

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5787

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO

SECONDED BY: MR. BINDER

ON THE 2 DAY OF MARCH , 2017

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF CABIRAN DRIVE, EAST OF CAMP VILLERE ROAD, SOUTH OF FLEETWOOD DRIVE, AND WHICH PROPERTY COMPRISES A TOTAL OF 12.8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT), I-1(INDUSTRIAL DISTRICT) & I-2 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 11). (2016-399-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-399-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), I-1 (Industrial District) & I-2 (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 A-3(Suburban District), I-1 (Industrial District) & I-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 16 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-399-ZC

Revised Legal Description and Map will be forwarded.

Case No.: 2016-399-ZC

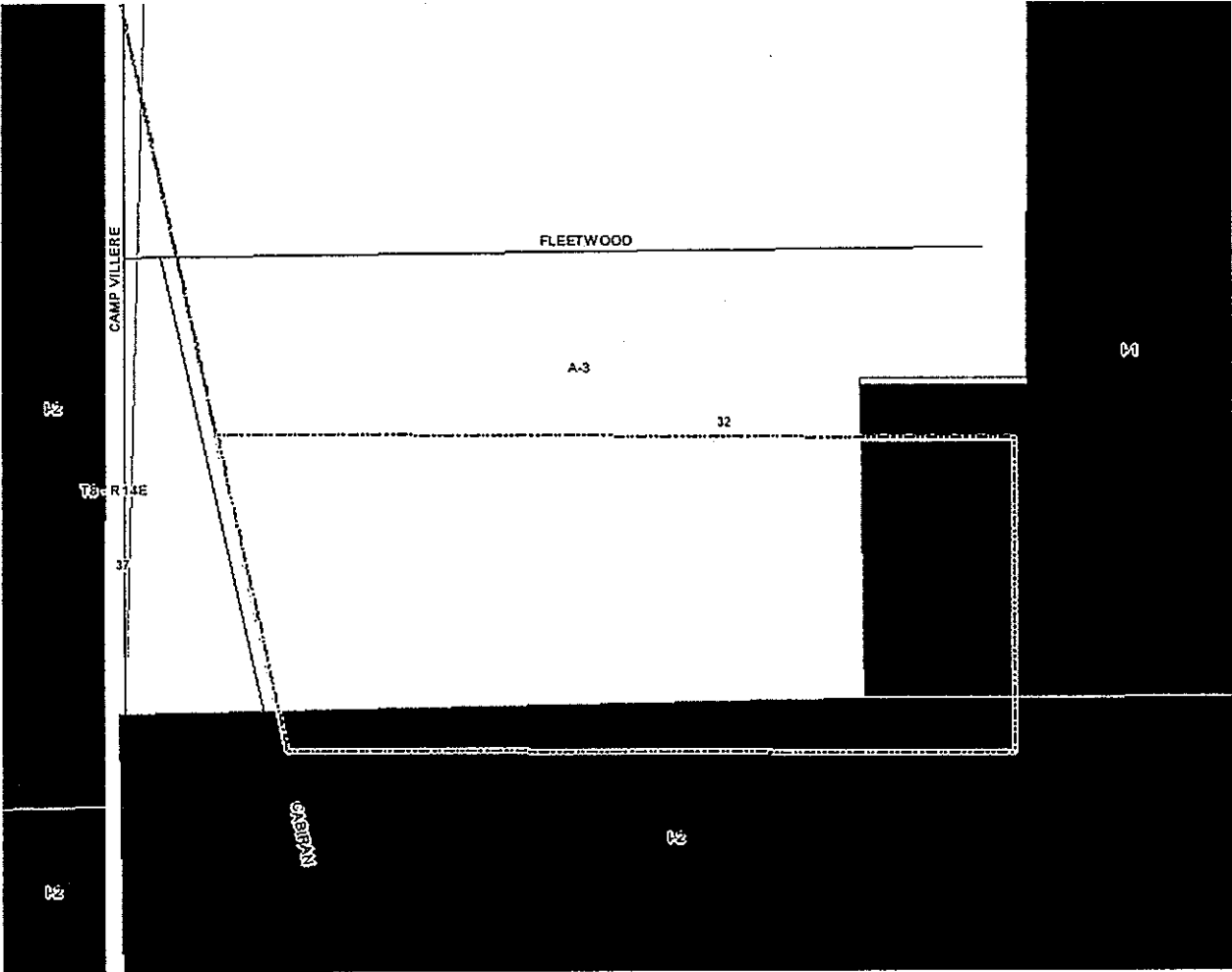
PETITIONER: Chris Fernandez

OWNER: Cabiran Road, LLC - Charles Ruffino

REQUESTED CHANGE: From A-3 Suburban District, I-1 Industrial District, I-2 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11

