

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6838                      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 NORTH SIDE OF SLOAT ROAD, EAST OF WEST STREET, AND WEST OF VINCENT ROAD; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 3.977 ACRES OF AND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT). (WARD 9, DISTRICT 14). (2021-2451-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2451-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-3 (Suburban 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 A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

### 2021-2451-ZC

A certain parcel of land, lying and situated in Section 9, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Quarter Section corner common to Sections 9 & 10, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 64 Degrees 45 Minutes 00 Seconds West a distance of 1161.60 feet to a ½" iron rod found; Thence run North 57 Degrees 30 Minutes 14 Seconds West a distance of 189.97 feet to a point; Thence run North 02 Degrees 02 Minutes 55 Seconds West a distance of 17.06 feet to a 1" iron pipe found; Thence run South 89 Degrees 35 Minutes 11 Seconds West a distance of 55.27 feet to a point on the east edge of Vincent Street; Thence run along said east edge of Vincent Street the following calls: South 15 Degrees 58 Minutes 48 Seconds West a distance of 38.85 feet to a point; South 28 Degrees 41 Minutes 02 Seconds West a distance of 339.65 feet to a point; South 34 Degrees 51 Minutes 33 Seconds West a distance of 87.90 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** run along said east edge of Vincent Street the following calls: South 34 Degrees 51 Minutes 33 Seconds West a distance of 67.91 feet to point; South 30 Degrees 56 Minutes 38 Seconds West a distance of 132.24 feet to point; South 29 Degrees 51 Minutes 48 Seconds West a distance of 43.24 feet to point; South 40 Degrees 13 Minutes 25 Seconds West a distance of 3.24 feet to a point; South 50 Degrees 35 Minutes 17 Seconds West a distance of 46.34 feet to a point; South 47 Degrees 41 Minutes 31 Seconds West a distance of 1.62 feet to a point; South 44 Degrees 47 Minutes 45 Seconds West a distance of 41.87 feet to a point; South 35 Degrees 43 Minutes 09 Seconds West a distance of 6.46 feet to a point; South 26 Degrees 38 Minutes 32 Seconds West a distance of 81.65 feet to a point; South 13 Degrees 16 Minutes 16 Seconds West a distance of 17.60 feet to a point; South 00 Degrees 46 Minutes 39 Seconds East a distance of 37.71 feet to a point on the south side of Sloat Road; Thence run along said south side of Sloat Road North 89 Degrees 30 Minutes 30 Seconds West a distance of 61.06 feet to a point; Thence run South 89 Degrees 03 Minutes 33 Seconds West a distance of 384.05 feet to a point in West Street; Thence run in West Street North 00 Degrees 07 Minutes 27 Seconds West a distance of 374.24 feet to a point; Thence run North 88 Degrees 13 Minutes 13 Seconds East a distance of 170.41 feet to a point; Thence run South 00 Degrees 49 Minutes 26 Seconds East a distance of 114.08 feet to a point; Thence run North 85 Degrees 55 Minutes 15 Seconds East a distance of 153.88 feet to a found fence post; Thence run North 05 Degrees 22 Minutes 18 Seconds West a distance of 120.38 feet to a found fence post; Thence run South 85 Degrees 51 Minutes 59 Seconds West a distance of 59.20 feet to a point; Thence run North 00 Degrees 49 Minutes 26 Seconds West a distance of 7.81 feet to

a point; Thence run North 89 Degrees 10 Minutes 34 Seconds East a distance of 109.22 feet to a point; Thence run North 00 Degrees 17 Minutes 19 Seconds West a distance of 9.16 feet to a point; Thence run North 89 Degrees 00 Minutes 44 Seconds East a distance of 105.66 feet to a found metal stab; Thence run North 86 Degrees 52 Minutes 52 Seconds East a distance of 160.37 feet to a found fence post; Thence run North 88 Degrees 09 Minutes 28 Seconds East a distance of 36.59 feet to a found fence post; Thence run South 55 Degrees 08 Minutes 27 Seconds East a distance of 24.60 feet and back to the **Point of Beginning**.

