

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6844 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BINDER

ON THE 2 DAY OF DECEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LOUISIANA HIGHWAY 36, EAST OF ST TAMMANY AIRPORT ROAD, WEST OF REBIRD ALLEY ROAD; ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 124 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT). (WARD(S) 4 & 6, DISTRICT 7). (2021-2500-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2500-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JANUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

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

ATTEST:

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

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

Published Introduction: NOVEMBER 25 , 2021

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

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

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

## EXHIBIT "A"

### 2021-2500-ZC

A certain parcel of/and, lying and Situated in Section 14, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 10, 11, 14, and 15, Township 7 South, Range 12 East, go South 89 Degrees 51 Minutes 36 Seconds East a distance of 215.58 feet to a point; Thence South 25 Degrees 52 Minutes 24 Seconds East a distance of 689.10 feet to a point; Thence North 63 Degrees 44 Minutes 00 Seconds East a distance of 150.30 feet to a point Thence South 85 Degrees 22 Minutes 36 Seconds East a distance of 74.21 feet to a point; Thence South 47 Degrees 52 Minutes 07 Seconds East a distance of 167.27 feet to a point; Thence South 69 Degrees 42 Minutes 13 Seconds East a distance of 102.45 feet to a point; Thence North 13 Degrees 32 Minutes 41 Seconds East a distance of 710.90 feet to a point; Thence South 76 Degrees 27 Minutes 19 Seconds East a distance of 300.00 feet to a point; Thence South 13 Degrees 32 Minutes 41 Seconds West a distance of 104.52 feet to a point; Thence South 76 Degrees 27 Minutes 19 Seconds East a distance of 30.00 feet to a point; Thence South 13 Degrees 32 Minutes 41 Seconds West a distance of 1472.98 feet to the POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, go South 25 Degrees 52 Minutes 39 Seconds East for a distance of 441.62 feet to a point; Thence South 89 Degrees 59 Minutes 42 Seconds East for a distance of 2852.33 feet to a point; Thence South 00 Degrees 00 Minutes 15 Seconds West for a distance of 1564.37 feet to a point; Thence South 88 Degrees 48 Minutes 35 Seconds West for a distance of 3536.06 feet to a point; Thence North 13 Degrees 32 Minutes 41 Seconds East a distance of 2093.63 feet back to the POINT OF BEGINNING.

Said parcel contains 123~85 acres of land more or less, lying and situated in Section 14, Town Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2021-2500-ZC

