

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6750

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

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. FITZGERALD

ON THE 5 DAY OF AUGUST , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LOUISIANA HIGHWAY 434, SOUTH OF INTERSTATE 12, AND NORTH OF CAPPEL ROAD; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 69.33 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) AND I-2 (INDUSTRIAL DISTRICT) TO AN AML (ADVANCED MANUFACTURING AND LOGISTICS DISTRICT) (WARD 7, DISTRICT 7). (2021-2415-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2415-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) and I-2 (Industrial District) to an AML (Advanced Manufacturing and Logistics 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 AML (Advanced Manufacturing and Logistics 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) and I-2 (Industrial District) to an AML (Advanced Manufacturing and Logistics 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 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: JULY 28 , 2021

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

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

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

**Case No.:** 2021-2415-ZC

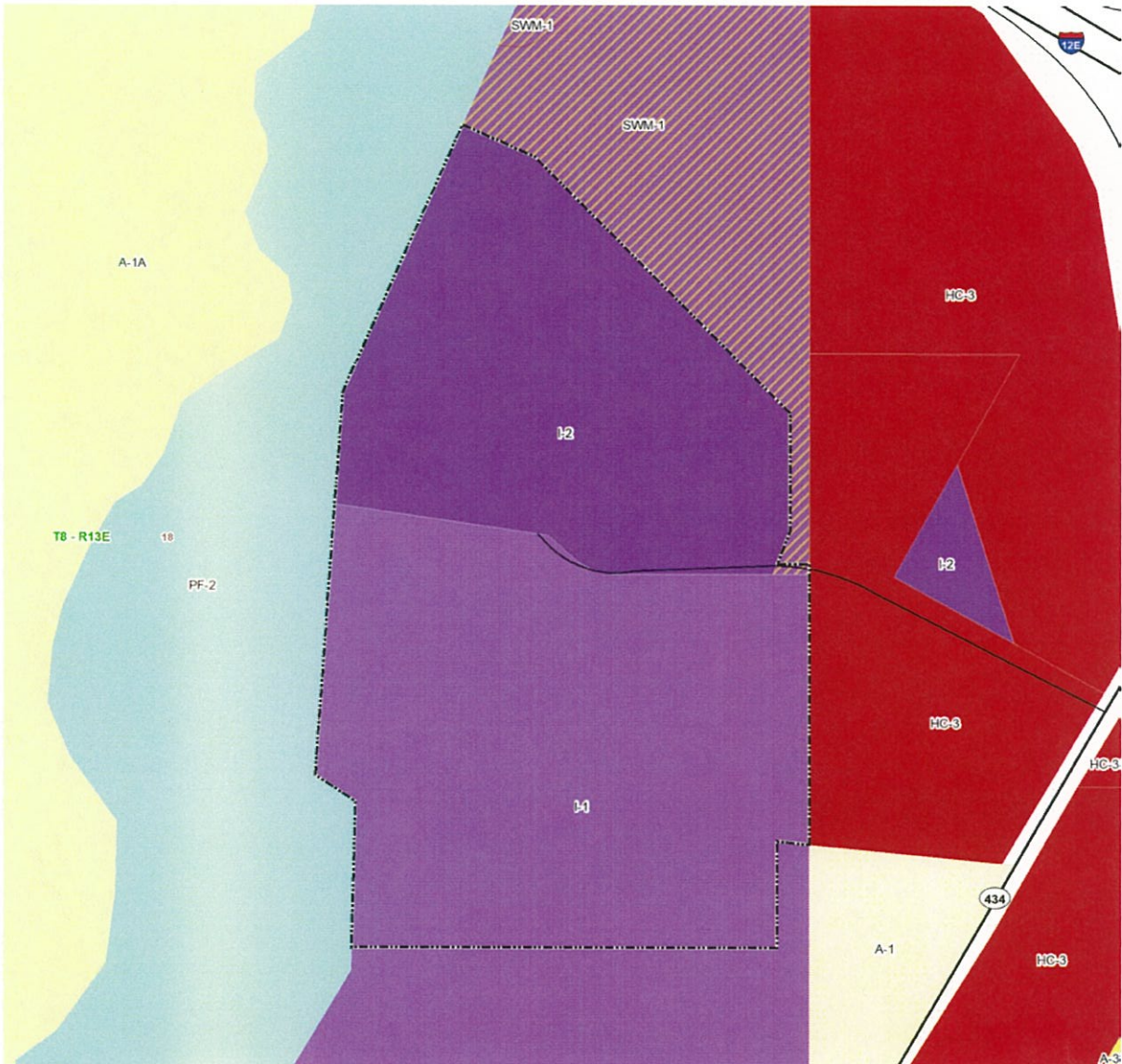
**PETITIONER:** Jeffery Schoen

**OWNER:** Lacombe Business Park, LLC – Christopher Jean

**REQUESTED CHANGE:** From I-1 Industrial District and I-2 Industrial District to AML Advanced Manufacturing and Logistics District

