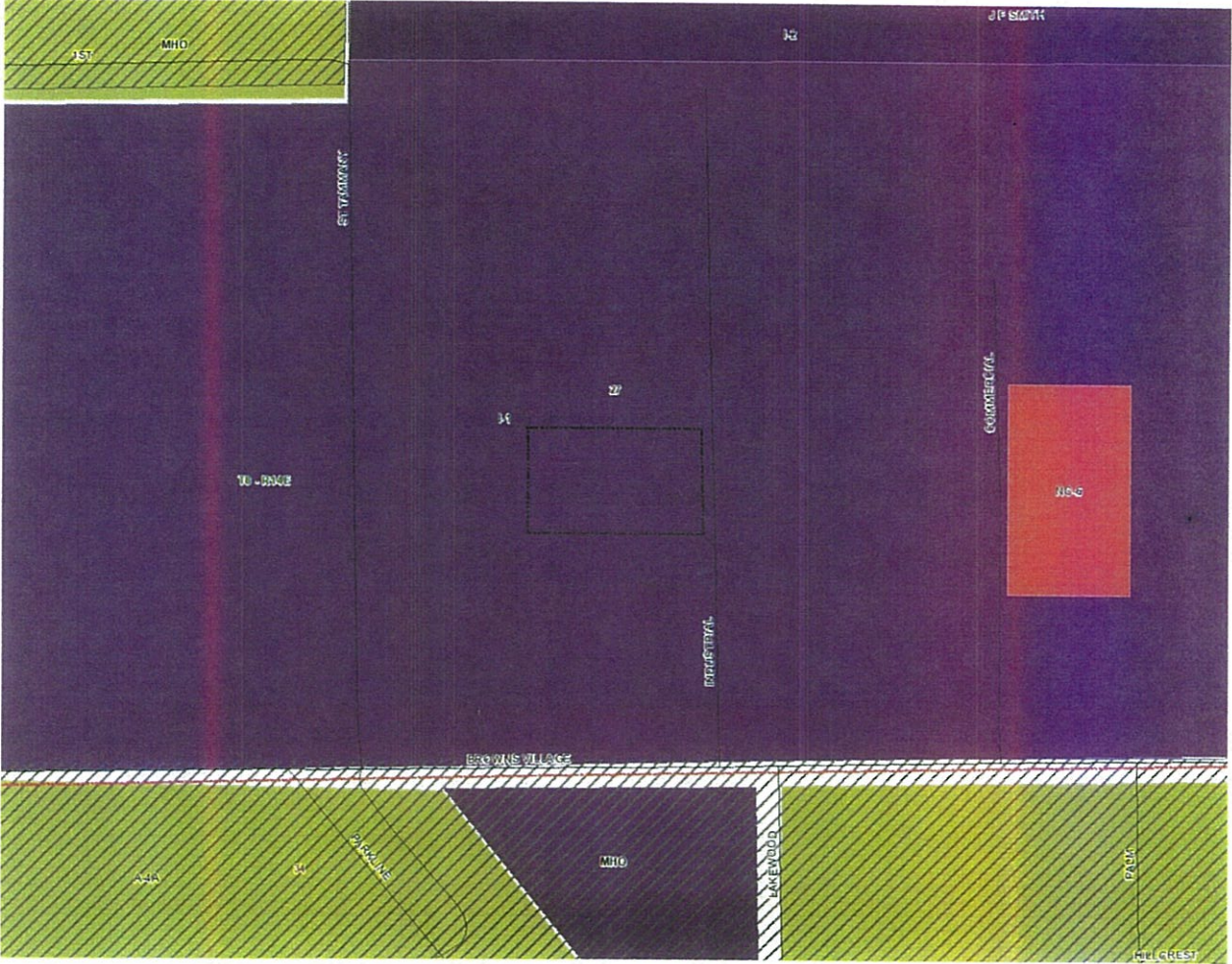
PETITIONER: Chris Jean

OWNER: Testamentary Trust of Johnny F. Smith

REQUESTED CHANGE: Testamentary Trust of Johnny F. Smith

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

SIZE: 1.53 acres

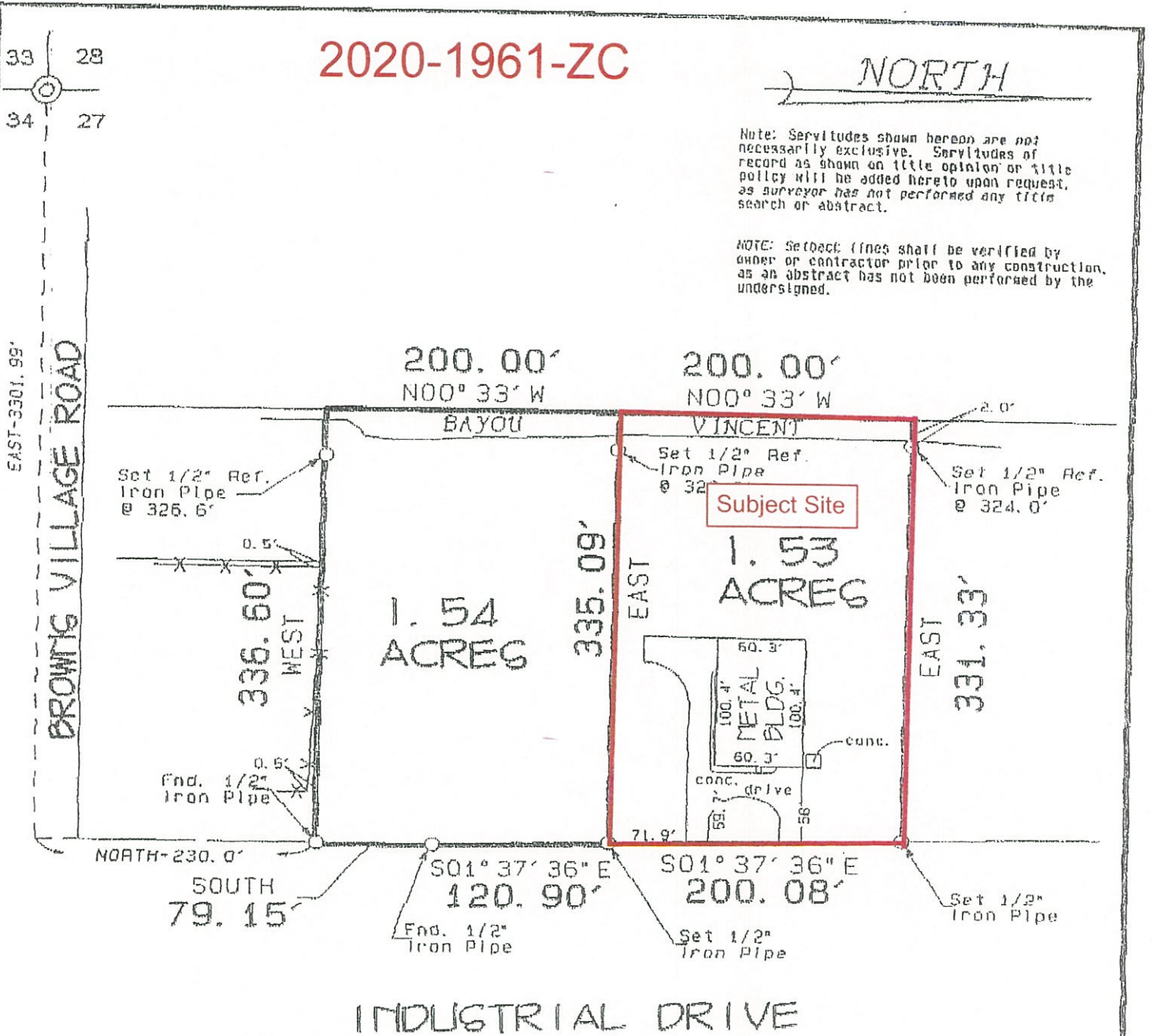


2020-1961-ZC

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.



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-1 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
Date: APRIL 22, 1994

Drawn by: BMD
Revised:

Scale: 1" = 100'

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

This Survey is Certified
True and Correct

JOHN E. BONNEAU
REG. NO. 4433
REGISTERED
PROFESSIONAL
SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4433



1ST I-2

A-4A

61134

151

150

153

130

131

I-1

120

ST TAMMANY

INDUSTRIAL

27

129

110

T8-R14E

105

37363

37361

100

109

BROWNS VILLAGE

60536

PARKLINE

60659

37362

I-1

LAKWOOD

HILLCREST

37296

A-4A

34

37360

37374

60474

37370

37362

PINEHILL

37357

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1961-ZC
Posted: August 20, 2020

Meeting Date: September 1, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Chris Jean

OWNER: Testamentary Trust of Johnny F. Smith

REQUESTED CHANGE: Testamentary Trust of Johnny F. Smith

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

SIZE: 1.53 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|-------------------------|------------------------------|
| North | Commercial | I-1 Industrial District |
| South | Neighborhood Commercial | NC-6 Neighborhood Commercial |
| East | Commercial | I-1 Industrial District |
| West | Commercial | I-1 Industrial 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 Industrial 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 applicant is petitioning to rezone 1.53 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 Transmission Repair Shop. 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.