ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6844</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: LORINO/COOPER	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{2}$ DAY OF <u>DECEMBER</u> , $\underline{2021}$	
OF ST. TAMMANY PARISH, LAPARCEL LOCATED ON THE HIGHWAY 36, EAST OF ST WEST OF REBIRD ALLEY WHICH PROPERTY COMPRISE LAND MORE OR LESS, FROM	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN SOUTH SIDE OF LOUISIANA TAMMANY AIRPORT ROAD, ROAD; ABITA SPRINGS AND ES A TOTAL OF 124 ACRES OF ITS PRESENT I-1 (INDUSTRIAL RIAL DISTRICT). (WARD(S) 4 & 6,
law, Case No. 2021-2500-ZC, has recommended to	rish of St. Tammany after hearing in accordance with the Council of the Parish of St. Tammany Louisiana, ced area be changed from its present I-1 (Industrial A" for complete boundaries; and
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
-	has found it necessary for the purpose of protecting ignate the above described property as I-2 (Industrial
THE PARISH OF ST. TAMMANY HEREBY (ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the a present I-1 (Industrial District) to an I-2 (Industrial	bove described property is hereby changed from its District).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinance	s in conflict herewith are hereby repealed.
* *	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUIFOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	

ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{6}$ DAY OF $\underline{\text{JANUARY}}$, $\underline{2022}$; AND BECOMES ORDINANCE COUNCIL SERIES NO
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN
ATTEST:
KATRINA L. BUCKLEY, COUNCIL CLERK
MITHIUTE. BUCKELLI, COUNCIL CELIUX
MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: NOVEMBER 24 , 2021
Published Adoption:, <u>2021</u>
Delivered to Parish President:, 2021 at
Returned to Council Clerk:, <u>2021</u> at

EXHIBIT "A"

2021-2500-ZC

A certain parcel of/and, lying and Situated in Section 14, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 10, 11, 14, and 15, Township 7 South, Range 12 East, go South 89 Degrees 51 Minutes 36 Seconds East a distance of 215.58 feet to a point; Thence South 25 Degrees 52 Minutes 24 Seconds East a distance of 689.10 feet to a point; Thence North 63 Degrees 44 Minutes 00 Seconds East a distance of 150.30 feet to a point Thence South 85 Degrees 22 Minutes 36 Seconds East a distance of 74.21 feet to a point; Thence South 47 Degrees 52 Minutes 07 Seconds East a distance of 167.27 feet to a point; Thence South 69 Degrees 42 Minutes 31 Seconds East a distance of 102.45 feet to a point; Thence North 13 Degrees 32 Minutes 41 Seconds East a distance of 710.90 feet to a point; Thence South 76 Degrees 27 Minutes 19 Seconds East a distance of 104.52 feet to a point; Thence South 76 Degrees 32 Minutes 41 Seconds West a distance of 104.52 feet to a point; Thence South 76 Degrees 32 Minutes 19 Seconds East a distance of 104.52 feet to a point; Thence South 76 Degrees 32 Minutes 19 Seconds East a distance of 104.52 feet to a point; Thence South 13 Degrees 32 Minutes 41 Seconds West a distance of 104.52 feet to a point; Thence South 13 Degrees 32 Minutes 41 Seconds West a distance of 107.98 feet to the POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, go South 25 Degrees 52 Minutes 39 Seconds East for a distance of 441.62 feet to a point; Thence South 89 Degrees 59 Minutes 42 Seconds East fora distance of 2852.33 feet to a point, ~ Thence South 00 Degrees 00 Minutes 15 Seconds West for a distance of 1564.37 feet to a point; Thence South 88 Degrees 48 Minutes 35 Seconds West fore distance of 3536.06 feet to a point; Thence North 13 Degrees 32 Minutes 41 Seconds East a distance of 2093.63 feet back to the POINT OF BEGINNING.

Said parcel contains 123~85 acres of land more or less, lying and situated in Section 14, Town Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Case No.: 2021-2500-ZC

PETITIONER: Copart of Louisiana, INC - Matt Strother

OWNER: Sod Farm, LLC

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

LOCATION: Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of

Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7

SIZE: 124 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 5, 2021

Meeting Date: October 19, 2021

Case No.: 2021-2500-ZC

Prior Determination: Postponed -September 7, 2021 (Hurricane IDA)

Posted: October 8, 2021

Determination: Approved

GENERAL INFORMATION

PETITIONER: Copart of Louisiana, INC - Matt Strother

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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Turf Farm Road:

Type: Private

Road Surface: 1 Lane Dirt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

DirectionSurrounding UseSurrounding ZoneNorthSod FarmI-2 Industrial District

South Undeveloped A-4 Single-Family Residential District
East Undeveloped A-4 Single-Family Residential District

West Undeveloped I-1 Industrial District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

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 south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs. The 2025 Future Land Use Plan designates the site to be used for agricultural and residential purposes.

The subject property was rezoned from A-4 Single-Family Residential District to I-1 Industrial District in 2009 (ZC09-09-026) and is currently used as a sod farm. The applicant is requesting to rezone the property to I-2 Industrial District to accommodate outdoor storage uses with limited duration. A change in zoning will allow large-scale industrial uses with a general emphasis on manufacturing.

Zoning Comparison		
Zoning Classification	Max Building Size	Allowable Uses:
Existing I-1 Industrial District	40,000 sq. ft.	Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium
Proposed I-2 Industrial District	200,000 sq. ft.	Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or