

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6936

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

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 7 DAY OF APRIL , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHERN BOUNDARY OF INTERSTATE 12 AND LOUISIANA HIGHWAY 1088, WHICH FLANKS THE NORTH, EAST, AND WESTERN BOUNDARIES OF THE EXISTING WADSWORTH PLANNED UNIT DEVELOPMENT; MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 826.74 ACRES OF LAND MORE OR LESS, FROM ITS A-2 (SUBURBAN DISTRICT), A-3 (SUBURBAN DISTRICT), A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND PBC-1 (PLANNED BUSINESS CAMPUS) TO AN AML (ADVANCED MANUFACTURING AND LOGISTICS DISTRICT) (WARD 4, DISTRICT(S) 5 & 7) (2022-2705-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2022-2705-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 A-2 (Suburban District), A-3 (Suburban District), A-4 (Single-Family Residential District) and PBC-1 (Planned Business Campus) 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 A-2 (Suburban District), A-3 (Suburban District), A-4 (Single-Family Residential District) and PBC-1 (Planned Business Campus) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY, 2022; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MARCH 30, 2022

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_

**EXHIBIT "A"**

**2022-2705-ZC**

A certain parcel of land, lying and situated in Sections 28, 29, 32 & 33, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

**Commence** from an old wood found at the Section corner common to Sections 27, 28, 33 and 34, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run along the Section line common to Sections 33 and 34 South 01 Degrees 54 Minutes 42 Seconds West a distance of 1668.88 feet to a 5/8" iron rod found along the northerly right of way line of Louisiana Highway 1088; Thence run along the northerly right of way line of Louisiana Highway 1088, South 65 Degrees 51 Minutes 00 Seconds West a distance of 1007.70 feet to a 1/2" iron rod found; Thence run South 71 Degrees 13 Minutes 04 Seconds West a distance of 245.51 feet to a 1/2" iron rod found; Thence run along a curve to the right, a radius of 2330.00 feet, an arc length of 529.28 feet, a chord bearing of South 77 Degrees 07 Minutes 34 Seconds West and a chord distance of 528.40 feet to a DOTD post found; Thence run South 87 Degrees 41 Minutes 57 Seconds West a distance of 348.54 feet to a DOTD post found; Thence run along a curve to the left, a radius of 2435.82 feet, an arc length of 320.13 feet, a chord bearing of South 79 Degrees 52 Minutes 19 Seconds West and a chord distance of 320.10 feet to a DOTD post found; Thence run South 79 Degrees 07 Minutes 19 Seconds West a distance of 209.42 feet to a DOTD post found; Thence run along a curve to the left, a radius of 2455.82 feet, an arc length of 189.79 feet, a chord bearing of South 68 Degrees 59 Minutes 25 Seconds West and a chord distance of 189.75 feet to a point; Thence departing the northerly right of way line of Louisiana Highway 1088, run North 01 Degrees 11 Minutes 40 Seconds East a distance of 2420.97 feet to a 1/2" iron rod found; Thence run South 89 Degrees 44 Minutes 26 Seconds West a distance of 2753.69 feet to an old wood found at the Section corner common to Sections 28, 29, 32 & 33, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana; Thence run South 01 Degrees 39 Minutes 52 Seconds East a distance of 2432.40 feet to a 1/2" iron rod found on the northerly right of way line of Interstate Highway 12; Thence run along the northerly right of way line of Interstate Highway 12 North 58 Degrees 03 Minutes 12 Seconds West a distance of 3215.89 feet to a set 1/2" iron rod; Thence departing the northerly right of way line of Interstate Highway 12 run North 00 Degrees 36 Minutes 22 Seconds West a distance of 718.17 feet to a set 1/2" iron rod; Thence run South 89 Degrees 44 Minutes 49 Seconds West a distance of 442.92 feet to a point; Thence run North 00 Degrees 31 Minutes 15 Seconds West a distance of 1334.99 feet to a point; Thence run North 89 Degrees 42 Minutes 13 Seconds East a distance of 3110.73 feet to a 1/2" iron rod set; Thence run North 00 Degrees 26 Minutes 02 Seconds West a distance of 1337.68 feet to a 1/2" iron rod set; Thence run North 00 Degrees 26 Minutes 02 Seconds West a distance of 1337.68 feet to a 1/2" iron rod set; Thence run North 89 Degrees 45 Minutes 24 Seconds East a distance of 5461.68 feet to a 1/2" iron rod set; Thence run South 00 Degrees 34 Minutes 46 Seconds East a distance of 1329.71 feet to a 1/2" iron rod set; Thence run South 00 Degrees 34 Minutes 46 Seconds East a distance of 2659.43 feet and back to **the Point of Beginning**.