Said parcel contains **3.977 acres of land more or less**, lying and situated in Section 9, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

### LESS AND EXCEPT:

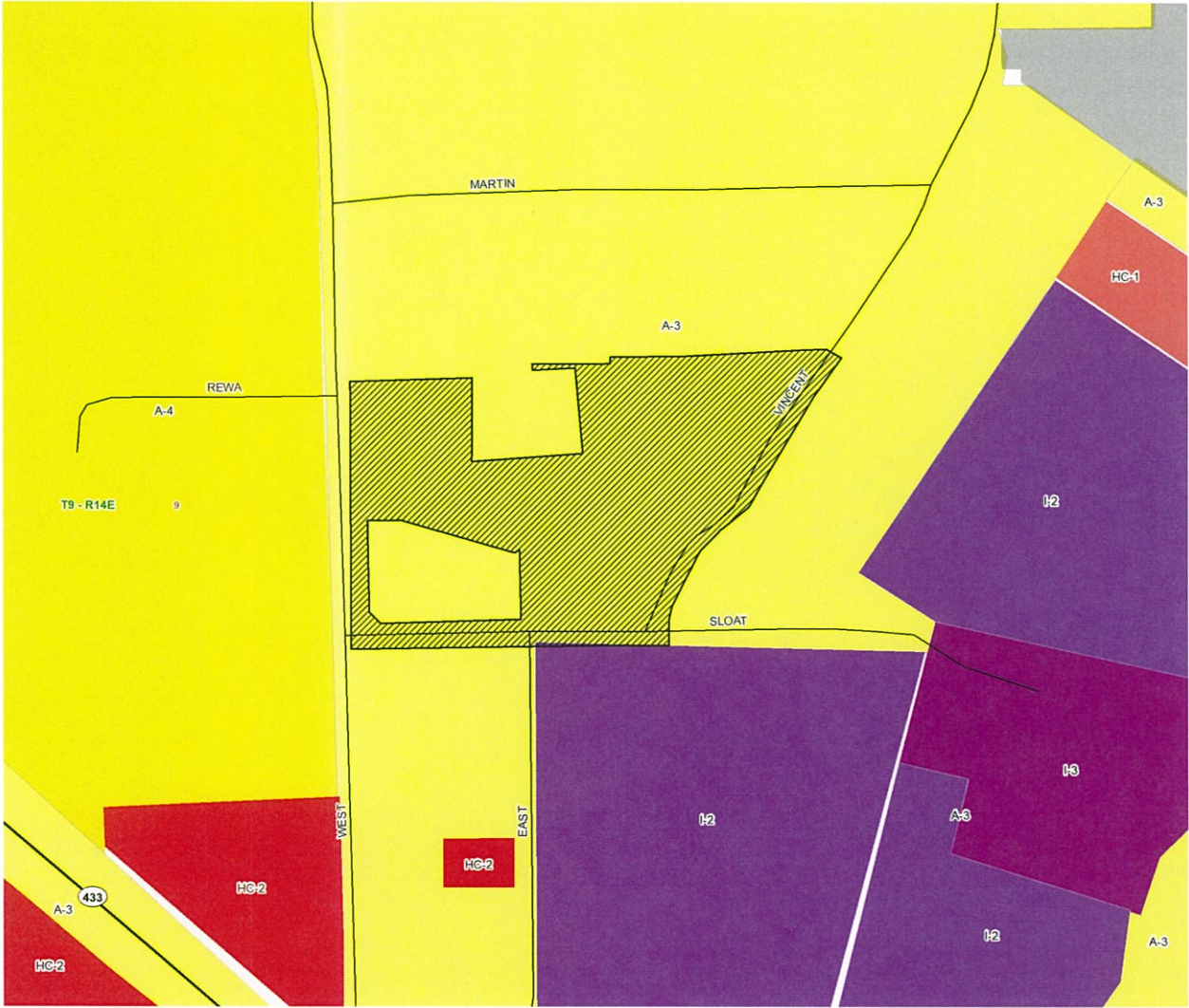
A certain parcel of land, lying and situated in Section 9, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Quarter Section corner common to Sections 9 & 10, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 58 Degrees 58 Minutes 10 Seconds West a distance of 2253.31 feet to a point on the northerly right of way line of Sloat Road and the **Point of Beginning**.

