

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6499

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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 PRODUCTION DRIVE, SOUTH OF JF SMITH AVENUE, NORTH OF BROWNS VILLAGE ROAD; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 2.69 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-1960-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1960-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 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: SEPTEMBER 23 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-1960-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 3887.59 FEET; THENCE RUN NORTH 710.0 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN NORTH 217.23 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF COMMERCIAL DRIVE, THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 70.63 FEET; THENCE RUN SOUTH 87 DEGREES 22 MINUTES 41 SECONDS EAST A DISTANCE OF 382.55 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF PRODUCTION DRIVE; THENCE RUN ALONG THE WESTERLY RIGHT OF WAY LINE OF PRODUCTION DRIVE SOUTH A DISTANCE OF 300 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE RUN WEST A DISTANCE OF 220.00 FEET; THENCE RUN NORTH A DISTANCE OF 100.00 FEET; THENCE RUN WEST A DISTANCE OF 232.8 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF COMMERCIAL 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 2.69 ACRES MORE OR LESS.

Case No.: 2020-1960-ZC

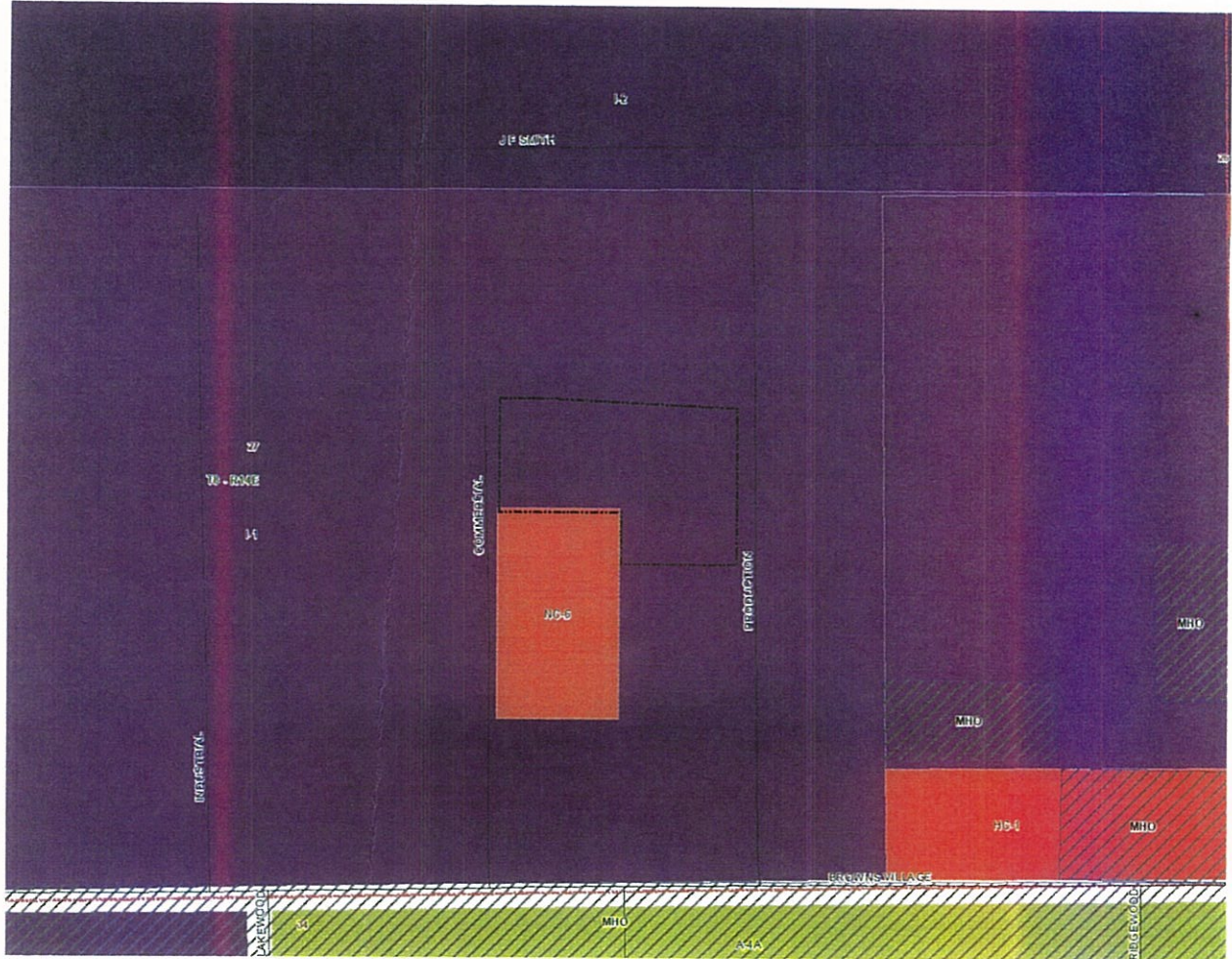
PETITIONER: Chris Jean

OWNER: Testamentary Trust of Johnny F. Smith

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

LOCATION: Parcel located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road, Slidell

SIZE: 2.69 acres





**SURVEY MAP OF  
A 2.69 ACRE PARCEL  
OF LAND SITUATED**

**in  
SECTION 27, T-8-S, R-14-E  
St. Tammany Parish, Louisiana**

**for  
JOHNNY F. SMITH**

**2.69  
ACRES**



**2020-1960-ZC**

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 No. 961325

Drawn by: RMK/JEB

Scale: 1" = 100'

Date: DECEMBER 5, 1996

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  
FAX NO. (504) 626-0057

*John E. Bonneau*  
**John E. Bonneau**  
Professional Land Surveyor  
Registration No. 4423

THIS POINT IS REPORTED TO BE EAST-3887.59'; NORTH-710.0' FROM THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

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: 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: 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 C ; Revised: OCT. 17, 1989.





JF SMITH

I-2

COMMERCIAL

PRODUCTION

120

114

T8-R14E

NC-6

109

105

BROWNS VILLAGE

I-1

37505

HC-1

34

PALM

A-4A

37470

37476

37482

37514



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: August 25, 2020  
Case No.: 2020-1960-ZC  
Posted: August 20, 2020

Meeting Date: September 1, 2020  
Determination: Approved

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### GENERAL INFORMATION

**PETITIONER:** Chris Jean  
**OWNER:** Testamentary Trust of Johnny F. Smith  
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District  
**LOCATION:** Parcel located on the west side of Production Drive, south of JF Smith Avenue, north of Browns Village Road, Slidell  
**SIZE:** 2.69 acres

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### 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	Commercial	I-1 Industrial
South	Commercial	I-1 Industrial and NC-6 Public, Cultural, and Recreational District
East	Commercial	I-1 Industrial
West	Commercial	I-1 Industrial

##### 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 Production Drive, south of JF Smith Avenue, 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 2.69 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 industrial warehouse. A change in the current zoning designation will allow for more intense industrial uses to be located inside an established industrial area. The subject site is adjacent to industrial uses to the north, east, and west, and abuts industrial and neighborhood commercial uses to the south. Staff is not opposed to the requested I-2 zoning designation as the petitioned property is within an existing industrial corridor and more intense industrial uses will be buffered by existing, less intense industrial uses.