Said parcel contains **826.74 acres of land more or less**, lying and situated in Sections 28, 29, 32 & 33, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2022-2705-ZC

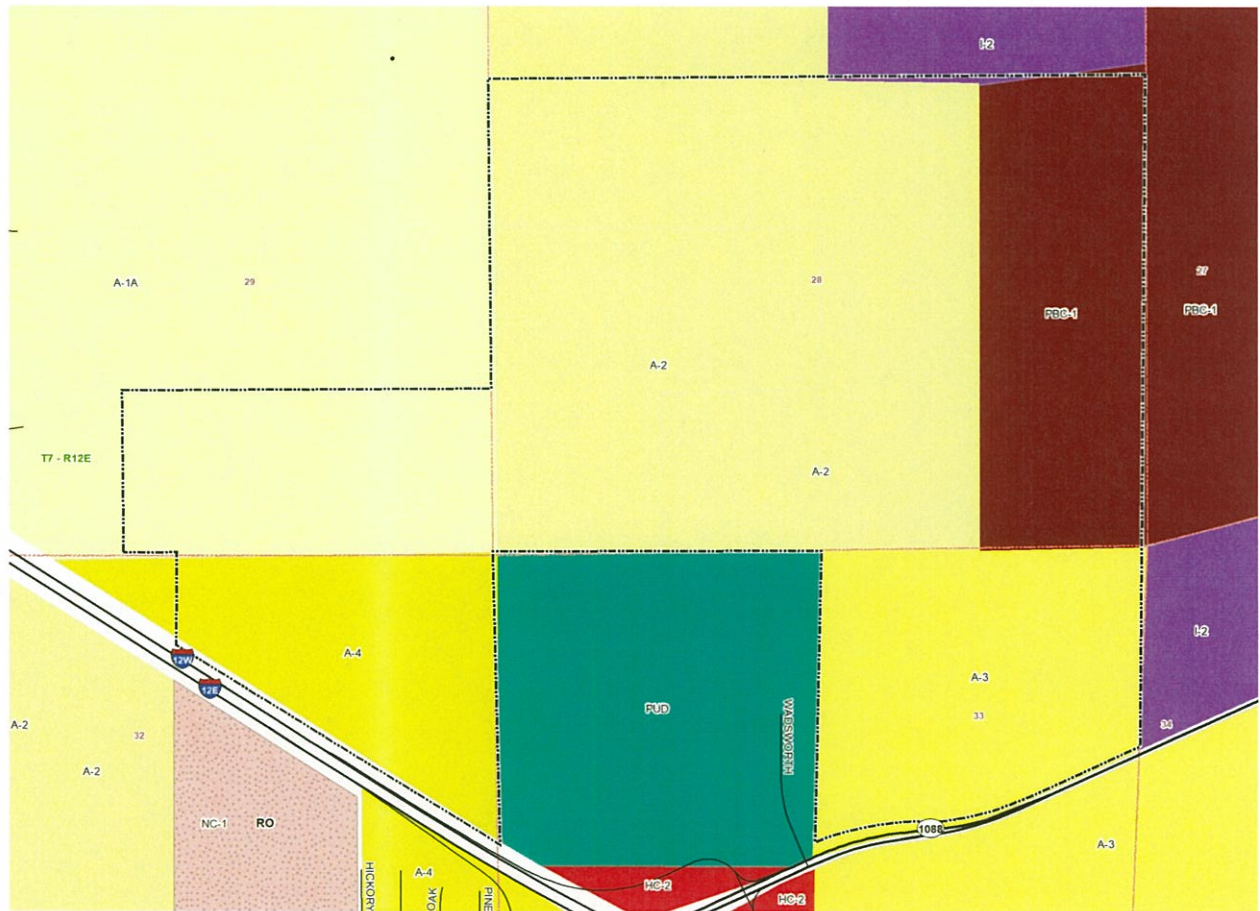
**PETITIONER:** John Crosby

**OWNER:** Abiquiu Holding Company LLC – Paul Rees; Alamosa Holdings, LLC – Paul Rees; William G Meiners, et. al. – William G. Meiners; McEnergy Properties, LLC – Peter Michael McEnergy; St Tammany Land Co., LLC – William Rudolf; P&F Lumber Company (2000), LLC – Edward B. Poitevent, II; PF Monroe Properties, LLC – J. Edgar Monroe Foundation, Manager; Markle Interests, LLC – Robin Markle Rockwell, Manager; Crosby Development Company, LLC – John Crosby; Crosby-McEnergy Development, LLC – John Crosby

**REQUESTED CHANGE:** From A-2 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District and PBC-1 Planned Business Campus District TO AML Advanced Manufacturing and Logistics District

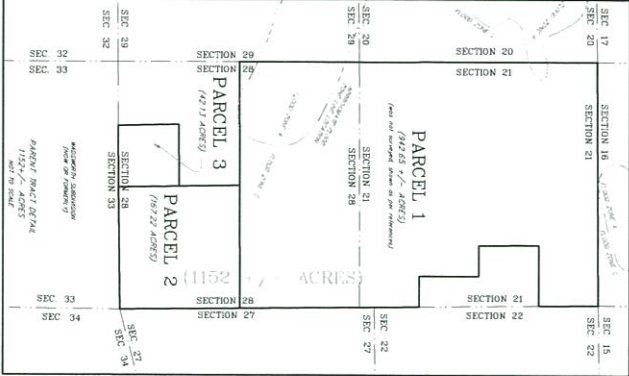
**LOCATION:** Property located on the northern boundary of Interstate 12 and Louisiana Highway 1088, which flanks the north, east, and western boundaries of the existing Wadsworth Planned Unit Development; Mandeville; S28, S29, S32, and S33, T7S, R12E; Ward 4, Districts 5 & 7

**SIZE:** 826.7 Acres as Amended



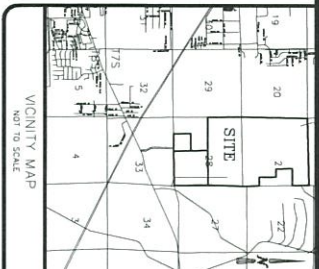