From the **Point of Beginning** run along said northerly right of way line of Sloat Road South 88 Degrees 03 Minutes 22 Seconds West a distance of 198.04 feet to a point on the easterly right of way line of West Street; Thence run along said easterly right of way line of West Street North 45 Degrees 29 Minutes 26 Seconds West a distance of 23.51 feet to a point; Thence run North 00 Degrees 51 Minutes 06 Seconds West a distance of 127.40 feet to a point; Thence leaving said easterly right of way line of West Street North 89 Degrees 05 Minutes 11 Seconds East a distance of 47.50 feet to point; Thence run South 74 Degrees 27 Minutes 34 Seconds East a distance of 167.55 feet to a point; Thence run North 51 Degrees 16 Minutes 23 Seconds East a distance of 8.08 feet to a point; Thence run South 00 Degrees 51 Minutes 06 Seconds East a distance of 97.98 feet and back to the **Point of Beginning**.

Said parcel contains **0.604 acres of land more or less**, lying and situated in Section 9, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2021-2451-ZC  
**PETITIONER:** Michael Breeding  
**OWNER:** Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer  
**REQUESTED CHANGE:** From A-3 Suburban District to I-2 Industrial District  
**LOCATION:** Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14  
**SIZE:** Amended to 3.977 acres

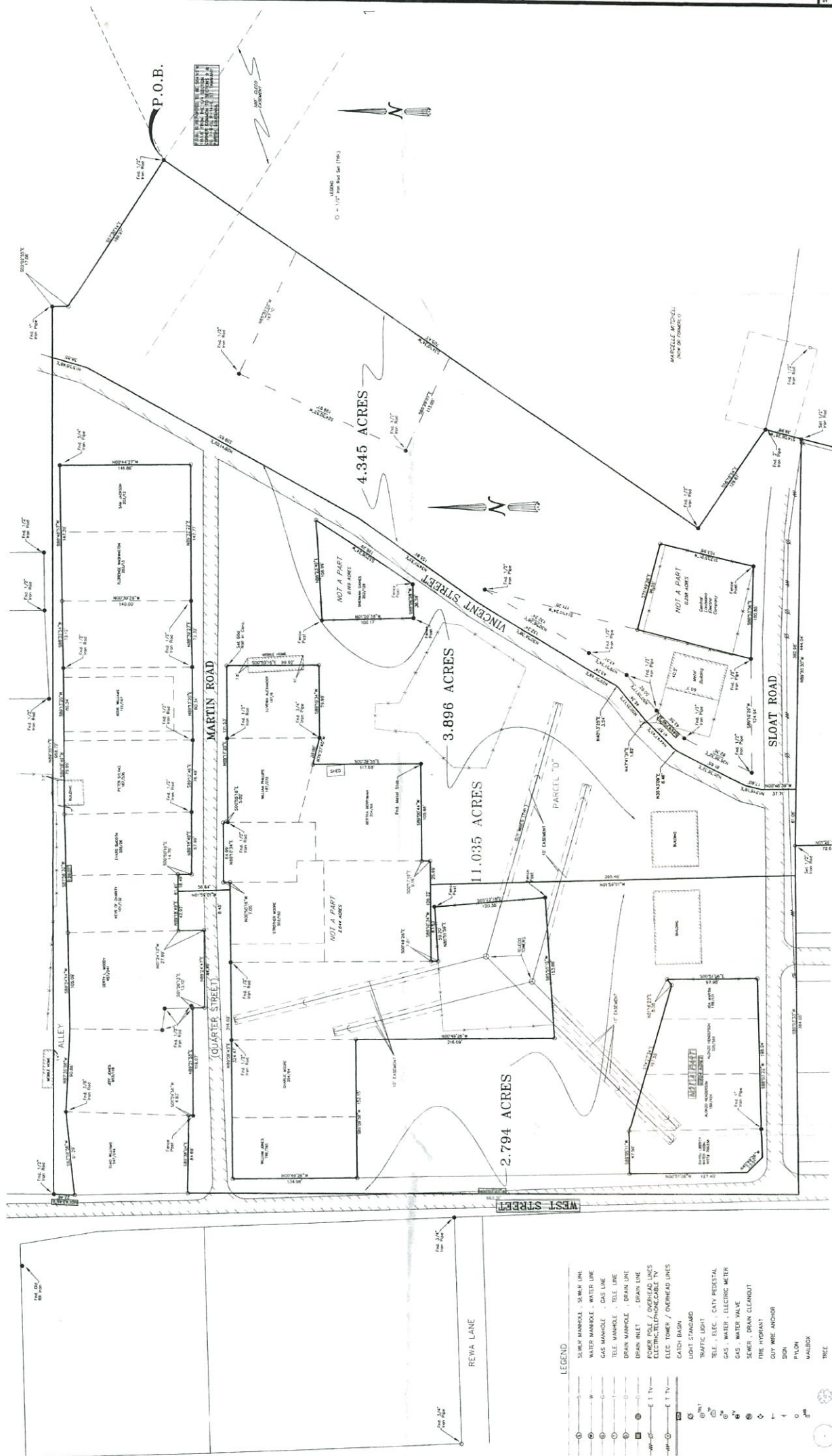






