

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6528

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 NOVEMBER , 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, NORTH OF BROWNS VILLAGE ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.38 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 9, DISTRICT 14). (2020-2003-ZC)

WEHREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2003-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JANUARY , 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"

2020-2003-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto, belonging or in anywise appertaining, being situated in Section 27, Township 8 South, Range 14 East, St. Tammany, Parish, Louisiana, being more fully described as follows, to-wit:

From the section corner common to Sections 27, 28, 33 and 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, go East 3887.59 feet to a point; thence go North 710.00 feet to a point; thence go east 232.80 feet to a point; thence go South 100.00 feet to a point; thence go West 6.76 feet to the point of beginning.

From the point of beginning go East 226.76 feet to a point; thence go South 265.00 feet to a point; thence go West 226.76 feet to a point; thence go North 265.00 feet back to the point of beginning.

The property consists of 1.38 acres more or less.

Case No.: 2020-2003-ZC

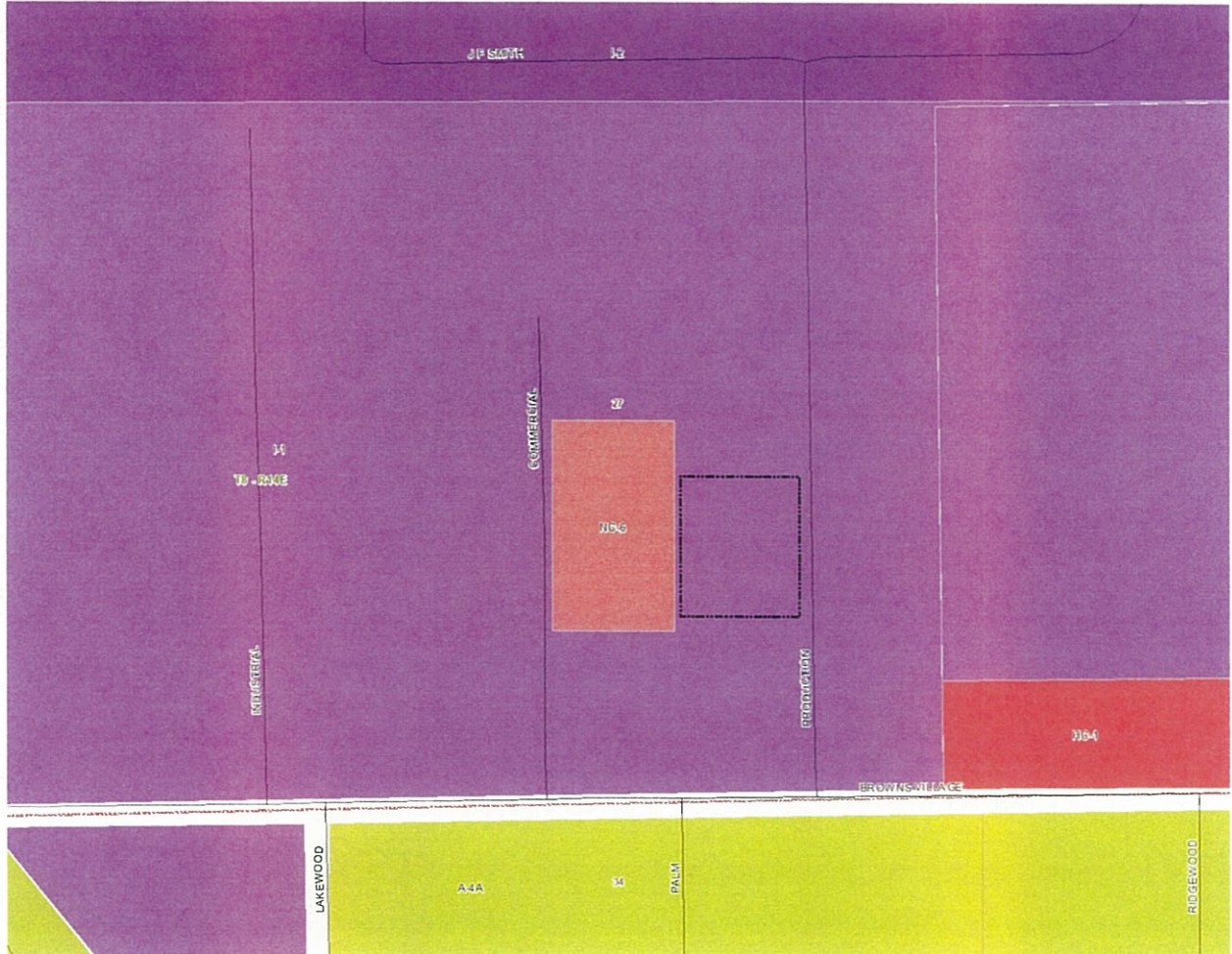
PETITIONER: Chris Jean

OWNER: Paris Properties, LLC

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

LOCATION: Parcel located on the west side of Production Drive, north of Browns Village Road; Slidell

