

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6831

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. FITZGERALD

SECONDED BY: MS. TANNER

ON THE 4 DAY OF NOVEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LOUISIANA HIGHWAY 36, EAST OF HOMESTEAD STREET, AND WEST OF INDUSTRY LANE; ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 1.9273 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) AND A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 3, DISTRICT 2) (2021-2525-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2525-ZC, has recommended Denial to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area remains NC-4 (Neighborhood Institutional District) and A-4 (Single-Family Residential District);

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) see Exhibit "A" for complete boundaries.

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-4 (Neighborhood Institutional District) and A-4 (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF DECEMBER, 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: NOVEMBER 17, 2021

Published Adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2525-ZC**

**ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 36, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:**

**From the corner common to Sections 25, 26, 35, & 36, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, thence go East a distance of 653.40 feet to a point, and thence go South a distance of 2183.28 feet to an iron serving as the Point of Beginning.**

**From the Point of Beginning, thence go North 90 degrees 00 minutes 00 seconds East a distance of 307.56 feet to a point; thence go South 00 degrees 37 minutes 20 seconds East a distance of 256.86 feet to an iron located on the northern boundary of La. Hwy. No. 36; thence go South 86 degrees 12 minutes 15 seconds West along the northern boundary of La. Hwy. No. 36 a distance of 23.00 feet to an iron; thence go South 83 degrees 40 minutes 49 seconds West along the northern boundary of La. Hwy. No. 36 a distance of 113.24 feet to an iron; thence go South 86 degrees 12 minutes 15 seconds West along the northern boundary of La. Hwy. No. 36 a distance of 177.00 feet to an iron; thence go North 00 degrees 21 minutes 27 seconds East a distance of 282.55 feet back to the Point of Beginning.**

