

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6527                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: LORINO/COOPER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MS. TANNER  
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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY , 2021 ; 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

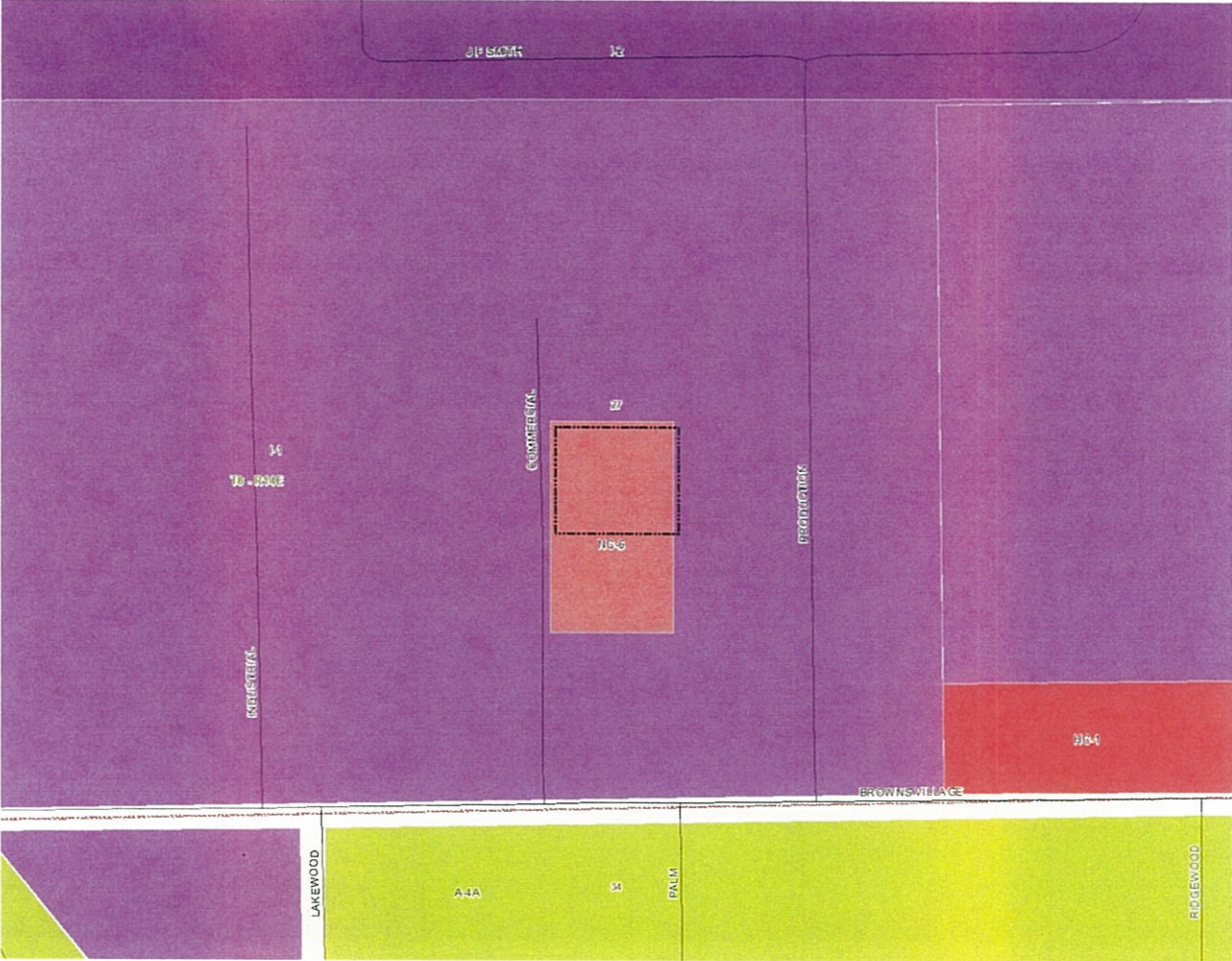
**PETITIONER:** Chris Jean

**OWNER:** Paris Properties, LLC

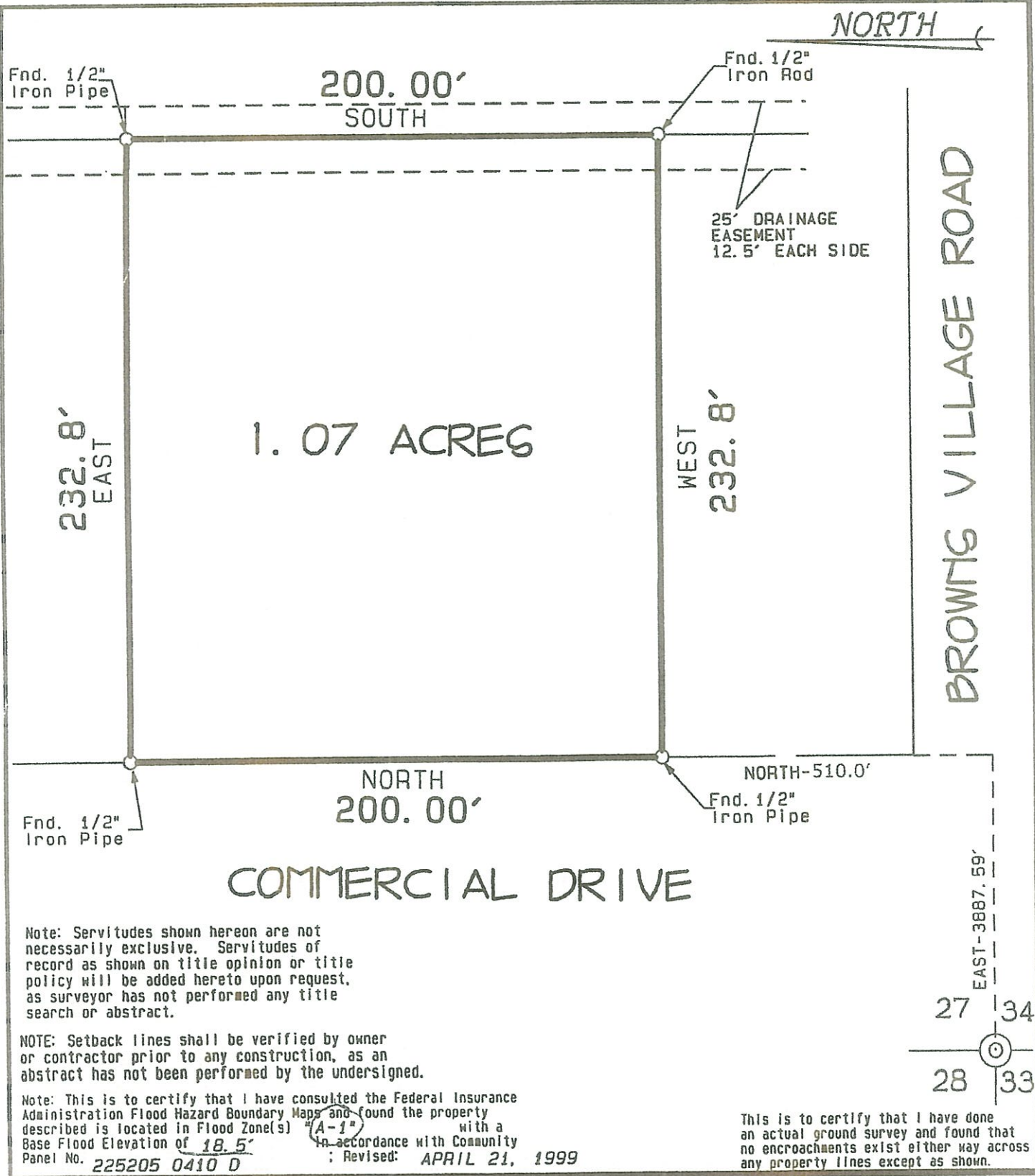
**REQUESTED CHANGE:** From I-1 Industrial District to I-2 Industrial District

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

**SIZE:** 1.07 acres







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 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







**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

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**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

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**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.