SIZE: 12.8 acres



BAYOU METAL SUPPLY, LLC



15 January 2017

ST. Tammany Parish
Department of Planning & Zoning
PO Box 628
Covington, LA 70434

Re: 2016-399-ZC

Dear Mrs. Lambert,

This letter is a request to modify the previously submitted Case (2016-399-ZC) to rezone the proposed property from A-3 to I-2.

The description of the 15 acre piece of property in question, in fact three (3) parcels of land, the southern parcel (5.0559 Acres), the middle parcel (4.9947 acres) and the northern parcel (5.0058 acres).


We are formally requesting to modify proposal as follows: please see the attached drawing . enclosure 1.

- 1) We request to leave a 100ft buffer in the northern parcel. This equates roughly to a 2.77 acre buffer that will remain as A-3.
- 2) We request to rezone the remaining roughly 12.8 acres to the I-2 designation.

We believe this will exceed the parishes request for the establishment of a "buffer zone" and falls in line with the 2025 future land use plan, as referenced by the Zoning Staff Report from 12/06/21016.

Additionally, we request to change the representative from Warren Campagna to Jon Gage.

Sincerely,



Jon Gage
Operations Manager, Bayou Metal Supply

Enclosures:

- (1) Modified survey showing the proposed buffer zone

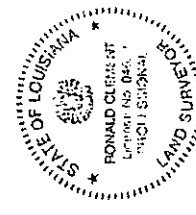
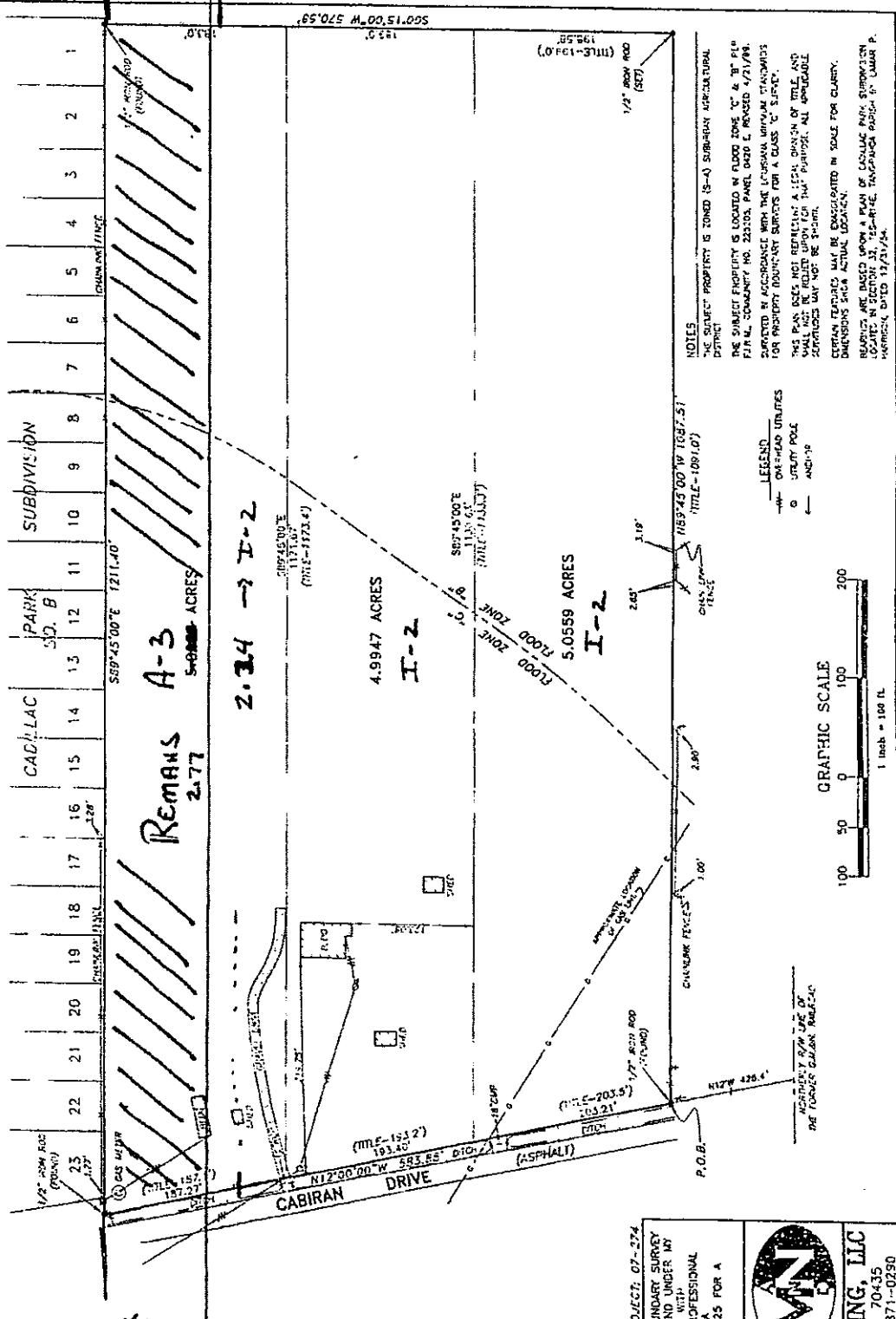
2016-399-ZC

