

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY , 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

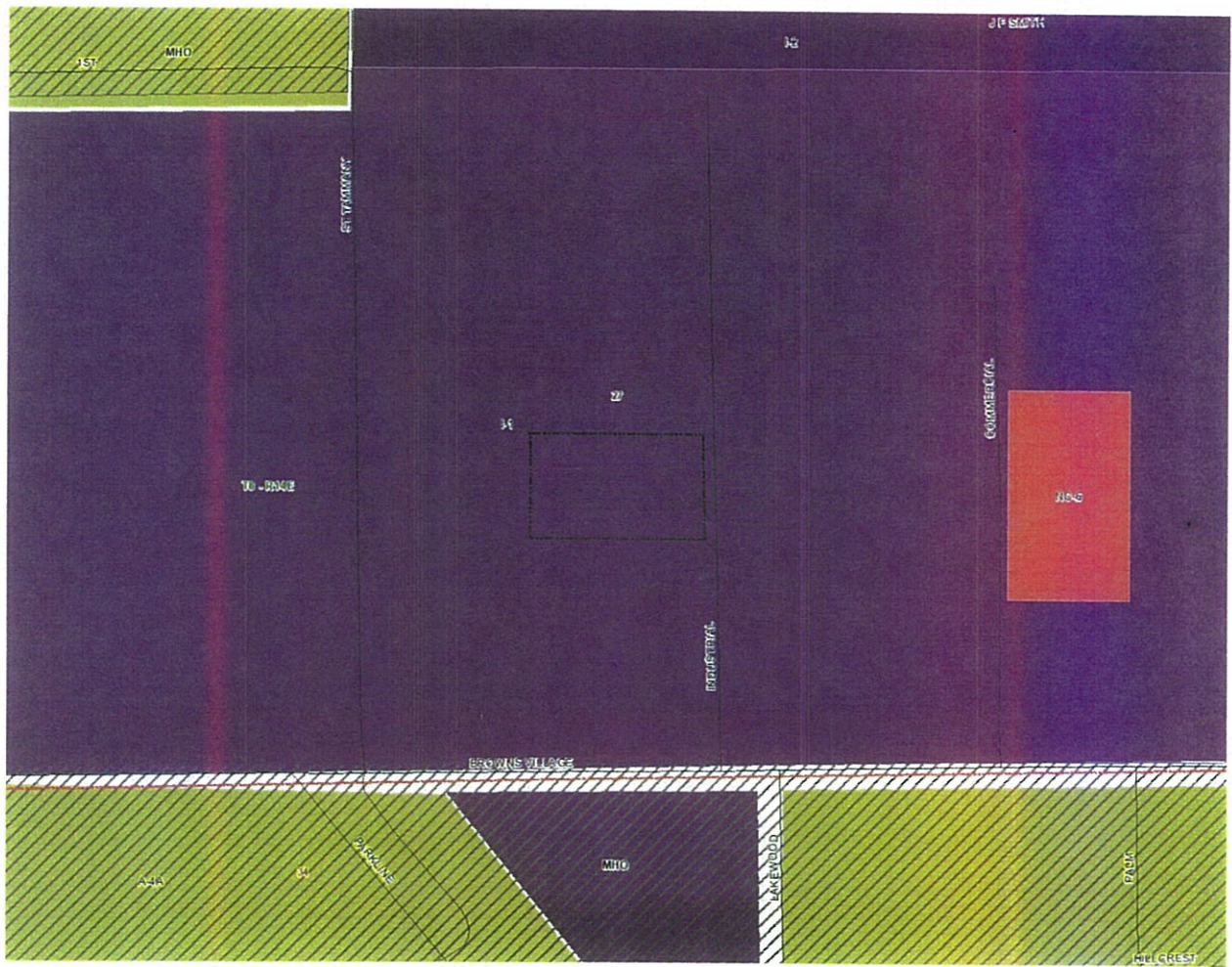
**PETITIONER:** Chris Jean

**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



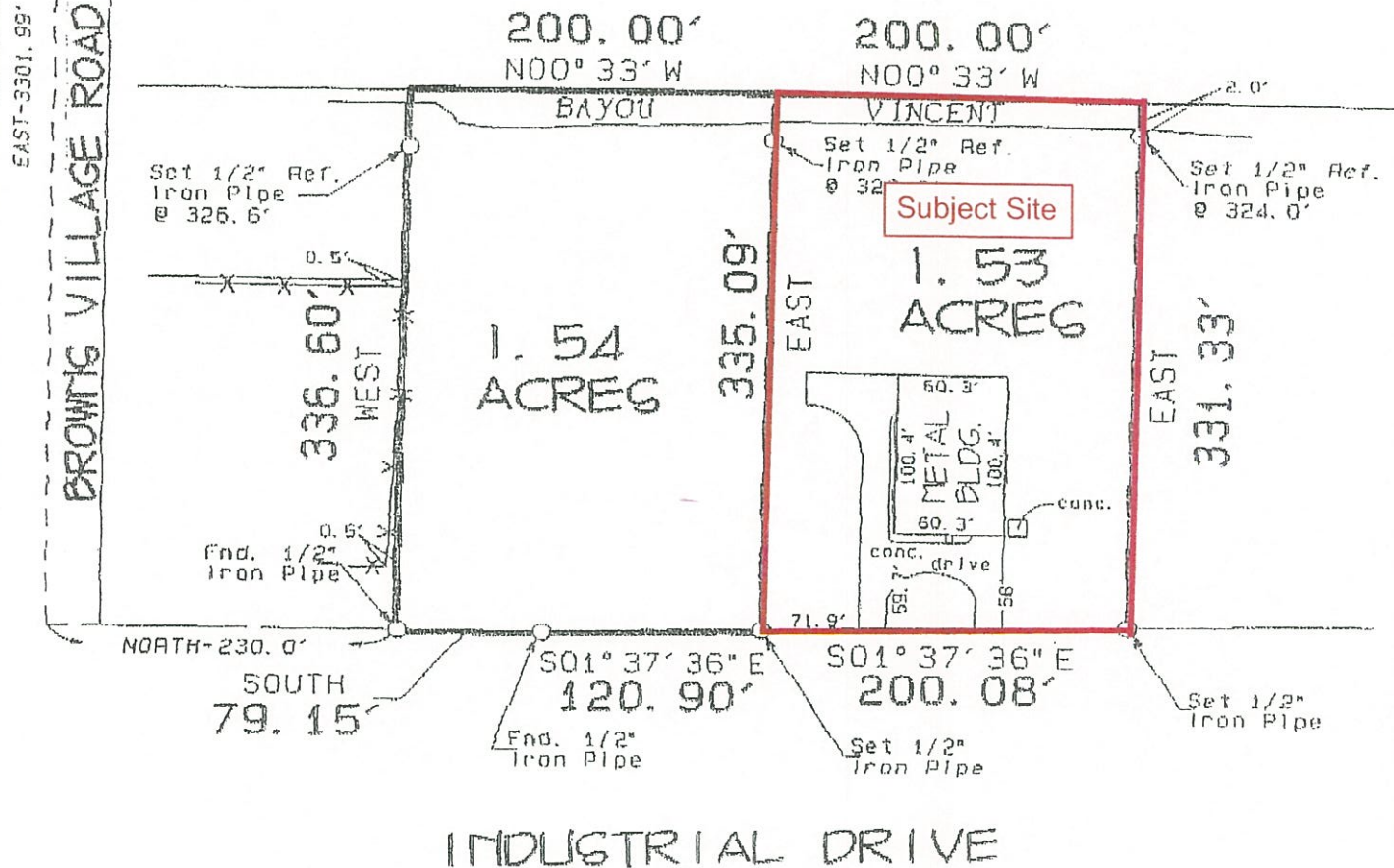


2020-1961-ZC

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 1.5 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 LAND 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) 626-3545 • 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  
Land Surveyor  
Registration No. 123456789

TOTAL P.01







**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

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**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

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**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.