

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6527 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 EAST SIDE OF COMMERCIAL DRIVE, NORTH OF BROWNS VILLAGE ROAD; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.07 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-6 (PUBLIC, CULTURAL & RECREATIONAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-2002-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2002-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 NC-6 (Public, Cultural & Recreational District) to an I-2 (Industrial District) 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 NC-6 (Public, Cultural & Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2020-2002-ZC

A certain piece or portion of ground situated in Section 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Section corner common to Sections 27, 28, 33 and 34 Township 8 South, Range 14 East, St. Tammany Parish, go East 3887.59 feet; thence North 310.0 feet to the Point of Beginning. From the Point of Beginning, go North 200.0 feet; thence East 232.8 feet; thence South 200.0 feet, thence West 232.8 feet back to the Point of Beginning.

Said parcel of land contains 1.07 Acres more or less.

Case No.: 2020-2002-ZC

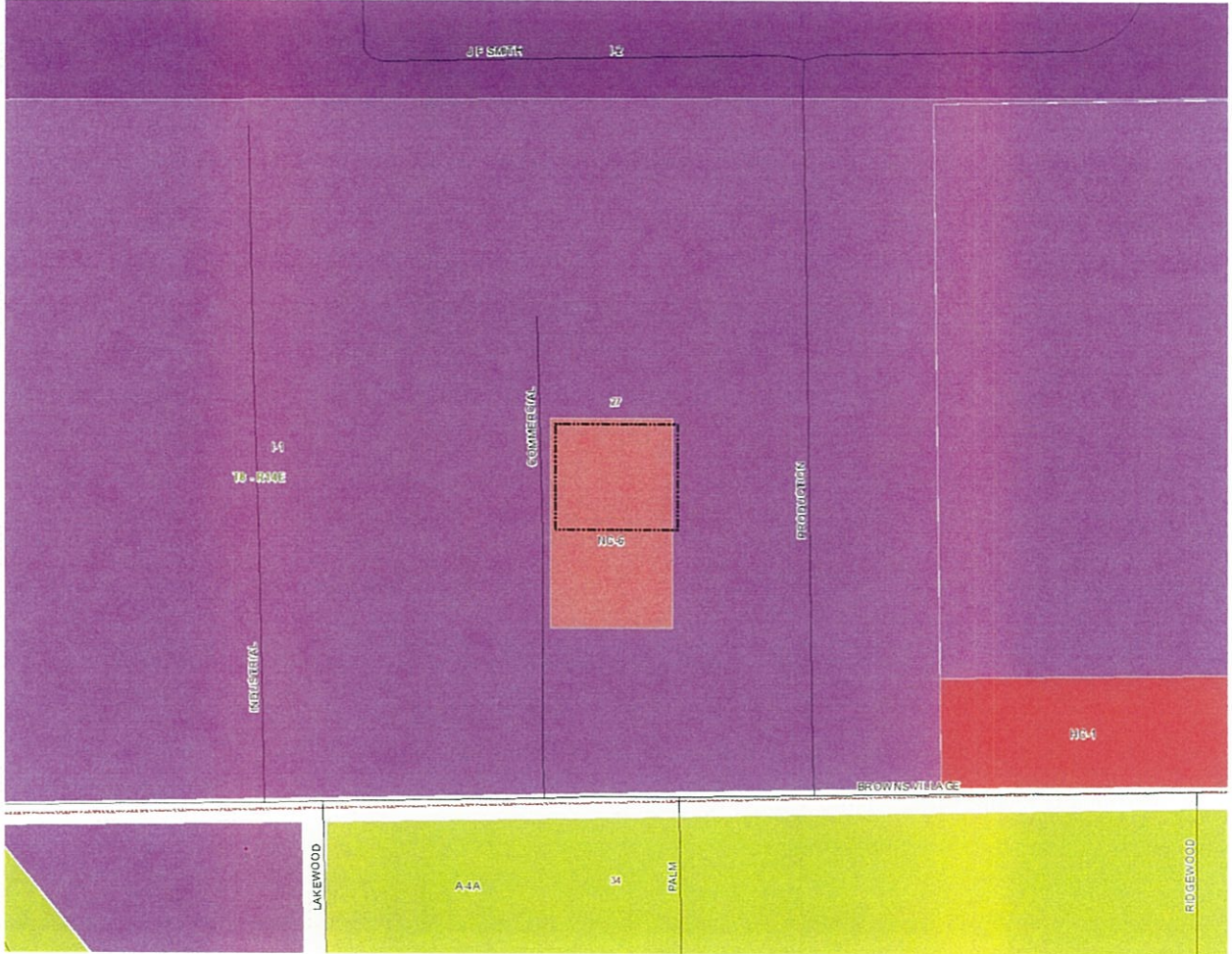
PETITIONER: Chris Jean

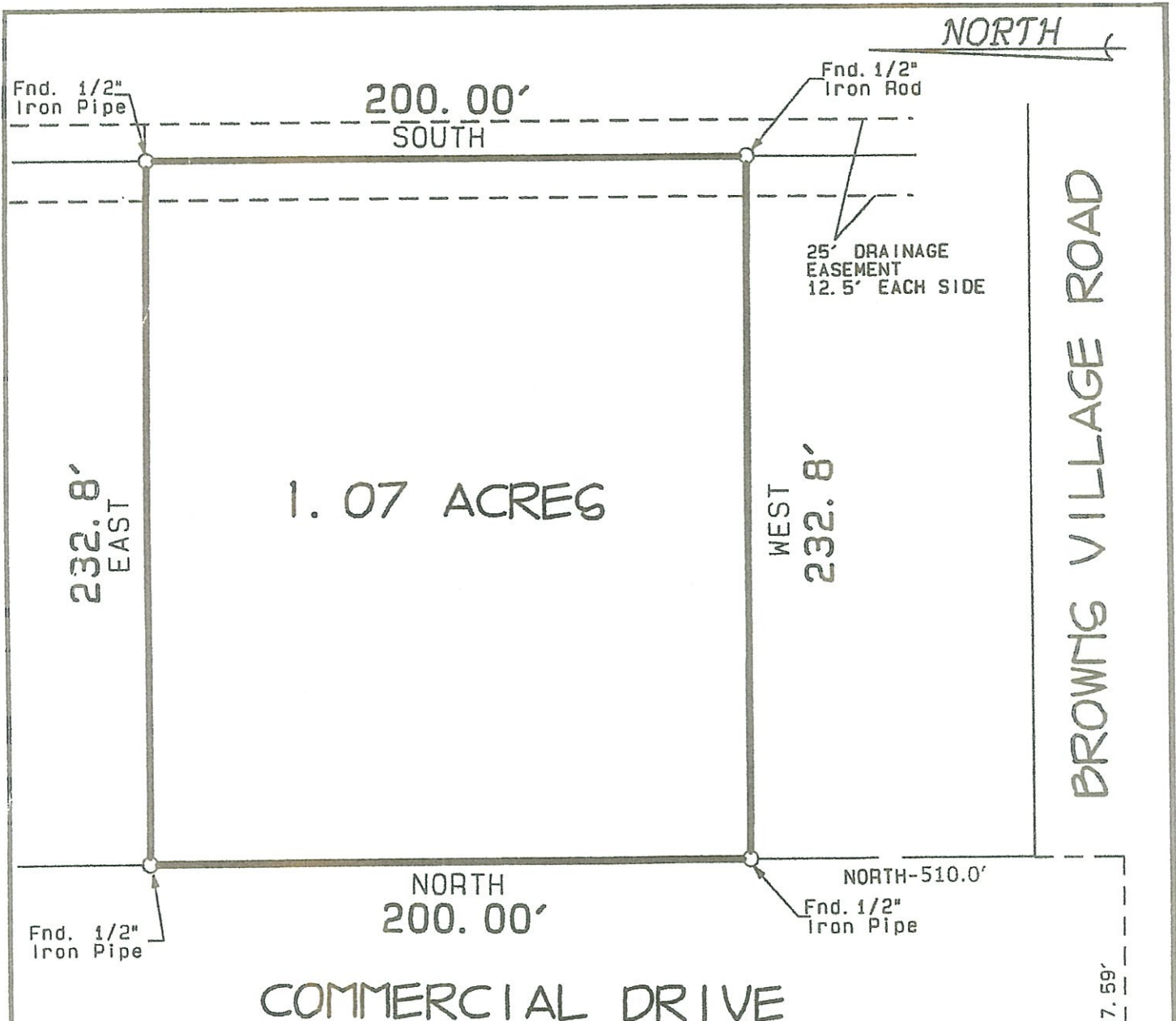
OWNER: Paris Properties, LLC

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

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

SIZE: 1.07 acres





1.07 ACRES

BROWNING VILLAGE ROAD

200.00'
NORTH

COMMERCIAL DRIVE

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 Flood Zone(s) "A-1" with a Base Flood Elevation of 18.5' in accordance with Community Panel No. 225205 0410 D ; Revised: APRIL 21, 1999

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 "B" SURVEY.

