

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6460 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MS. TANNER

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

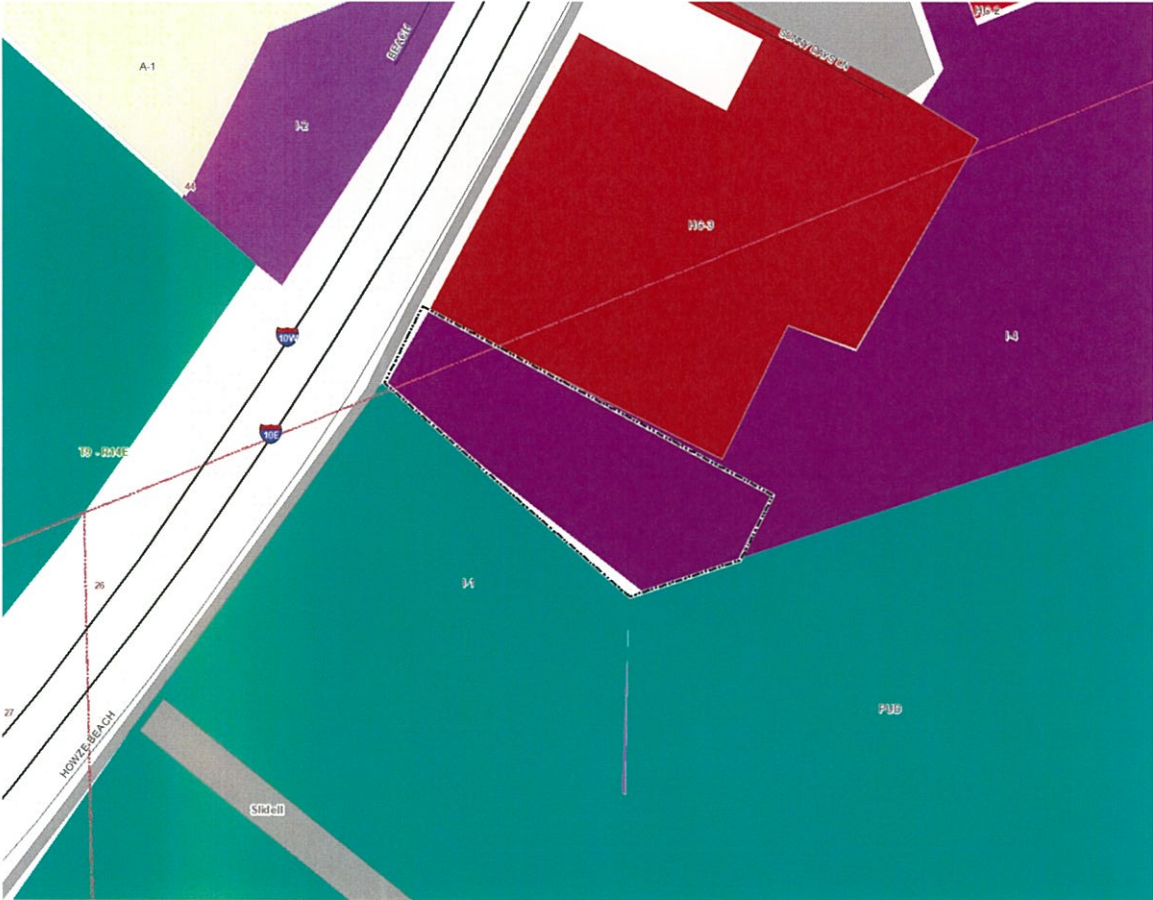
**PETITIONER:** Kevin McDonald

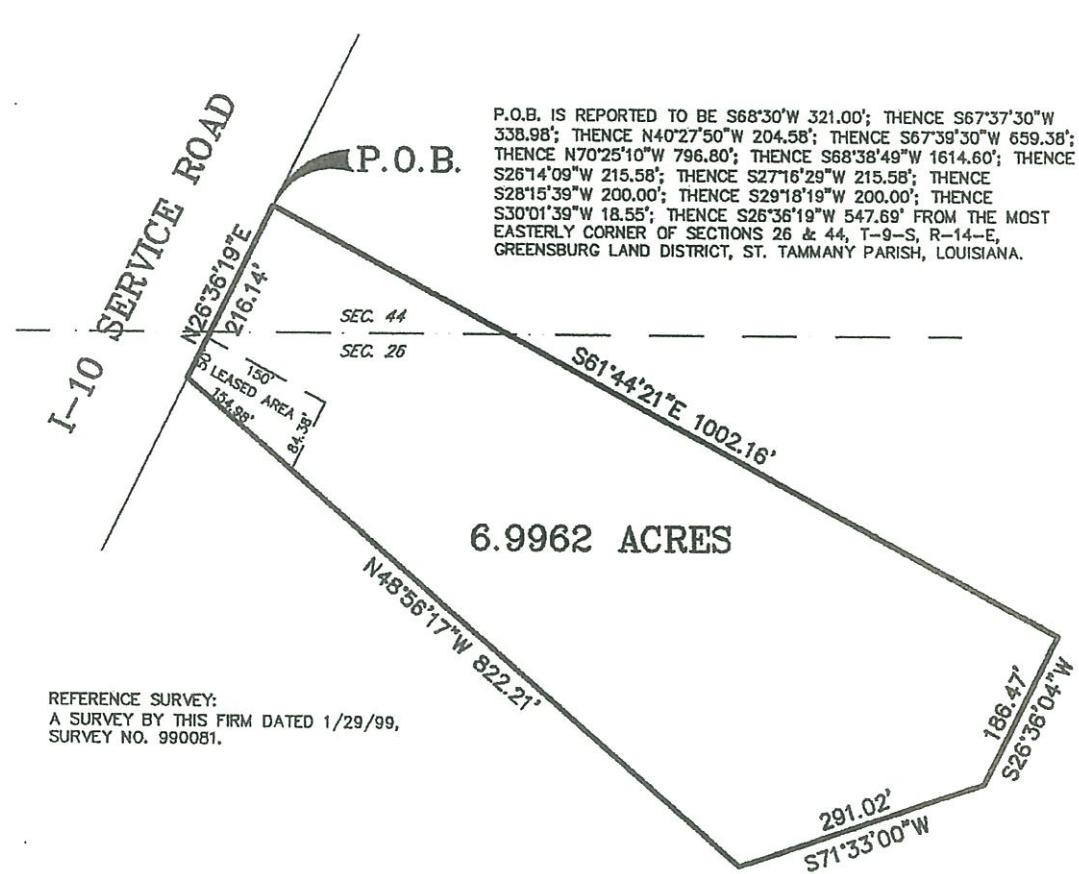
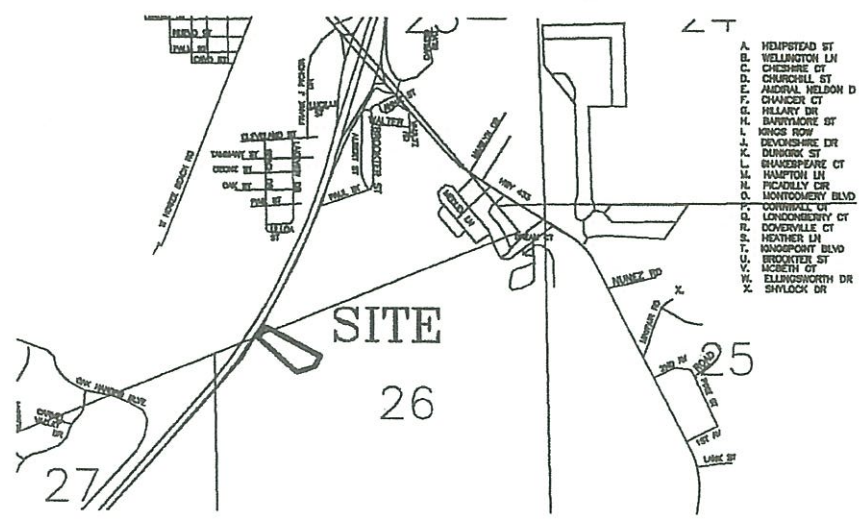
**OWNER:** Kevin McDonald

**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





<b>LEGEND</b> ○ 1/2" Iron Rod Set ● 1/2" Iron Rod Found ⊗ Cross		<b>GRAPHIC SCALE</b> 200 0 100 200 ( IN FEET ) 1 INCH = 200 FEET		<b>BUILDING SETBACKS</b> (* Verify Prior to Construction) Front Setback.....* Side Setback.....* Rear Setback.....*	
ADDRESS: I-10 SERVICE ROAD		BENCHMARK CROSS ON CURB ELEV. =		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		<b>J.V. Burkes &amp; Associates, Inc.</b> SURVEYING • ENGINEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-649-0075 Fax: 985-649-0154		DRAWN BY: JDL CHECKED BY: SMB	
DATE: 6/11/20				SCALE: 1" = 200'	

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.

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.







**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

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**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

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**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.