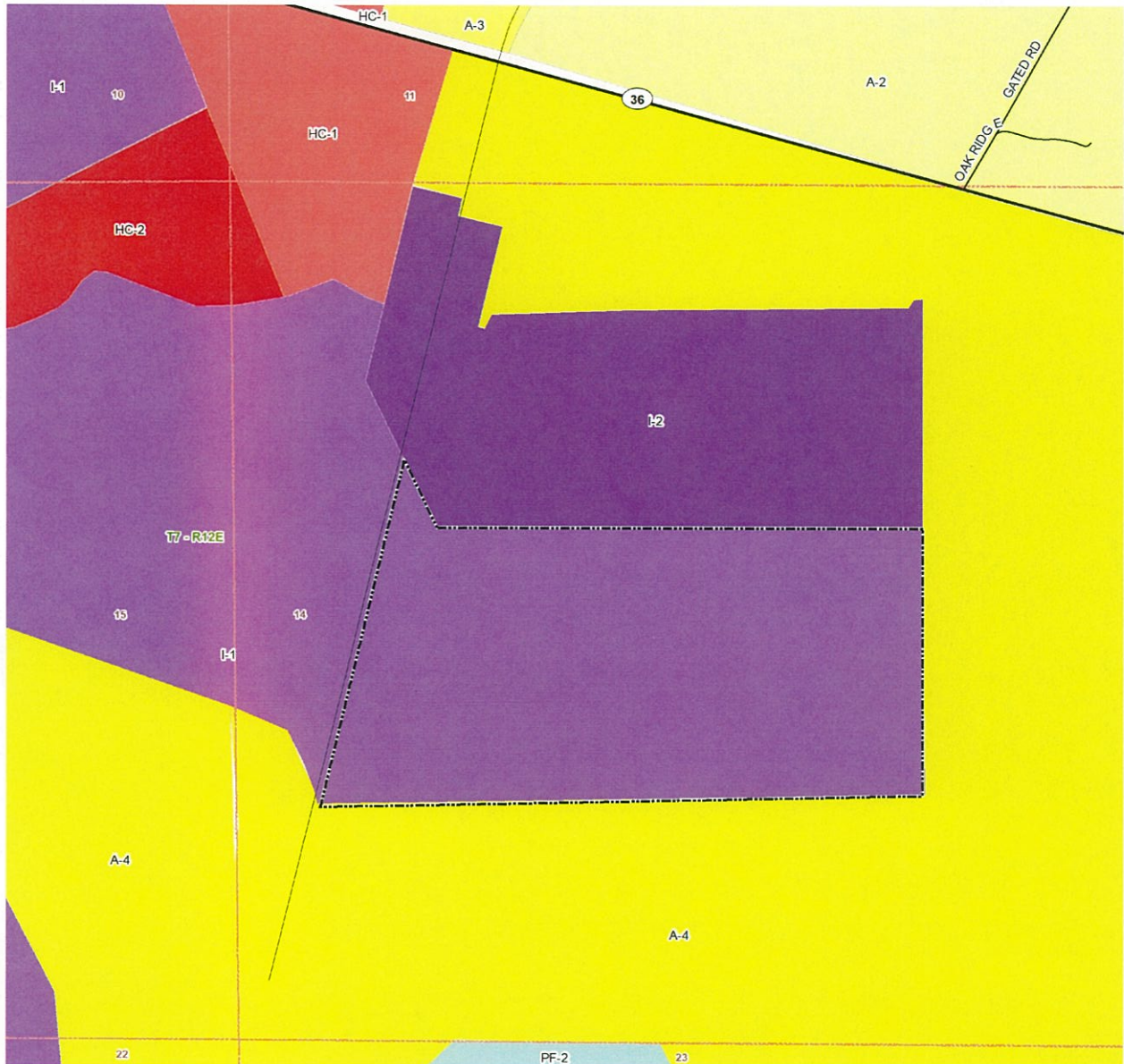
**PETITIONER:** Copart of Louisiana, INC – Matt Strother

**OWNER:** Sod Farm, LLC

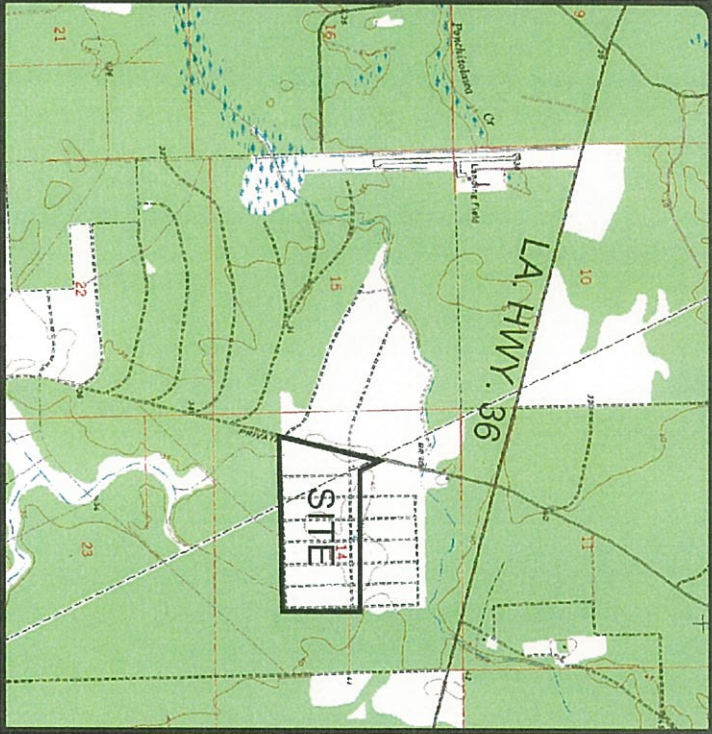
**REQUESTED CHANGE:** From I-1 Industrial District TO I-2 Industrial District