* REVISION *
Modify Request to Include a 100 ft "Buffer" to Remain A-3 as Current Property is Zoned (2077 Acres). The Remains (12.8 Acres) to BE REMOVED I-2

SURVEY OF THREE 5± ACRE TRACTS
LOCATED IN SECTION 32, T8S-R14E
ST. TAMMANY PARISH, LA.

FLEETWOOD DRIVE (SIDE)

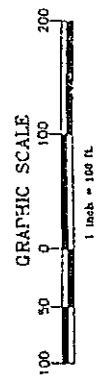
SUBDIVISION											
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
PARK SQ. B											
CADILLAC											
REMAINS A-3											
5.000 ACRES											
2.77											
2.24 → I-2											
4.9947 ACRES I-2											
5.0559 ACRES I-2											



DATE: 10/09/07 SCALE: 1" = 100' PROJECT: 07-274
THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY
RECORDED HEREON WAS MADE ON THE GROUND UNDER MY
DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH
THE SURVEYING STANDARDS OF PRACTICE FOR PROFESSIONAL
LAND SURVEYORS AS SET FORTH IN THE Louisiana
ADMINISTRATIVE CODE TITLE 40, CHAPTER 25 FOR A
CLASS "C" SURVEY.
PREPARED AT THE REQUEST OF
CHARLIE RUFFING
BY
J. D. CLEMENT, P.L.S.
(REGISTRATION NO. 4622)
M AND N LAND SURVEYING, LLC
74232 HWY. 25, COVINGTON, LA. 70435
PHONE: 985-871-0280 FAX: 985-871-0290

NOTES
THE SURVEY PROPERTY IS ZONED (S-A) SUBURBAN AGRICULTURAL
DPRINC
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 10' & 10' PLU
FINAL COMPLETION NO. 22303, PANEL 0420 E. RECESSED 4/21/04.
SURVEYED IN ACCORDANCE WITH THE LOUISIANA SURVEYING STANDARDS
FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.
THIS PLAN DOES NOT REPRESENT A LEGAL DIVISION OF TITLE, AND
SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE
ADJUSTMENTS MAY NOT BE SHOWN.
CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY.
DIMENSIONS SHOWN ARE ACTUAL LOCATIONS.
REMARKS ARE BASED UPON A PLAN OF CASUALTY FROM SURVEYOR
LOCATED IN SECTION 32, T8S-R14E, TAMMANY PARISH, LA. LAMAR P.
FORMERLY DATED 11/21/04.