**GENERAL NOTES**

1) THE LOCATION OF ALL STRUCTURES AND RECORD DRAWINGS PROVIDED ON THIS MAP ARE BASED ON THE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED.



**PARCEL 1**  
 (792.63 +/- ACRES)  
 (SEE PARCEL PROJECT SHEET)

**2022-2705-ZC**



**Curve Table**

Curve #	Length	Radius	Delta	Delta Direction	Chord Length
C1	112.81	170.00	38.01°E	N48°46'03"E	110.95
C2	48.02	150.00	38.93°E	N47°22'17"E	80.07
C3	291.22	10.00	84.90°E	S89°32'11"E	172.24
C4	134.00	20.00	60.00°E	S79°27'41"W	130.00
C5	48.50	100.00	38.93°E	S48°41'14"W	47.18

**Line Table**

Line #	Bearing	Length
L1	S89°44'35"W	255.03
L2	S59°44'29"W	70.00
L3	N89°44'35"W	110.00
L4	N89°44'35"W	110.00
L5	S89°44'35"W	255.03
L6	N47°22'17"E	431.97

**APPROVED:**  
 STATEMENT OF PLANNING COMMISSION: DATE \_\_\_\_\_  
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**CERTIFICATION**

I, CERTIFY THAT THE PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS MINOR SUBDIVISION MAP AND RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE LOCATIONS SHOWN ON THESE RECORD DRAWINGS AND RECORD DRAWINGS PROVIDED.

DATE: 10/26/21  
 DRAWN BY: J. BURKES  
 CHECKED BY: J. BURKES  
 Dwg. No.: 20210644  
 SHEET: 1 OF 2

**A MINOR SUBDIVISION MAP OF 1152+/- ACRES INTO PARCELS 1, 2 & 3 SITUATED IN SECTIONS 21 & 28, T-12-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**

McENERY PROPERTIES, L.L.C.