SURVEY MAP OF
A 1.07 ACRE PARCEL OF LAND SITUATED
IN SECTION 27, T-8-S, R-14-E,

in
St. Tammany Parish, Louisiana
for
JANICE S. SMITH

Survey No. 98 076
Date: FEBRUARY 3, 1998

Drawn by: RMK/JEB
Revised:

Scale: 1" = 50'

This Survey is Certified
True and Correct By

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
HAMMOND (504) 345-7641 • FAX NO. (504) 626-0057

JOHN E. BONNEAU
REG. No. 4423
John E. Bonneau
Professional Land Surveyor
Registration No. 4423



I-2

JF SMITH

I-1

I-1

27

T8 - R14E

NC-6

COMMERCIAL

PRODUCTION

MHO

A1

BROWNS VILLAGE

I-1
LAKWOOD

MHO
A-4A 34

PALM

HILLCREST

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2002-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Chris Jean
OWNER: Paris Properties, LLC
REQUESTED CHANGE: From NC-6 Public, Cultural and Recreational District to I-2 Industrial District
LOCATION: Parcel located on the east side of Commercial Drive, north of Browns Village Road; Slidell
SIZE: 1.07 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Poor

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	Commercial	NC-6 Public, Cultural and Recreational District
East	Industrial	I-1 Industrial District
West	Industrial	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 NC-6 Public, Cultural and Recreational District to I-2 Industrial District. The site is located on the east side of Commercial 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 indoor baseball practice facility. A change in the current zoning designation will allow for more intense industrial uses to be located on the subject property, while allowing the existing indoor recreational facility to remain a permitted use. The subject site is within an established industrial area and is flanked on most sides by existing industrial uses. As such, staff is not opposed to the request.