

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6603 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 4 DAY OF MARCH , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LOUISIANA HIGHWAY 59, NORTH AND SOUTH OF ALPHA BOULEVARD, BEING LOTS 1A, 2A, 3A, 4A, AND 5A; ALPHA INDUSTRIAL PARK; MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 4.24 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT). (WARD 4, DISTRICT 5). (2020-2171-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2171-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF APRIL , 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: FEBRUARY 24 , 2021

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

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

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

## **EXHIBIT "A"**

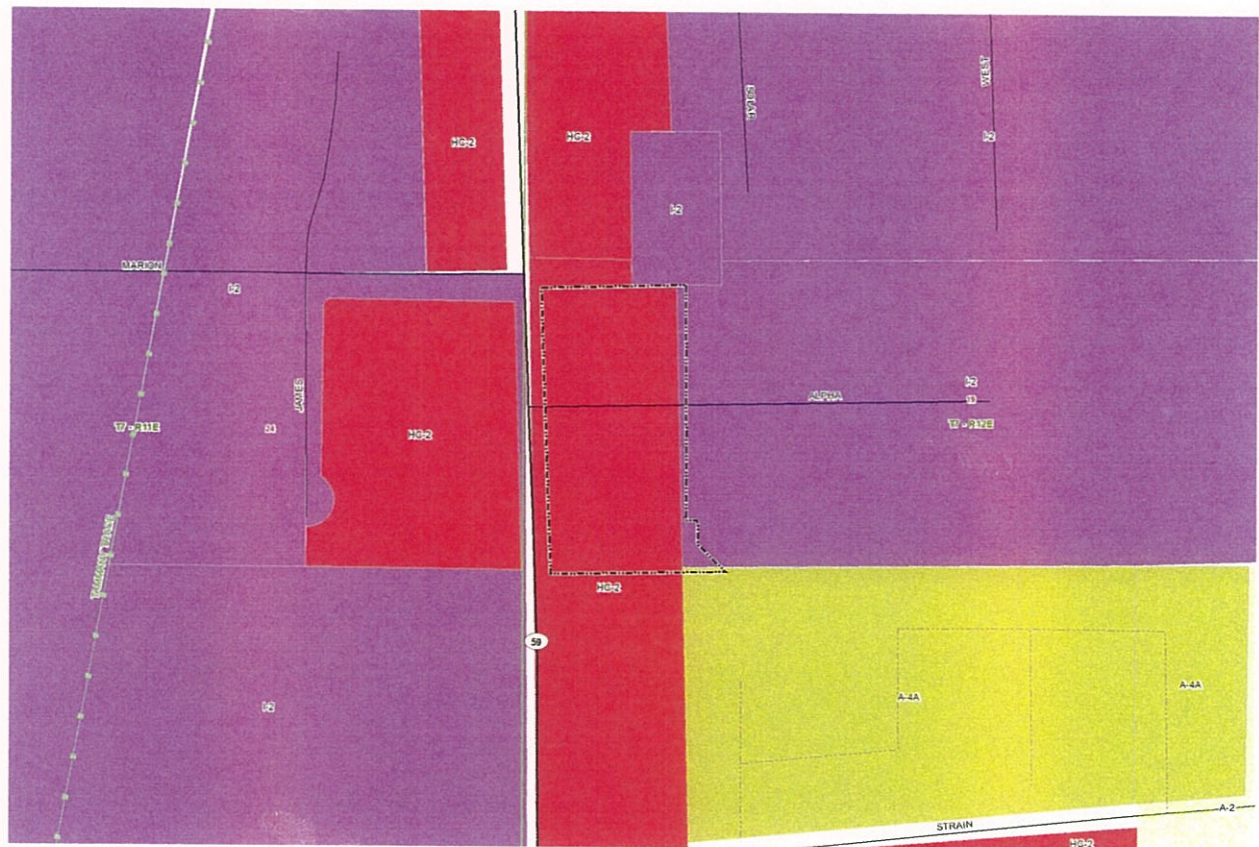
### **2020-2171-ZC**

THAT CERTAIN LOT OR PARCEL OF GROUND, situated in Section 19, Township 7 South, Range 12 East, St. Tammany Parish, State of Louisiana. being more fully described as follows, to wit:

Lots 1A, 2A, 3A, 4A, and 5A of Alpha Industrial Park Subdivision, Phase IIA (containing 4.24 acres, more or less).

All as more fully shown on the Final Plat by John E. Bonneau & Associates, Inc., dated November 16, 2010, bearing Survey No. 2008-08 1 recorded as Map File NO. 4960.

**SIZE:** 4.24 acres













## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** January 25, 2021  
**Case No.:** 2020-2171-ZC  
**Posted:** January 22, 2021

**Meeting Date:** February 2, 2021  
**Determination:** Approved

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#### GENERAL INFORMATION

**PETITIONER:** Jones Fussell, L.L.P. – Jeff Schoen

**OWNER:** MKMHB, LLC – Marilyn Seifert

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

**LOCATION:** Parcels located on the east side of Louisiana Highway 59, north and south of Alpha Boulevard; Mandeville

**SIZE:** 4.24 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

**Type:** State Highway

**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	Commercial and Industrial	HC-2 Highway Commercial District I-2 Industrial District
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	I-2 Industrial District
West	Undeveloped	HC-2 Highway Commercial 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 – Mixed Use/ Light** - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

**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 east side of Louisiana Highway 59, north and south of Alpha Boulevard, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with commercial and industrial uses with various types and levels of activity.

The purpose of the I-2 Industrial District is to allow for the location of highly intense industrial uses along major collectors and arterials. The request to rezone the property to I-2 Industrial District will allow for a more uniform zoning between Louisiana Highway 59 and the Alpha Industrial Subdivision.