**This parcel contains 1.9273 acres.**

Case No.: 2021-2525-ZC

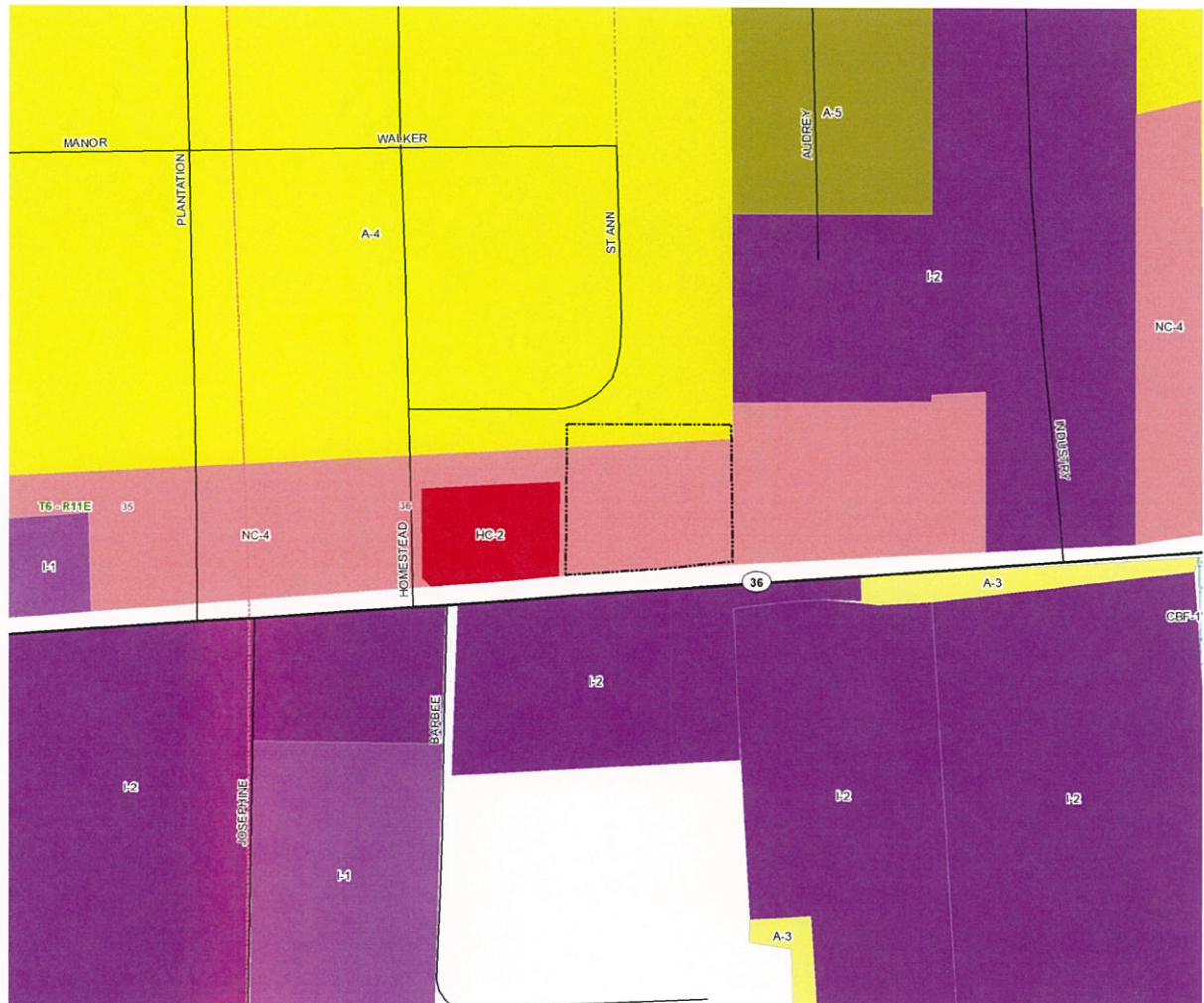
PETITIONER: Jeff Schoen

OWNER: Justin P. Burke and Joshua C. Rick

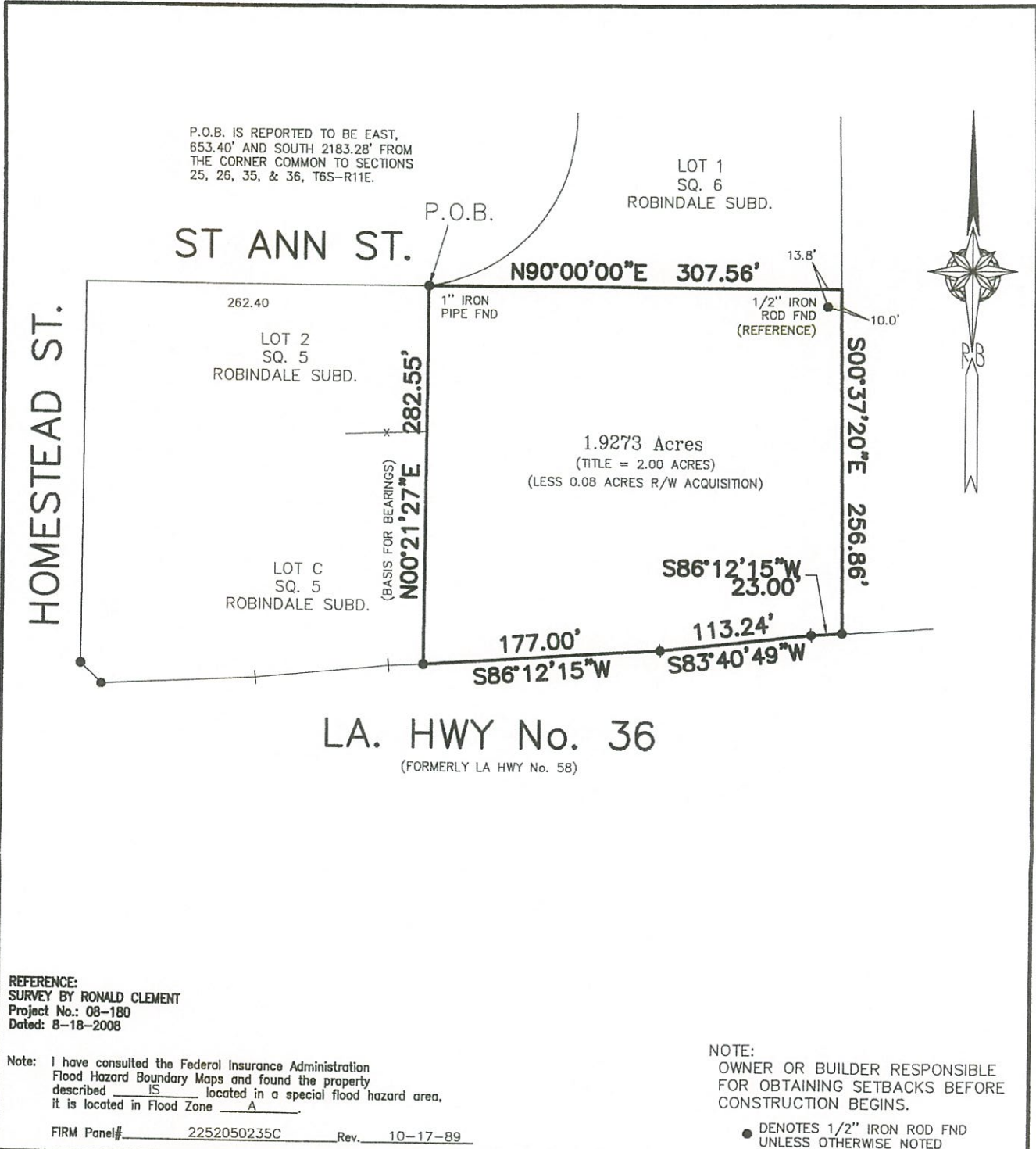
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to I-2 Industrial District

