

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6724

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 8 DAY OF JULY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST LOUISIANA HIGHWAY 59 AND MARION LANE, NORTH OF KOOP DRIVE; MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 6.094 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) (WARD 4, DISTRICT 5) (2021-2336-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2336-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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF AUGUST , 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: JUNE 30 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2336-ZC

A CERTAIN PARCEL OF GROUND, situated in Section 24, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the northeast corner of Sec. 24, T-7-S, R-11-E, run south 00 degrees, 10 minutes, 22 seconds, west a distance of 1,318.99 feet; thence, north 89 degrees, 20 minutes, 44 seconds, west a distance of 66.86 feet; thence, south 01 degrees, 38 minutes, 08 seconds, east a distance of 720.02 feet to the Point of Beginning.

From the Point of Beginning, continue south 01 degrees, 38 minutes, 08 seconds, east a distance of 600.00 feet; thence, north 89 degrees, 23 minutes, 20 seconds, west a distance of 485.00 feet; thence, north 00 degrees, 30 minutes, 57 seconds, east a distance of 88.62 feet to a point on a curve; thence, along a curve to the left having a radius of 60.00 feet, a delta of 152 degrees, 22 minutes, 06 seconds, an arc length 159.56 feet, and a chord which bears north 16 degrees, 41 minutes, 59 seconds, east, having a chord distance of 116.53 feet to a point on a line; thence, north 00 degrees, 30 minutes, 57 seconds, east a distance of 379.92 feet to a point of curve; thence, along a curve to the right having a radius of 20.00 feet, a delta of 90 degrees, 14 minutes, 05 seconds, an arc length 31.50 feet, and a chord which bears north 45 degrees, 37 minutes, 59 seconds, east, having a chord distance of 28.34 feet to a point of tangency; thence, south 89 degrees, 14 minutes, 58 seconds east a distance of 409.92 feet to the Point of Beginning, and containing 6.094 acres of land, more or less.