GENERAL NOTES  
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON  
UNDERGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SUBMITTER.  
LOCATIONS SHOWN HEREON ARE NOT TO BE CONSIDERED AS GUARANTEED OR  
WARRANTED. THE SUBMITTER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY  
OF THE INFORMATION PROVIDED. THE SUBMITTER ASSUMES ALL RESPONSIBILITY FOR  
THE SURETY TO LOCATE BARRIED UTILITIES ON STRUCTURES.  
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS  
PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.  
FLOOD ZONE: A7, BASE FLOOD ELEVATION: 5'.  
DATE: 04/27/1999

2021-2451-ZC



- LEGEND
- SEWER MANHOLE - SEWER LINE
  - WATER MANHOLE - WATER LINE
  - GAS MANHOLE - GAS LINE
  - TELE MANHOLE - TELE LINE
  - DRAIN MANHOLE - DRAIN LINE
  - POWER POLE / OVERHEAD LINES
  - ELECTRIC TOWER / OVERHEAD LINES
  - CATCH BASIN
  - LIGHT STANDARD
  - TRAFFIC LIGHT
  - TELE. ELEC. CATH. PRESTAL
  - GAS - WATER - ELECTRIC METER
  - GAS - WATER VALVE
  - SEWER - DRAIN CLEANOUT
  - FIRE HYDRANT
  - GUY WIRE AND/OR
  - PAVING
  - MAILBOX
  - TREE
  - SHRUB
  - FENCE