LOCATION: Parcel located on the north side of Louisiana Highway 36, east of Homestead Street, and west of Industry Lane; Abita Springs; S36, T6S, R11E; Ward 3, District 2

SIZE: 1.9273 acres



2021-2525-ZC



W:\SurveyShared\21SURVEY\21464.dwg

REFERENCE:  
 SURVEY BY RONALD CLEMENT  
 Project No.: 08-180  
 Dated: 8-18-2008

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone A.

NOTE:  
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

FIRM Panel# 2252050235C Rev. 10-17-89

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

**Survey of  
 A 1.9273 ACRE PARCEL OF GROUND SITUATED IN  
 SECTION 36, T-6-S, R-11-E  
 ST. TAMMANY PARISH, LOUISIANA**

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

*Randall W. Brown*  
 RANDALL W. BROWN  
 REG. NO. 04586  
 REGISTERED PROFESSIONAL SURVEYOR

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors

Date: JULY 1, 2021  
 Survey No. 21464  
 Project No. (CR5) D21464

Scale: 1" = 100' ±  
 Drawn By: RJB  
 Revised:

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

228 W Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 info@brownsurveys.com

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2021-2525-ZC

HOMESTEAD

ROBINDALE

AUDREY

INDUSTRY

A-4

A-5

WALKER

I-2

STANN

PLANTATION

HOMESTEAD

3  
T6 - R11E

36

HC-2

NC-4

District 2

ABITA HWY

36

A-3

35

I-2

JOSEPHINE

I-2

I-1

I-2

I-2

BARBEE

A-3

TAMMANY TRACE

MILL

A-4

A-2

HUNTER

## ZONING STAFF REPORT

**Date:** September 28, 2021  
**Case No.:** 2021-2525-ZC  
**Posted:** August 21, 2021

**Meeting Date:** October 5, 2021  
**Determination:** Denied

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### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen

**OWNER:** Justin P. Burke and Joshua C. Rick

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to I-2 Industrial District

**LOCATION:** Parcel located on the north side of Louisiana Highway 36, east of Homestead Street, and west of Industry Lane; Abita Springs; S36, T6S, R11E; Ward 3, District 2

**SIZE:** 1.9273 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** State

**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	Residential	A-4 Single-Family Residential District
South	Industrial	I-2 Industrial District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Commercial and Residential	HC-2 Highway Commercial District NC-4 Neighborhood Institutional District A-4 Single-Family Residential 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.

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District and A-4 Single-Family Residential District to I-2 Industrial District. The site is located on the north side of Louisiana Highway 36, east of Homestead Street, and west of Industry Lane; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density as well as various forms of commercial uses.

The subject site is surrounded on the north and a portion of the west side with single family residential uses zoned A-4 Single Family Residential District and NC-4 Neighborhood Institutional District. There is an existing commercial building zoned HC-2 Highway Commercial District along the west side and an undeveloped parcel of land zoned NC-4 to the east. The properties located on the south side of Hwy 36 are developed with industrial uses and are zoned I-2 Industrial District. There is also an existing industrial park located in close proximity to the west. The purpose of I-2 Industrial District is to provide for the location of large-scale and highly intense industrial uses along major collectors.

Note that a reduction in the square footage proposed to be rezoned along the northern rear property line would allow a larger buffer along the north and a portion of the west sides, abutting the single-family residential subdivision.