DESCRIPTION: DATE BY: 10/27/21

**J.V. Burkes & Associates, Inc.**  
 SURVEYING • ENGINEERING • ENVIRONMENTAL

1600 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbossc@burkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154

**STATE OF LOUISIANA**  
 DANIEL J. POCHÉ  
 REG. NO. 500  
 Daniel J. Poché  
 State Surveyor  
 LA REG-NO-5008

2022-2705-ZC

PF-1

A-1

PF-1

I-2

PF-2

A-2

I-2

A-2

28

27

A-1A

29

2022-2705-ZC

PBC-1

PBC-1

A-2

T7 - R12E

A-4

PUD

A-3

I-2

32

A-2

NC-1

NC-1

33

HC-2

34

ELM

ELM

SESSA  
HICKORY

CYPRESS

OAK

PINE

A-4

A-2 LORETTA

HC-2

A-3

NC-4

NC-4

A-2

PBC-1

NC-4

NC-4

NC-2

OSCAR

OSCAR

A-3

PUD

A-2

3

GREENRIDGE

A-3

A-2

MULBERRY

HERMAN

MAPLE

T8 - R12E

5

A-4

VALLEY

MESA

DESERT

MOUNTAIN

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** February 23, 2022

**Case No.:** 2022-2705-ZC

**Posted:** February 18, 2022

**Meeting Date:** March 2, 2022

**Determination:** Approved As Amended to include 826.7 acres

**GENERAL INFORMATION**

**PETITIONER:** John Crosby

**OWNER:** Abiquiu Holding Company LLC – Paul Rees; Alamosa Holdings, LLC – Paul Rees; William G Meiners, et. al. – William G. Meiners; McEnery Properties, LLC – Peter Michael McEnery; St Tammany Land Co., LLC – William Rudolf; P&F Lumber Company (2000), LLC – Edward B. Poitevent, II; PF Monroe Properties, LLC – J. Edgar Monroe Foundation, Manager; Markle Interests, LLC – Robin Markle Rockwell, Manager; Crosby Development Company, LLC – John Crosby; Crosby-McEnery Development, LLC – John Crosby

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**SIZE:** 833.45 acres

**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	Undeveloped	A-1A Suburban District, A-2 Suburban District, & I-2 Industrial District
South	Interstate 12 & Wadsworth PUD Planned Unit Development	PUD Planned Unit Development
East	Undeveloped	PBC-1 Planned Business Campus & I-2 Industrial District
West	Residential	A-1A Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Timber** – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

**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.

**Mixed Use – Commercial – Conservation** - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District and PBC-1 Planned Business Campus District TO AML Advanced Manufacturing and Logistics District. The site is located on the northern boundary of Interstate 12 and Louisiana Highway 1088, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as timber land and a Mixed Use Planned District.

The subject property consists of 833.45 acres of property which is currently managed for the production of timber. A utility corridor crosses the southwest portion of the site which has predominate access along Louisiana Highway 1088. A majority of the site is zoned to accommodate single-family residential uses and roughly 15% of the property is zoned PBC-1 Planned Business Campus (see Table 1). Almost all of the site is surrounded by undeveloped property.

The purpose of the requested AML Advanced Manufacturing and Logistics District is to provide for the location of large-scale facilities for research and development, manufacturing, and transportation and logistics. A change in zoning will provide a compatible location of manufacturing and logistics industries in an area of the Parish that is largely undeveloped but is supported by major transportation routes.

<b>Zoning District Site and Structure Comparison</b>			
	<b>Max Density</b>	<b>Allowable Uses</b>	<b>Purpose</b>
<b>Existing A-2 Suburban District</b>	1 unit per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment on large, multi-acre lots.
<b>Existing A-3 Suburban District</b>	2 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
<b>Existing A-4 Single-Family Residential District</b>	4 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide single-family residential dwellings in a setting of moderate urban density.
<b>Existing PBC-1 Planned Business Campus District</b>	Not to exceed 50% of the total area of the lot	Mid-rise office and residential buildings; Hotels, motels and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding restaurants; Mixed use centers	To provide for Class A office space with supporting uses in a campus-type setting.

<b>Proposed AML Advanced Manufacturing and Logistics District</b>	Not to exceed 50% of the total area of the lot	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.	To provide for the location of large-scale facilities for the research and development, and manufacturing and transportation/logistics industries.
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