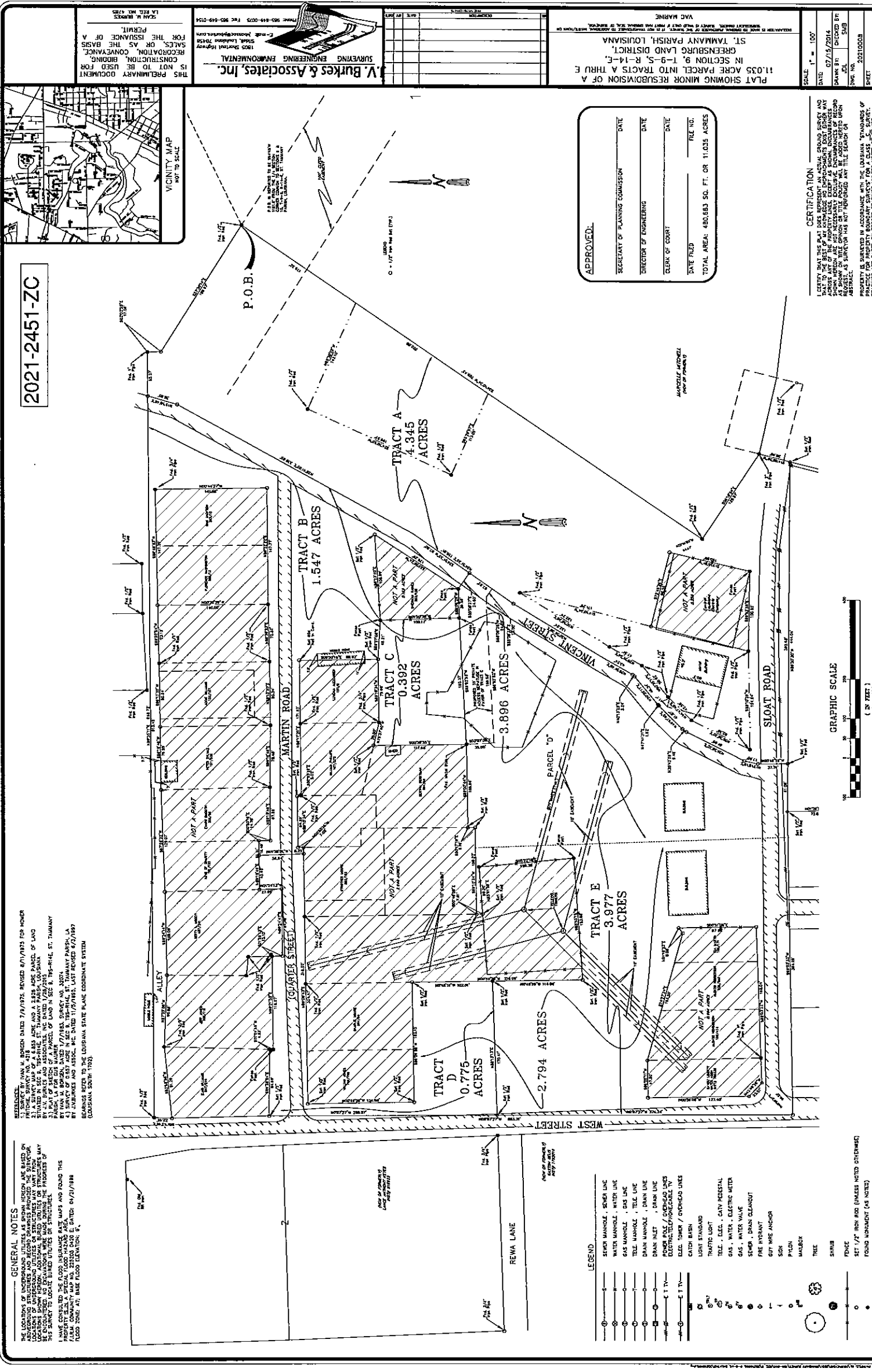


**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
10000 Highway 101, Suite 100, Houston, TX 77036  
E-mail: jburkes@jvburkes.com  
Phone: 281-649-0075 Fax: 281-649-0134

A SKETCH MAP OF A  
4.345 AC. A 3.896 AC. & A 2.794 AC. PARCEL IN  
SECTION 9, T-9-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA  
VAC MARINE  
REMARKS: THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

|            |          |
|------------|----------|
| SCALE      | 1" = 50' |
| DATE       | 1/29/21  |
| DRAWN BY   | EDJ      |
| CHECKED BY | SMH      |
| DWG NO     | 20210008 |
| SHEET      | 1 OF 1   |





2021-2451-ZC

GENERAL NOTES  
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE RECORDS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF TAMMANY PARISH, LOUISIANA. THE LOCATIONS OF UNDERGROUND UTILITIES ON STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN ON THIS MAP. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE AREA AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES. THIS SURVEY TO LOCATE UTILITIES OR STRUCTURES.  
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS AREA IS IN FLOOD ZONE 1. THE FLOOD INSURANCE RATE MAP IS DATED: 01/21/1988. FLOOD ZONE 1: BASE FLOOD ELEVATION: 9'.  
FLOOD ZONE 1: BASE FLOOD ELEVATION: 9'.

