

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6523 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF NOVEMBER , 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 9.57 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-2004-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2004-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: OCTOBER 21 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

Exhibit A

2020-2004-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 advrultages therewlto belonging or in anywise appertaining, being described as Lot 4, situated in Section 27, 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, go East along the section line common to Sections 27 and 34 a distance of 69.0 feet to the Point of Beginning.

From the said Point of Beginning, go North 1,320.2 feet; thence go North 89 degrees 48 minutes East 472.0 feet to a point; thence go South 1,321.8 feet to a point; thence go West along the section line common to Sections 27 and 34 a distance of 472.0 feet back to the Point of Beginning.

Containing 14.31 acres of land, more or less, and designated as Lot 4 by reference to the survey of E. L. Dewailly dated October 24, 1974 which shows 1.72 acres drainage easement and 0.65 acre road right-of-way recorded with Instrument Nos. 334452, 271801 and 738873, and as also shown on the survey of John E. Bonneau & Associates, Inc., Survey No. 2009-218, dated July 20, 2009.

LESS AND EXCEPT:

A 100 foot strip running along and inside the southern, eastern, and northern boundary of said 14.31 acre parcel.

Case No.: 2020-2004-ZC

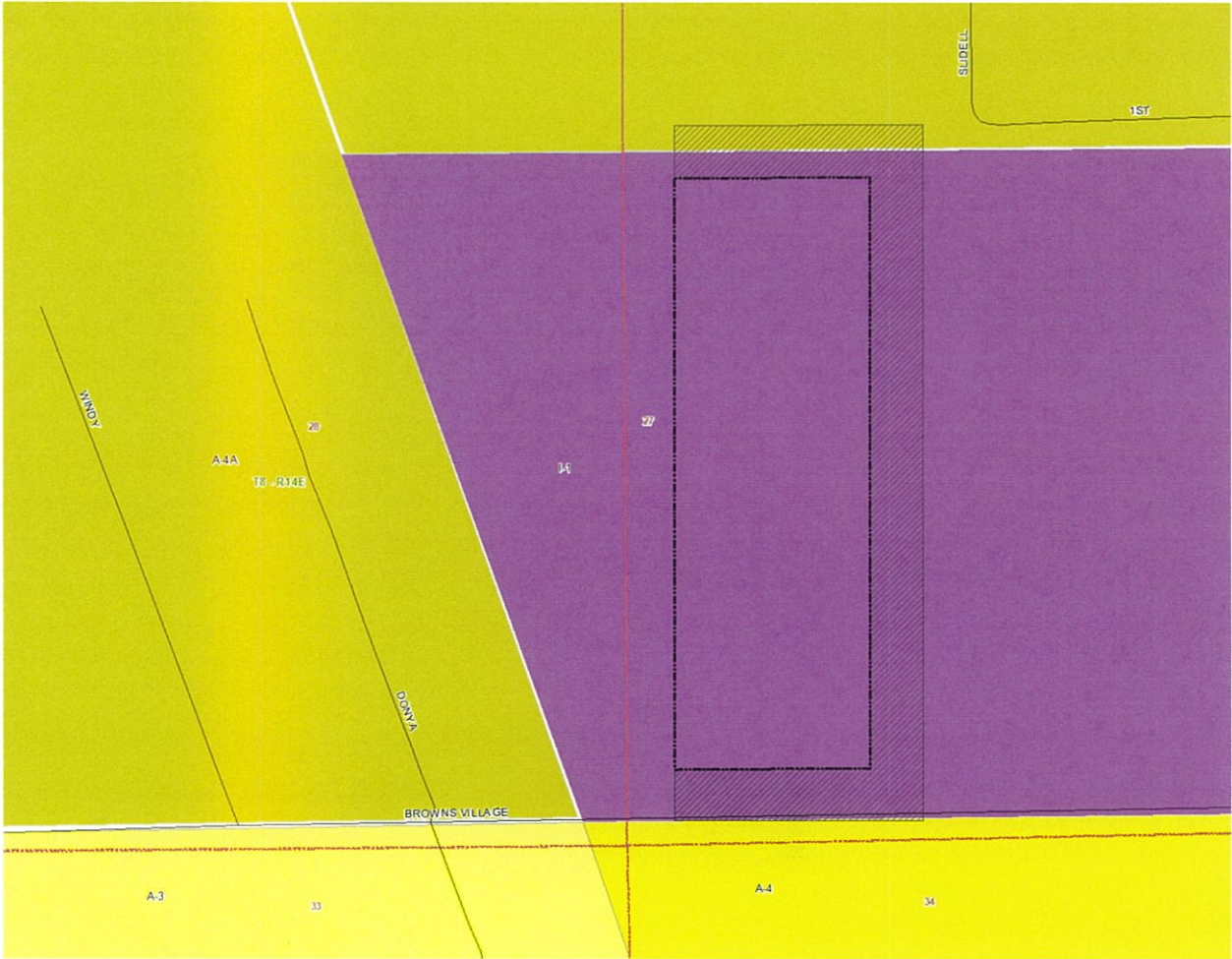
PETITIONER: Chris Jean

OWNER: Jean Wadleigh Investments, LLC

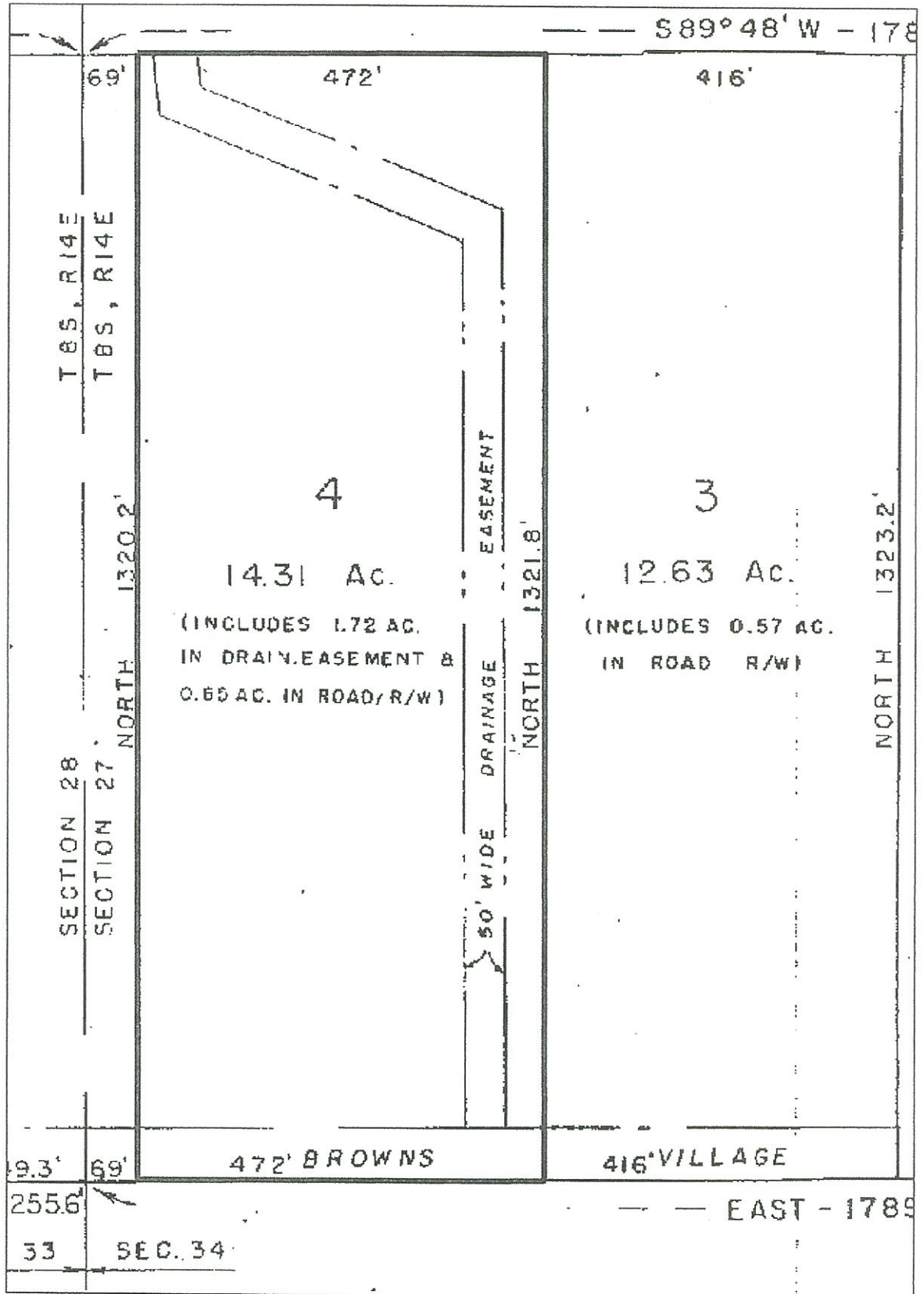
REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District