LEGEND
--- ONE-HEAD UNITIES
o SURVEY POLE
--- AND/OR



2016-399-ZC

HC-2

A-1A

ROSE

A-3
FLEETWOOD

32

T8-R14E

2016-399-ZC

CAMPVILLE

37

CABIRAN

I-2

SOUTH

TAMMANY TRACE

TAMMANY TRACE

A-2

NC-4

CORNER



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 01/31/17	Meeting Date: 2/7/2017
Case No.: 2016-399-ZC	Determination: Approved as Amended to rezone 12.8 acres
Prior Action: Postponed (12/06/17)	
Posted: 01/17/17	

GENERAL INFORMATION

PETITIONER: Chris Fernandez

OWNER: Cabiran Road, LLC - Charles Ruffino

REQUESTED CHANGE: From A-3 Suburban District, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11

SIZE: 15 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish	Road Surface: 2 lane asphalt	Condition: Good
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LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	A-3 Suburban District	Undeveloped
South	I-2 Industrial District	Industrial
East	I-1 Industrial District	Undeveloped
West	I-2 Industrial District	Undeveloped

EXISTING LAND USE:

Existing development: No	Multi occupancy development: No
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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 from A-3 Suburban District, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District. This site is located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff has no objection to the request, considering that the site is surrounded by Industrial zoning districts on the south, east and west sides. However, the size of the parcel requested to be rezoned, should be reduced to create a buffer along the north side, where abutting single family residences.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 Industrial District designation be approved.

EXHIBIT "A"

2016-399-ZC

THE FOLLOWING DESCRIBED PORTIONS OF LAND, with all the buildings and improvements thereon, or in anywise appertaining, situated in the Parish of ST. TAMMANY, LOUISIANA, according to survey.

1st: Beginning at the intersection of the northerly right of way line of the G.M.&N. RR and the easterly line or road running from U.S. Road #190; thence North 12 degrees West along the easterly edge of said road 823.1 feet to the point of beginning of the property herein conveyed; thence South 89 degrees 45 minutes East 1,173.4 feet and corner; thence North 0 degrees 15 minutes East 183.0 feet and corner; thence North 89 degrees 45 minutes West 1,211.4 feet and corner; thence South 12 degrees East 187.1 feet to the point of beginning; all in accordance with survey of Lamar P. Harrison, C.E., dated Slidell, LA., May 27, 1939, according to which said parcel of land contains five acres, more or less, and is situated within Lot 5 of fractional Section 32 T8S, R14E of St. Tammany Parish, State of Louisiana.

2nd: Beginning at the intersection of the northerly right of way line of the G.M.&N. RR and the easterly line of road running from U.S. Road #190; run thence North 12 degrees West along the easterly edge of said road 426.4 feet to the point of beginning of the property herein conveyed; thence continue North 12 degrees West along said road 203.5 feet and corner; thence South 89 degrees 45 minutes East 1133.3 feet and corner; thence South 0 degrees 15 minutes West 199 feet and corner; thence North 89 degrees 45 minutes West 1,091 feet to the point of beginning; all in accordance with survey of Lamar P. Harrison, C.E., dated Slidell, LA., December 23, 1938, according to which said parcel of land contains five acres, more or less, and is situated within Lot 5 of Fractional Section 32 T8S R14E of St. Tammany Parish, Louisiana.

3rd: Beginning at the intersection of the northerly right of way line of the G.M.&N. RR and the easterly line of road running from U.S. Road #190; run thence North 12 degrees West along the easterly edge of said road 629.9 feet to the point of beginning of the property herein conveyed; thence South 89 degrees 45 minutes East 1133.3 feet and corner; thence North 0 degrees 15 minutes East 189.0 feet and corner; thence North 89 degrees 45 minutes West 1,173.4 feet and corner; thence South 12 degrees East 193.2 feet to the point of beginning; all in accordance with survey of Lamar P. Harrison, C.E., dated Slidell, LA., April 29, 1939, according to which said parcel of land contains five acres, more or less, and is situated within Lot 5 of Fractional Section 32 T8S R14E of St. Tammany Parish, Louisiana.

Less and Except

A certain parcel of land, lying and situated in Section 32, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the intersection of the northerly right of way line of the former G.M. & N. Railroad and the easterly right of way line of Cabiran Drive in Section 32, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 12 Degrees 00 Minutes 00 Seconds West a distance of 907.95 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** continue along said easterly right of way line of Cabiran Drive North 12 Degrees 00 Minutes 00 Seconds West a distance of 102.33 feet to a point; Thence leaving said easterly right of way line of Cabiran Drive run South 89 Degrees 45 Minutes 00 Seconds East a distance of 1211.40 feet to a point; Thence run South 00 Degrees 15 Minutes 00 Seconds West a distance of 100.00 feet to a point; Thence run West 89 Degrees 45 Minutes 00 Seconds East a distance of 1189.68 feet and back to the **Point of Beginning**.

Said parcel contains **2.756 acres of land more or less**, lying and situated in Section 32, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.