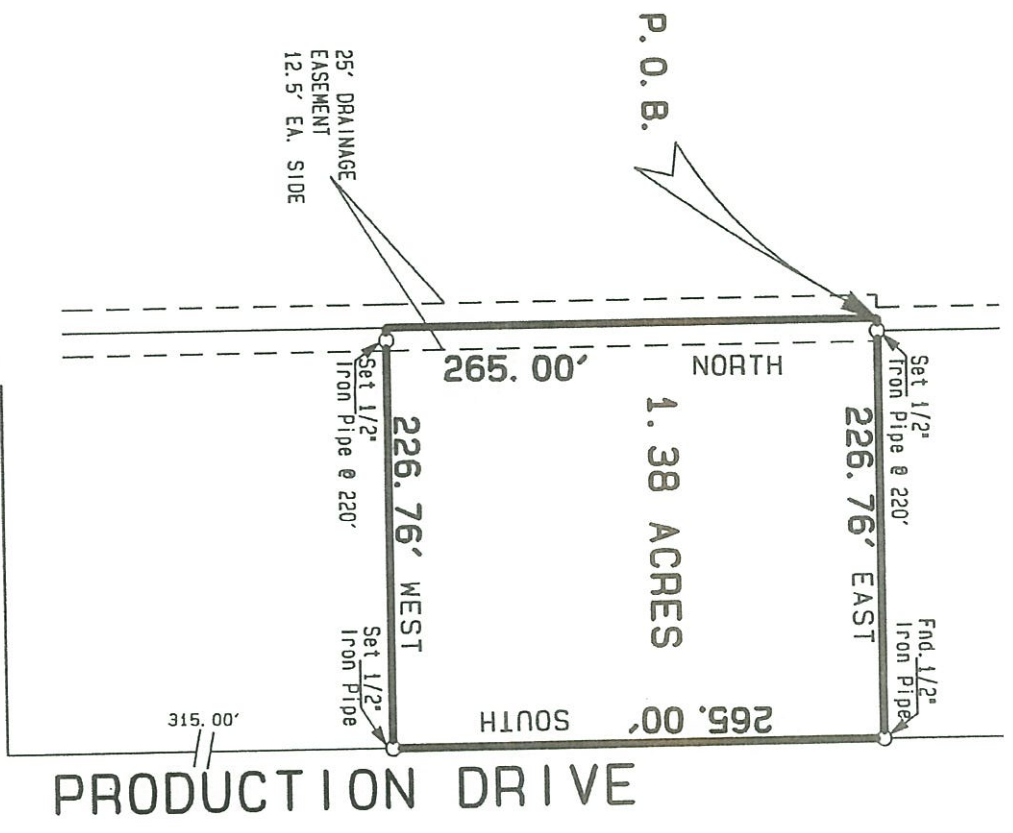
SIZE: 1.38 acres



SURVEY MAP OF
A 1.38 ACRE PARCEL
OF LAND SITUATED

SECTION 27, T-8-S, R-14-E
St. Tammany Parish, Louisiana
for
JANICE SMITH

P. O. B. IS REPORTED TO BE EAST 3887.59',
NORTH 710', EAST 232.8' SOUTH 100.0' AND
WEST 6.76' 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 D. Revised: APRIL 21, 1999

BROWN'S VILLAGE RD.


PRODUCTION DRIVE

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.

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.

Survey No. 2000 240
Date: APRIL 5, 2000
Drawn by: JDL
Revised:
Scale: 1" = 100'

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

This Survey is Certified True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



I-2

JF SMITH

I-1

T8 - R14E

NC-6

PRODUCTION

COMMERCIAL

MHO

A-1

BROWNS VILLAGE

I-1

LAKWOOD

MHO

A-4A 34

PALM

HILLCREST

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 9/25/2020
Case No.: 2020-2003-ZC
Posted: 9/25/2020

Meeting Date: October 6, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Chris Jean
OWNER: Paris Properties, LLC
REQUESTED CHANGE: From I-1 Industrial District to I-2 Industrial District
LOCATION: Parcel located on the west side of Production Drive, north of Browns Village Road; Slidell
SIZE: 1.38 acres

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	Industrial	I-1 Industrial District
South	Industrial	I-1 Industrial District
East	Industrial	I-1 Industrial District
West	Commercial	NC-6 Public, Cultural and Recreational 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 Production 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 office warehouse use. 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 most 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.