**LOCATION:** Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7

**SIZE:** 124 acres







VICINITY MAP



SCALE:

1" = 500'

DATE:

06.14.2021

DRAWN BY:

RMK

CHECKED BY:

SMB

DWG. NO:

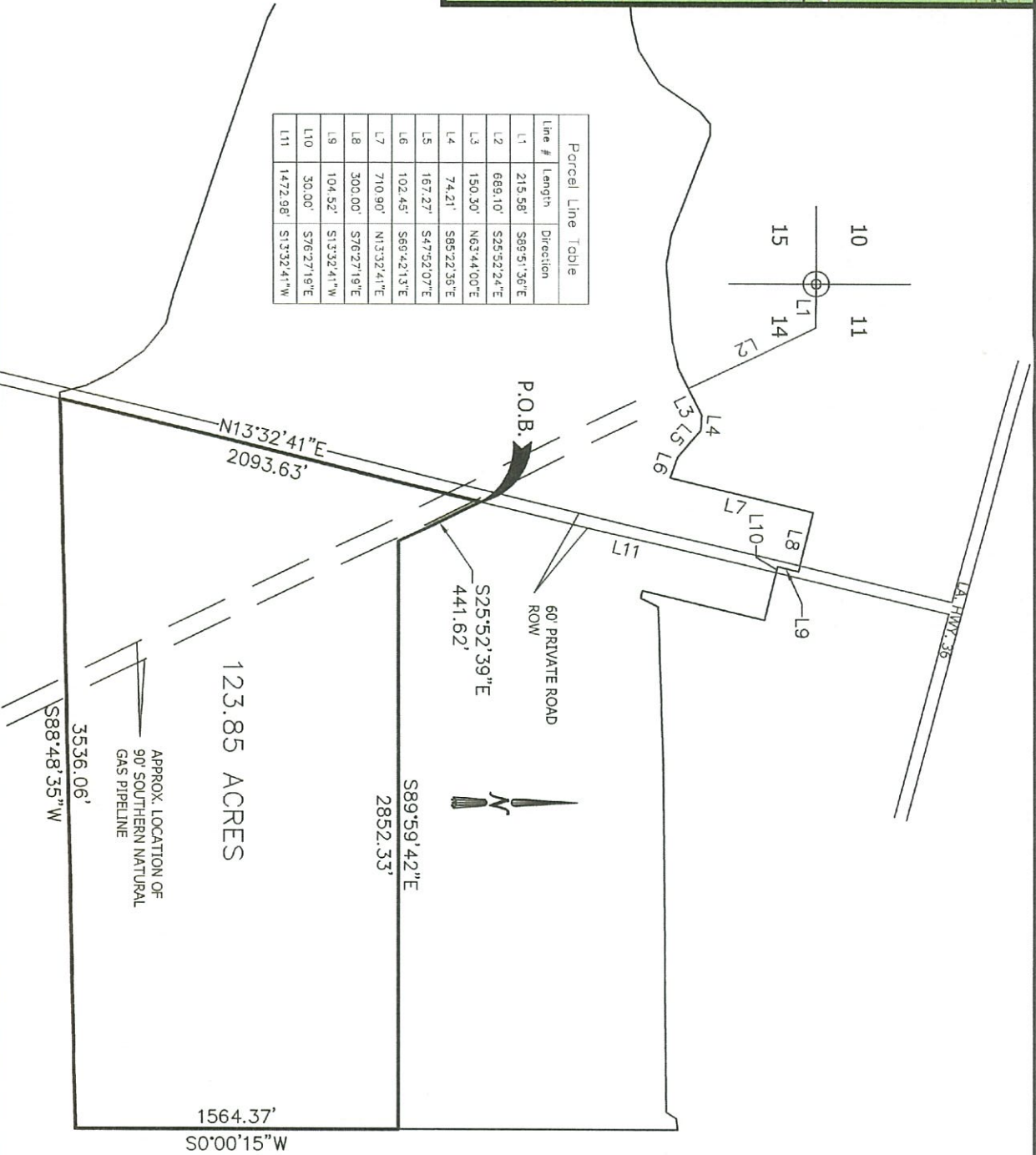
20210332

SHEET

1 OF 1

THIS MAP WAS DONE WITHOUT THE BENEFIT OF ACTUAL FIELD MEASUREMENTS AND IS FOR ZONING PURPOSES ONLY.

Parcel Line Table		
Line #	Length	Direction
L1	215.58'	S89°51'36"E
L2	689.10'	S25°52'24"E
L3	150.30'	N63°44'00"E
L4	74.21'	S85°22'35"E
L5	167.27'	S47°52'07"E
L6	102.45'	S66°42'13"E
L7	710.90'	N13°32'41"E
L8	300.00'	S76°27'19"E
L9	104.52'	S13°32'41"W
L10	30.00'	S76°27'19"E
L11	1472.98'	S13°32'41"W



ZONING MAP OF

A 123.85 ACRE PARCEL OF LAND  
SITUATION IN SECTION 14, T-7-S, R-12-E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL



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Slidell, Louisiana 70458  
E-mail: jvbosco@jvburkes.com

Phone: 985-649-0075

Fax: 985-649-0154

2021-2500-ZC



2021-2500-ZC

A-3

BIRD FARM

HC-1

A-2

11

10

HICKORY HWY

36

GATED RD

OAK RIDGE

HC-1

HC-2

I-2  
TURF FARM

T7 - R12E

15

14

I-1

A-4

TURF FARM

A-4

22

PF-2

23



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** October 5, 2021  
**Case No.:** 2021-2500-ZC  
**Posted:** October 8, 2021

**Meeting Date:** October 19, 2021  
**Prior Determination:** Postponed -September 7, 2021 (Hurricane IDA)  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Copart of Louisiana, INC – Matt Strother  
**OWNER:** Sod Farm, LLC  
**REQUESTED CHANGE:** From I-1 Industrial District TO I-2 Industrial District  
**LOCATION:** Parcel located on the south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs; S14 and S15, T7S, R12E; Wards 4 and 6, District 7  
**SIZE:** 124 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Turf Farm Road:**                      **Type:** Private                      **Road Surface:** 1 Lane Dirt                      **Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDNG LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Sod Farm	I-2 Industrial District
South	Undeveloped	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped	I-1 Industrial District

**EXISTING LAND USE:**

**Existing development:** No                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**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 south side of Louisiana Highway 36, east of St Tammany Airport Road, west of Rebird Alley Road; Abita Springs. The 2025 Future Land Use Plan designates the site to be used for agricultural and residential purposes.

The subject property was rezoned from A-4 Single-Family Residential District to I-1 Industrial District in 2009 (ZC09-09-026) and is currently used as a sod farm. The applicant is requesting to rezone the property to I-2 Industrial District to accommodate outdoor storage uses with limited duration. A change in zoning will allow large-scale industrial uses with a general emphasis on manufacturing.

<b>Zoning Comparison</b>		
<b>Zoning Classification</b>	<b>Max Building Size</b>	<b>Allowable Uses:</b>
Existing I-1 Industrial District	40,000 sq. ft.	Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; 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
Proposed I-2 Industrial District	200,000 sq. ft.	Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & 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