Case No.: 2021-2336-ZC

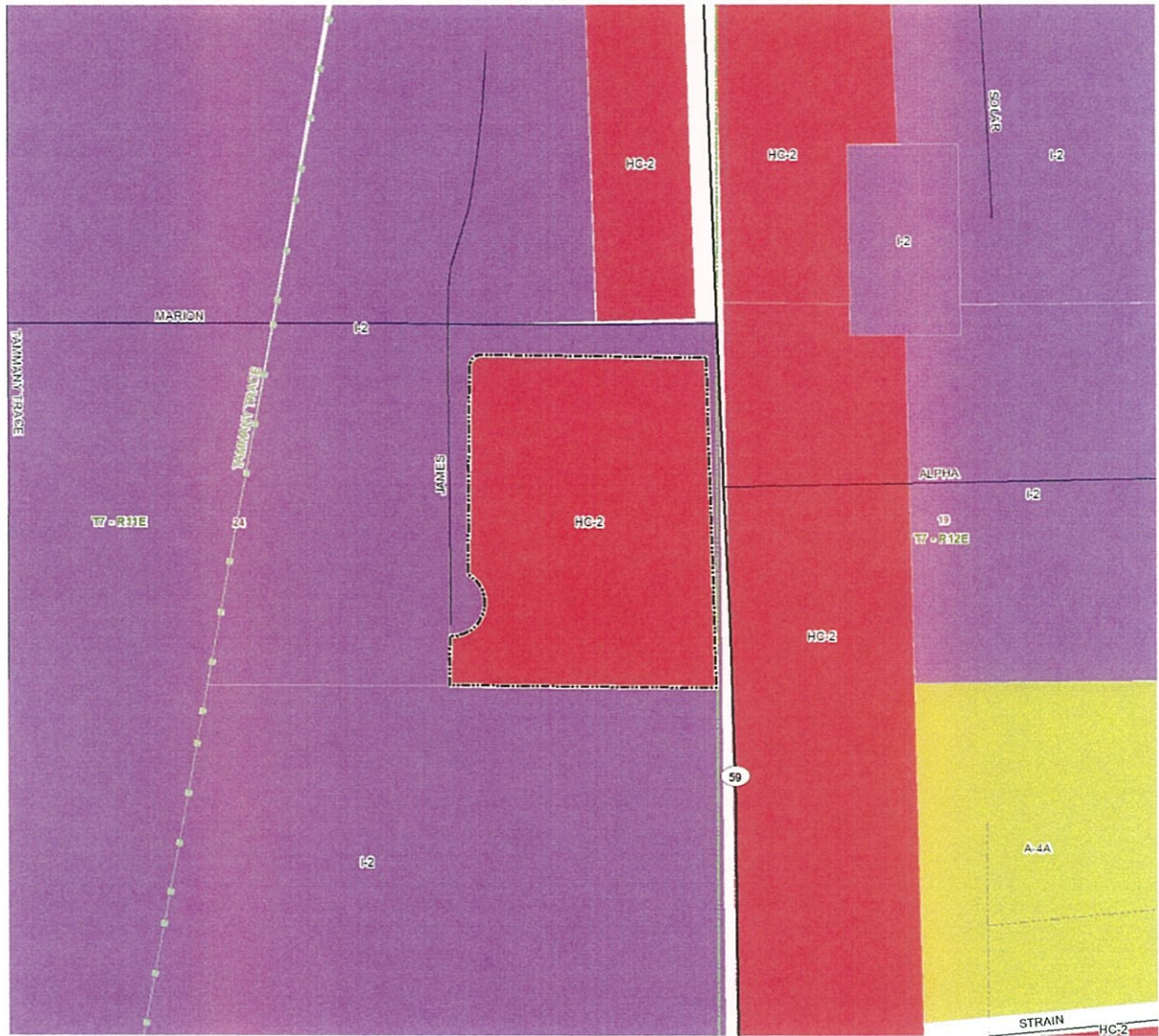
PETITIONER: Leon Licciardi

OWNER: Licciardi Hwy 59, LLC

REQUESTED CHANGE: From HC-2 Highway Commercial District to I-2 Industrial District

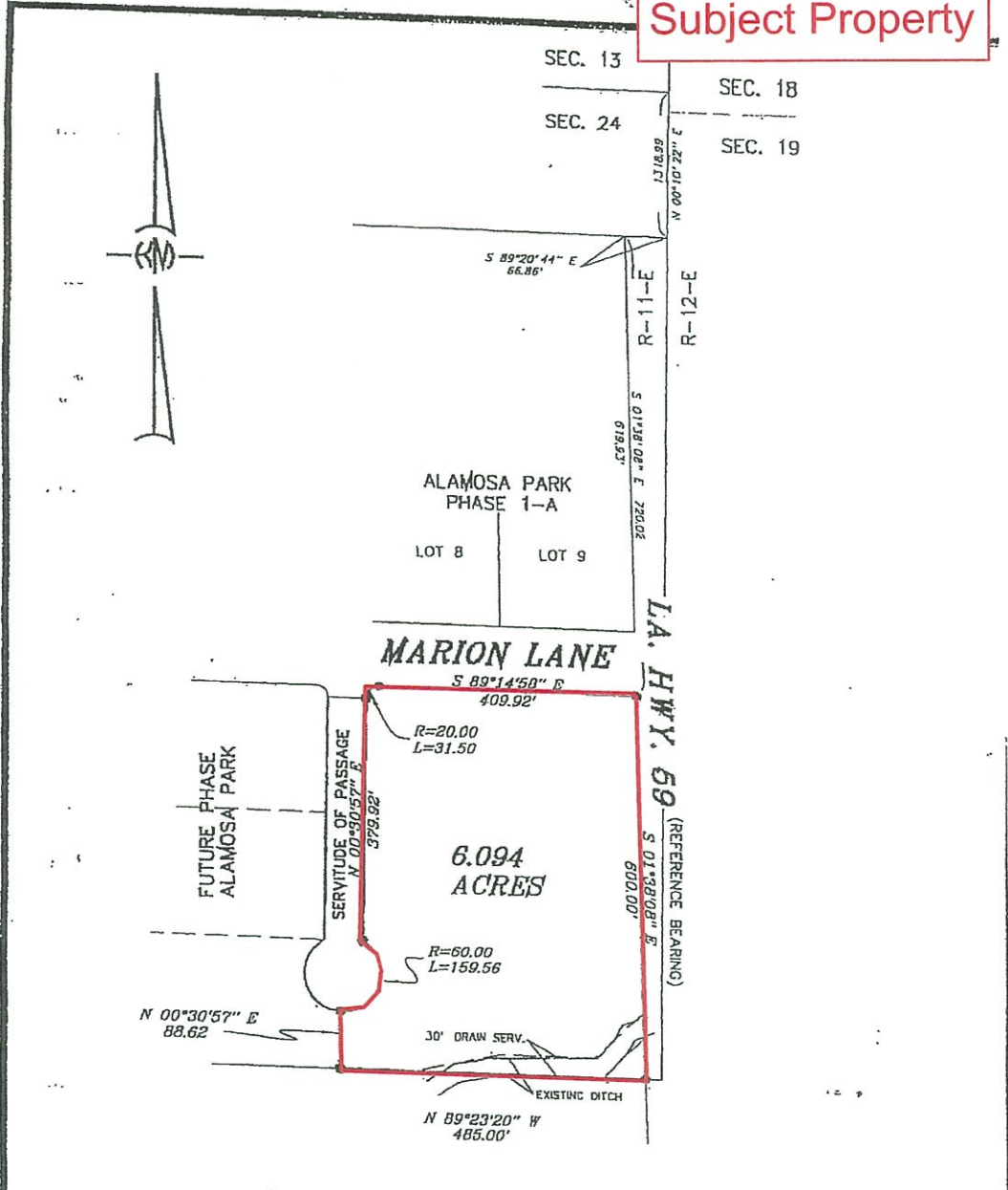
LOCATION: Parcel located on the southwest Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5