REFERENCES:  
1. SURVEY BY IVAN M. BORGAN DATED 7/8/1975, REVISED 8/1/1975 FOR HOMER BORGAN, JR., 1.547 ACRES AND A 3.896 ACRE PARCEL OF LAND IN SECTION 9, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.  
2. A SURVEY MAP OF A 6.833 ACRE AND A 3.896 ACRE PARCEL OF LAND IN SECTION 9, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, BY IVAN M. BORGAN AND ASSOCIATES, INC. DATED 1/28/2013.  
3. PLAT OF SKECH OF A PARCEL OF LAND IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA, DATED 1/28/2013.  
4. SURVEY OF 0.392 ACRE IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LA. BY IVAN M. BORGAN, DATED 1/7/1981, SURVEY NO. 30274.  
5. SURVEY OF 0.392 ACRE IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LA. BY IVAN M. BORGAN, DATED 1/7/1981, SURVEY NO. 30274.  
6. SURVEY OF 0.392 ACRE IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LA. BY IVAN M. BORGAN, DATED 1/7/1981, SURVEY NO. 30274.  
7. SURVEY OF 0.392 ACRE IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LA. BY IVAN M. BORGAN, DATED 1/7/1981, SURVEY NO. 30274.  
8. SURVEY OF 0.392 ACRE IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LA. BY IVAN M. BORGAN, DATED 1/7/1981, SURVEY NO. 30274.  
9. SURVEY OF 0.392 ACRE IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LA. BY IVAN M. BORGAN, DATED 1/7/1981, SURVEY NO. 30274.  
10. SURVEY OF 0.392 ACRE IN SEC. 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LA. BY IVAN M. BORGAN, DATED 1/7/1981, SURVEY NO. 30274.

THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR RECORDATION, CONVEYANCE, SALE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.  
BY IVAN M. BORGAN  
LA REG. NO. 4785  
SCALE: 1" = 100'

SURVEYING ENGINEERING ENVIRONMENTAL  
V. Burkes & Associates, Inc.  
1805 Shortland Highway  
Suite 100, Louisiana 70154  
E-mail: jburkes@vburkes.com  
Phone: 504-885-4444 FAX: 504-885-4444

| NO. | DATE       | DESCRIPTION   |
|-----|------------|---|
| 1   | 07/15/2014 | PLAT SHOWING MINOR RESUBDIVISION OF A 11.035 ACRE PARCEL INTO TRACTS A THRU E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA. |
| 2   |            |   |
| 3   |            |   |
| 4   |            |   |
| 5   |            |   |
| 6   |            |   |
| 7   |            |   |
| 8   |            |   |
| 9   |            |   |
| 10  |            |   |

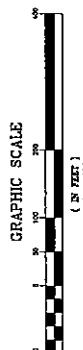
PLAT SHOWING MINOR RESUBDIVISION OF A 11.035 ACRE PARCEL INTO TRACTS A THRU E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.  
IN SECTION 9, T-9-S, R-14-E.  
VAC. MARINE  
REVISIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. REVISIONS ARE BASED ON RECORD DRAWINGS UNLESS NOTED OTHERWISE.

|          |            |
|----------|------------|
| DATE     | 07/15/2014 |
| DRAWN BY | CHICKED BY |
| DATE     | DATE       |
| FILE NO. | 20210008   |
| SHEET    | 1 OF 1     |

APPROVED:

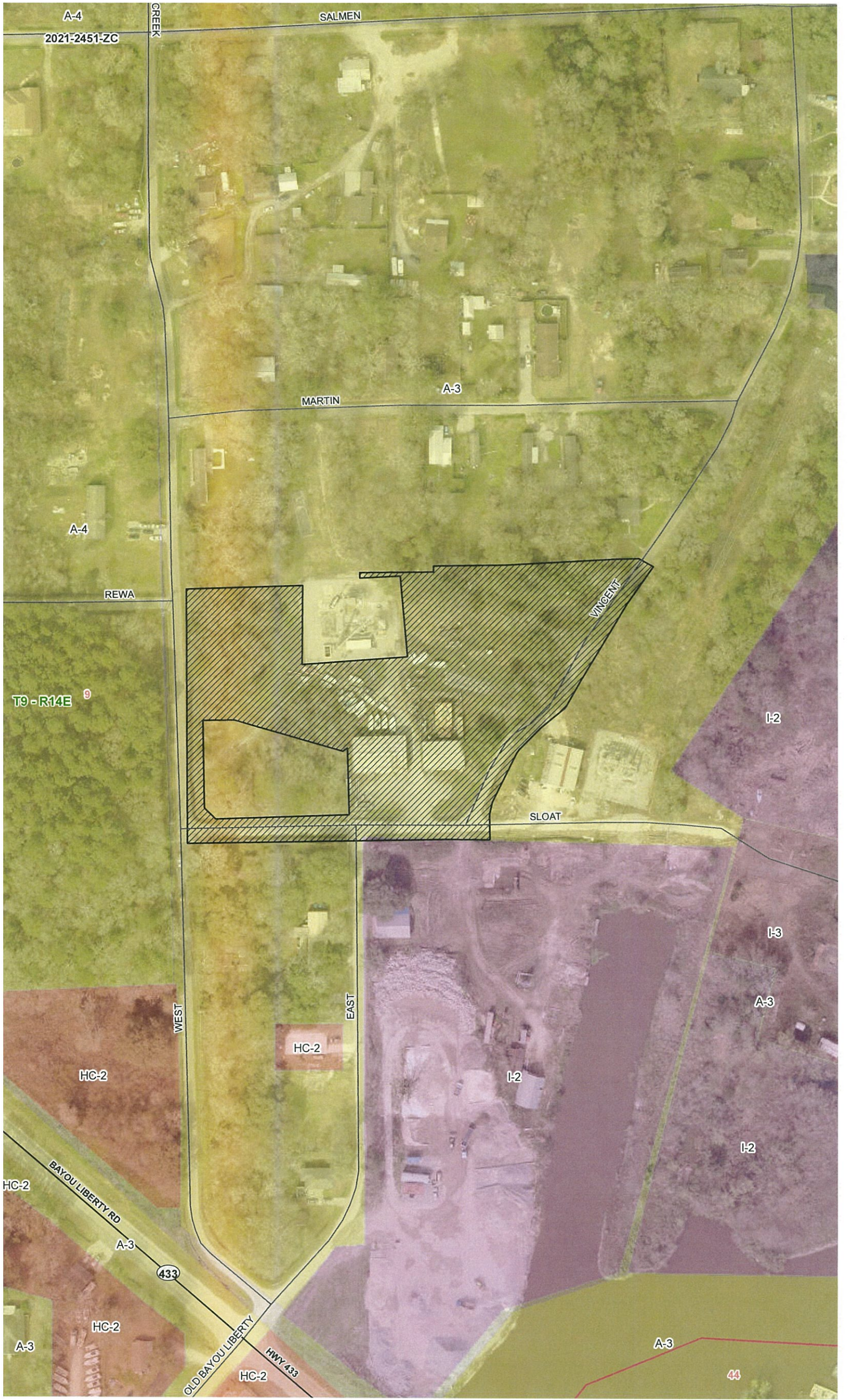
|   |          |
|---|----------|
| SECRETARY OF PLANNING COMMISSION            | DATE     |
| DIRECTOR OF ENGINEERING                     | DATE     |
| CLERK OF COURT                              | DATE     |
| DATE FILED                                  | FILE NO. |
| TOTAL AREA: 480.883 SQ. FT. OR 11.035 ACRES |          |

CERTIFICATION  
I, IVAN M. BORGAN, A PROFESSIONAL SURVEYOR, CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND AM A MEMBER OF THE PROFESSIONAL SURVEYORS OF THE STATE OF LOUISIANA. I HAVE NOTED ANY EVIDENCE OF ANY OTHER UTILITIES OR STRUCTURES. THIS SURVEY TO LOCATE UTILITIES OR STRUCTURES.  
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. REVISIONS ARE BASED ON RECORD DRAWINGS UNLESS NOTED OTHERWISE.