**LOCATION:** Parcel located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe; S18, T8S, R13E; Ward 7, District 7

**SIZE:** 69.33 acres



2021-2415-ZC

APPROVAL:

*[Signature]*

CHAIRMAN PARISH PLANNING COMMISSION

*[Signature]*

SECRETARY PARISH PLANNING COMMISSION

*[Signature]*

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

03-27-2018 5726A

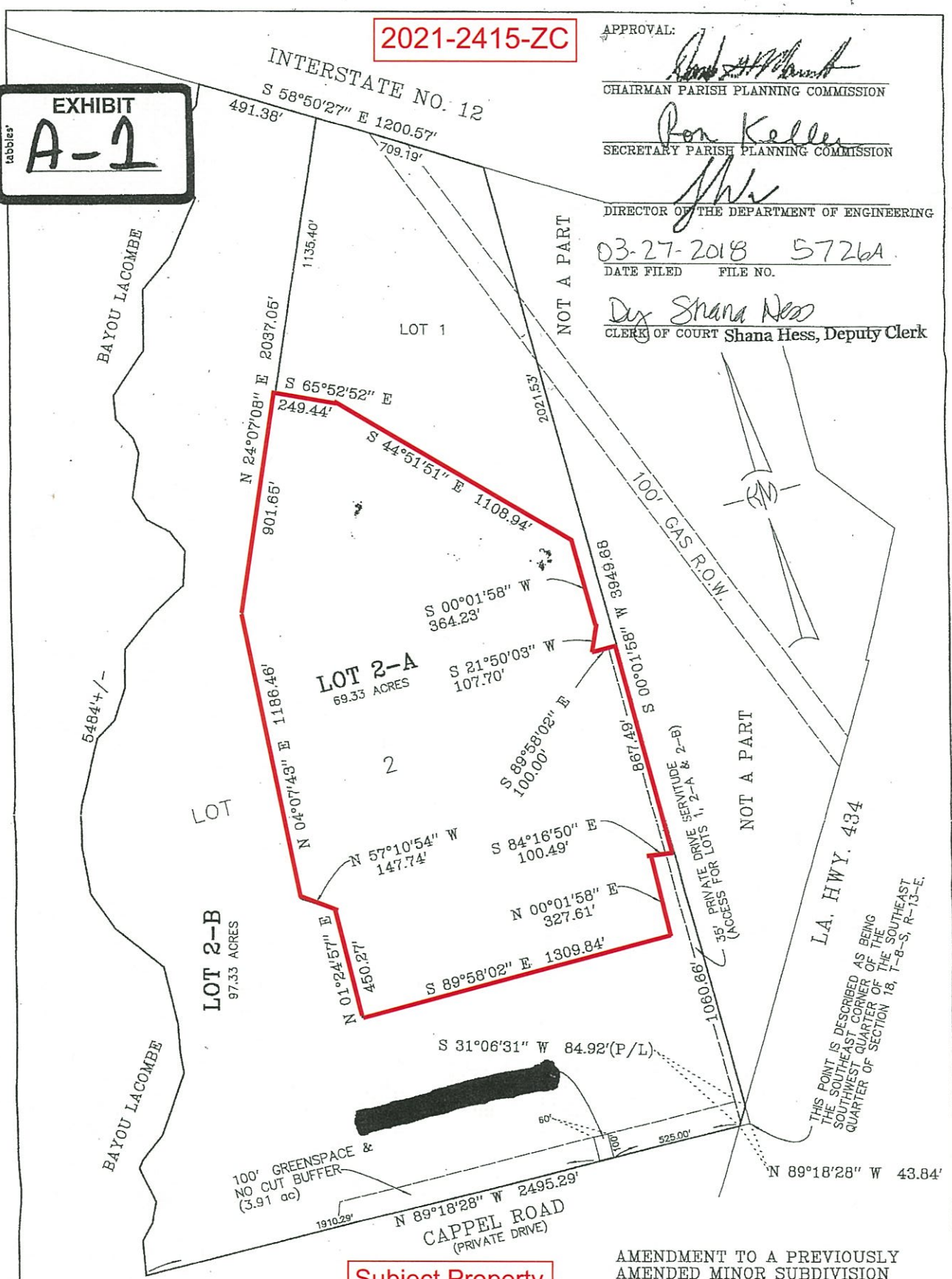
DATE FILED FILE NO.

*[Signature]*

CLERK OF COURT Shana Hess, Deputy Clerk

EXHIBIT  
A-1

tabbles



Subject Property

AMENDMENT TO A PREVIOUSLY AMENDED MINOR SUBDIVISION

(PREVIOUSLY AMENDED MINOR SUBDIVISION RECORDED AT ST. TAMMANY PARISH CLERK OF COURT'S OFFICE ON 11-24-2014 AS MAP FILE NO. 5324D)

PLAT TO AMEND AN EXISTING MINOR SUBDIVISION, TO INCLUDE A 60' WIDE ACCESS TROUGH A NO CUT BUFFER/GREENSPACE AREA ON LOT 2-B. ALL IN SECTION 18, T-8-S, R-13-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LA.