SIZE: 6.094 acres



2021-2336-ZC

Subject Property



THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0245 C; REV. 10-17-89.

NOTE: SERVIDUTES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVIDUTES OF RECORD AS SHOWN ON TITLE OR NON OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

[Signature]
 KELLY J. McHUGH REG. NO. 4443 12-28-00
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE:
 PLAT OF ALAMOSA PARK PHASE 1-A, BY THIS FIRM, FILED 1-13-98, FILE No. 1587, FROM WHICH SERVIDUTES AND SETBACKS WERE TAKEN.

BOUNDARY SURVEY OF:	
6.094 ACRES IN SECTION 24, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR: LEO LICCIARDI	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 200'	DATE: 8-13-99
DRAWN: J.J.J./MKM	JOB NO: 99-250
REVISED: 12-12-00	

mkm2/A99250



I-2

I-2

SOUTH

HC-2

HC-2

SOLAR

I-2

I-2

MARION

24

JAMES

ALPHA

HC-2

19

I-2

T7 - R11E

T7 - R12E

TAMMANY TRACE

HC-2

59

A-4A

I-2

STRAIN

HC-2

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 25, 2021
Case No.: 2021-2336-ZC
Posted: April 7, 2021

Meeting Date: June 1, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Leon Licciardi

OWNER: Licciardi Hwy 59, LLC

REQUESTED CHANGE: From HC-2 Highway Commercial District to I-2 Industrial District

LOCATION: Parcel located on the southwest corner of Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville; S24, T7S, R11E; Ward 4, District 5

SIZE: 6.094 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

James Street:	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Highway 59:	Type: State	Road Surface: 3 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	HC-2 Highway Commercial District and I-2 Industrial District
South	Undeveloped	I-2 Industrial District
East	Commercial and Undeveloped	HC-2 Highway Commercial District
West	Commercial	I-2 Industrial District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases – than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

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 HC-2 Highway Commercial District to I-2 Industrial District. The site is located on the southwest corner of Louisiana Highway 59 and Marion Lane, north of Koop Drive; Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with commercial and industrial uses.

The subject property is undeveloped and abuts Louisiana Highway 59 to the east, undeveloped property that is zoned I-2 Industrial to the south, and industrial and commercial uses to the west and north. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office, and service uses generally located along major collectors and arterials. The purpose of the requested I-2 Industrial District is to allow for the location of large-scale and highly intense industrial uses along major collectors and arterials.

The reason for the request is to accommodate a proposed office/warehouse.

TABLE 1: ZONING COMPARISON

Zoning	Max Building Size	Max Height	Permitted Uses	Purpose
HC-2	40,000 sq. ft.	60 ft.	Banks; Convenience stores with gas; Drive-in restaurants; Liquor stores; Private Office over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions; Veterinary clinics; Parcel post delivery stations; Mini-warehouse; Commercial kennels; Outdoor storage yards comprised of 50% of land area; Lodging under 100 rooms; Auto repair and service facilities; Auto Sales; Outdoor Retail sales and storage yards; Portable storage containers; Outdoor display of pre-assembles building, pool and playground equipment	To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
I-2	200,000 sq. ft.	45 ft.	Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; 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 rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.	To provide for the location of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.