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

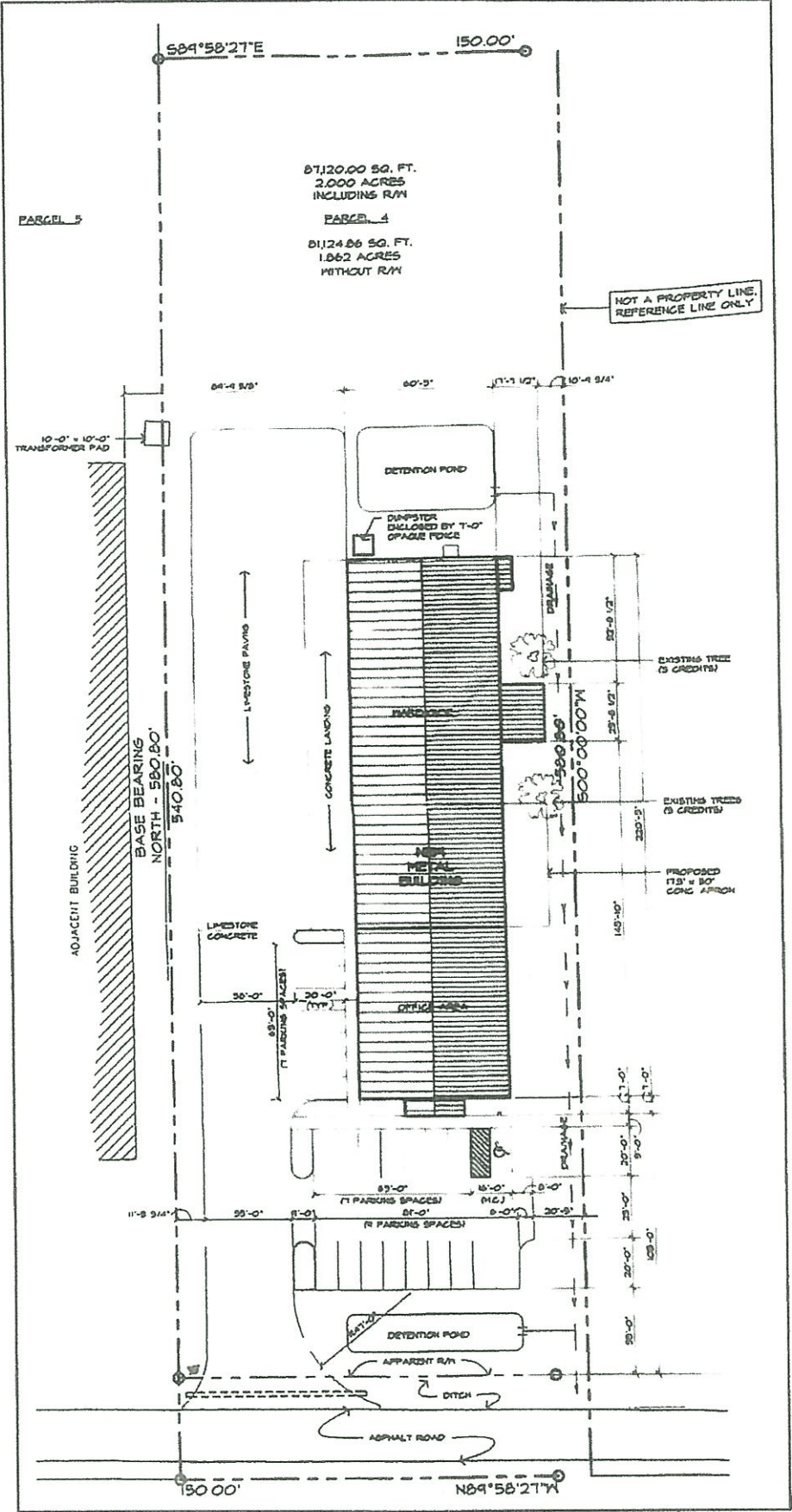
SIZE: 14.31 acres (amended to 9.57 acres)



2020-2004-ZC



SITE PLAN FOR DEVELOPED PORTION OF SITE





ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2004-ZC
Posted: 9/25/2020

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

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
SIZE: 14.31 acres (amended to 9.57 acres)

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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	Undeveloped	A-4A Single-Family Residential District
South	Undeveloped	A-4 Single-Family Residential 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.
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 currently 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 and south. Staff objects the request as the I-2 Industrial District allows for highly intense uses that are incompatible with adjacent residential zoning designations.