PREPARED FOR:  
Lacombe Business Park, LLC, & Ian Somerhalder Foundation

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 400'  
DATE: 01-10-18  
DRAWN: DRJ  
JOB NO.: 03-150  
REVISED:

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & 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.

STATE OF LOUISIANA  
KELLY J. McHUGH  
License No. 4443  
PROFESSIONAL  
*[Signature]*  
3/16/18  
Kelly J. McHugh, REG. NO. 4443

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.

A-3

7

8

A-2

I-2

KRENTEL

I-1

HC-3

12

SWM-1

SWM-1

A-2

A-1A

HC-3

17

I-2

18

I-2

PF-2

HC-3

HC-3

I-1

HC-3

CAPPEL

LITTLE DIXIE RANCH

A-3

20

434

434

MISS LOU

A-1

19

A-2

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2415-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffery Schoen
OWNER: Lacombe Business Park, LLC -- Christopher Jean
REQUESTED CHANGE: From I-1 Industrial District and I-2 Industrial District to AML Advanced Manufacturing and Logistics District
LOCATION: Parcel located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe; S18, T8S, R13E; Ward 7, District 7
SIZE: 69.33 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 Lane Asphalt Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, and West with corresponding land use and zoning details.

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.

Single Family Residential -- Conservation - These planned districts would include clustered single-family residential uses, at a density -- within the overall tract -- which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential -- Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-1 Industrial District and I-2 Industrial District to AML Advanced Manufacturing and Logistics District. The site is located on the west side of Louisiana Highway 434, south of Interstate 12, and north of Cappel Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes single-family residential uses and conservation areas.

The 69.33-acre subject property is currently undeveloped and is split zoned I-1 Industrial District and I-2 Industrial District. The petitioned property obtained these zoning classifications in a 2012 rezoning request which rezoned 215.76 acres of property along the south side of Interstate 12 and Highway 434 to accommodate a more commercial and industrial zoning pattern (ZC12-07-064). The property is south of the existing Coastal Environmental Services waste management operation and is otherwise flanked by undeveloped property. It should be noted that a large 67-acre tract of land which is zoned PF-2 Public Facilities abuts the subject property to the west, acting as a buffer between the petitioned property and Bayou Lacombe. Although not governed by the St. Tammany Parish Unified Development Code, this 67-acre tract has been placed under a deed restriction which prohibits development and requires the property to "always be maintained a greenspace in it's natural state" (Instrument # 1878279). In addition, the property also abuts 29.7 acres which is zoned I-1 Industrial District to the south but which has been placed into conservation easements to "assure that the property will be retained forever predominantly in its natural, scenic, and open space condition" (Instrument #'s 2244483 and 2244486).

Case No.: 2021-2415-ZC

The purpose of the existing I-1 Industrial District and the I-2 Industrial Districts are to allow for the location of large scale highly intense industrial uses. The purpose of the requested AML Advanced Manufacturing and Logistics District is to provide for the location of very large-scale facilities for the research and development, manufacturing, and transportation and logistics industries. While the I-2 Industrial District and the AML Advanced Manufacturing and Logistics District both allow for manufacturing uses, the allowable uses within the AML District are primarily focused on research, development and manufacturing. A change in zoning will allow for similar permitted uses with an added emphasis on research and development.

The reason for the request is to allow for a warehouse and distribution center.

<b>Zoning Change Request</b>				
<b>Zoning Classifications</b>	<b>Max Building Size</b>	<b>Max Lot Coverage</b>	<b>Max Height</b>	<b>Allowable Uses</b>
<b>I-1 Industrial District</b>	40,000 sq. ft.	Not to exceed 50%	45 ft.	Radio and television studios and broadcasting stations; Auto body shops (minimum standards apply); Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation (Minimum standards for contractor's yards apply); Welding shops (greater than 3,000 square feet); 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.
<b>I-2 Industrial District</b>	2000,000 sq. ft.	Not to exceed 50%	45 ft.	Any permitted use under an I-1 district; 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.
<b>AML Advanced Manufacturing and Logistics District</b>	1,000,000 sq. ft.	Not to exceed 50%	100 ft.	Aeronautics and aerospace research, development and manufacturing; Automotive research, development and manufacturing; Computer, electrical and electronics research, development and manufacturing; Data centers and data warehousing; Distribution and warehousing facilities; Durable goods manufacturing; Food products processing and manufacturing; Furniture manufacturing; Garment manufacturing; Glass, plastic and paint research, development and manufacturing; Hydraulics and robotics research, development and manufacturing; Pharmaceutical and medical research, development and manufacturing; Software development and programming; Scientific research and development services; General offices and services which provide support to any of the permitted uses