| LEGEND                                     |   |
|--|---|
| SEWER MANHOLE, SEWER LINE                  | — |
| WATER MANHOLE, WATER LINE                  | — |
| GAS MANHOLE, GAS LINE                      | — |
| TELE MANHOLE, TELE LINE                    | — |
| DRAIN MANHOLE, DRAIN LINE                  | — |
| DRAIN INLET, DRAIN LINE                    | — |
| PUMP HOUSE, OVERHEAD LINES                 | — |
| ELECTRICAL, OVERHEAD LINES                 | — |
| CATCH BASIN                                | — |
| TRAFFIC LIGHT                              | — |
| TELE, ELEC, GUY POSTAL                     | — |
| GAS, WATER, ELECTRIC METER                 | — |
| SEWER, DRAIN CLEANOUT                      | — |
| FIRE HYDRANT                               | — |
| GUY WIRE ANCHOR                            | — |
| SKIN                                       | — |
| MAILBOX                                    | — |
| TREE                                       | — |
| SHRUB                                      | — |
| FENCE                                      | — |
| SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | — |
| FOUND MONUMENT (AS NOTED)                  | — |





A-4

2021-2451-ZC

SALMEN

CREEK

MARTIN

A-3

A-4

REWA

T9 - R14E 9

VINGENT

I-2

SLOAT

WEST

EAST

HC-2

HC-2

I-2

I-3

A-3

I-2

HC-2

BAYOU LIBERTY RD

A-3

433

OLD BAYOU LIBERTY

HC-2

HWY 433

HC-2

A-3

A-3

44



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

Date: October 5, 2021  
Case No.: 2021-2451-ZC  
Posted: August 29, 2021

Meeting Date: October 19, 2021  
Prior Determination: Postponed until September 7, 2021  
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)  
Determination: Approved as amended to 3.977 acres

**GENERAL INFORMATION**

**PETITIONER:** Michael Breeding  
**OWNER:** Venora Galatas, Charles Maurer, Sr., August J. Maurer, III, and Venora Maurer  
**REQUESTED CHANGE:** From A-3 Suburban District to I-2 Industrial District  
**LOCATION:** Parcel located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell, S9, T9S, R14E, Ward 9, District 14  
**SIZE:** 6.69 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

|                |              |                              |                 |
|----------------|--------------|------------------------------|-----------------|
| Martin Road -  | Type: Parish | Road Surface: 2 Lane Asphalt | Condition: Good |
| West Street -  | Type: Parish | Road Surface: 2 Lane Asphalt | Condition: Good |
| Sloat Road -   | Type: Parish | Road Surface: 2 Lane Asphalt | Condition: Fair |
| Vincent Road - | Type: Parish | 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            | Residential                     | A-3 Suburban District                             |
| South            | Outdoor Storage and Residential | A-3 Suburban District and I-2 Industrial District |
| East             | Undeveloped and Powerline ROW   | A-3 Suburban District and I-2 Industrial District |
| West             | Undeveloped and Residential     | A-4 Single-Family Residential District            |

**EXISTING LAND USE:**

Existing development: Yes

Multi occupancy development: No

**COMPREHENSIVE PLAN:**

**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.

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-3 Suburban District to I-2 Industrial District. The site is located on the north side of Sloat Road, east of West Street, and west of Vincent Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential and light industrial uses.

The 6.69-acre subject site is flanked by property that is zoned A-3 Suburban District and A-4 Single-Family Residential District to the north and west, and is adjacent to property that is zoned A-3 Suburban District, I-2 Industrial District, and I-3 Industrial District to the south and east (see below table).

| Past Rezoning of Surrounding Property |                                |                                  |  |
|---------------------------------------|--------------------------------|----------------------------------|--|
| Case Number                           | Previous Zoning Classification | Current Zoning Classification    | Directional Relation to Subject Property |
| ZC10-12-148                           | A-3 Suburban District          | I-2 Industrial District          | South                                    |
| ZC10-12-149                           | A-3 Suburban District          | HC-2 Highway Commercial District | South                                    |
| ZC12-02-012                           | A-3 Suburban District          | I-3 Heavy Industrial District    | East                                     |
| 2016-386-ZC                           | A-3 Suburban District          | I-3 Industrial District          | East                                     |

Rezoning the subject property from A-3 Suburban District to I-2 Industrial District will establish a greater amount of industrial zoning classifications in an area that has traditionally been used to accommodate industrial uses and residential dwellings.