

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6150 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. BLANCHARD SECONDED BY: MR. BINDER

ON THE 7 DAY OF MARCH , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF US HIGHWAY 90, NORTH OF LA HIGHWAY 433, SOUTH OF APPLE PIE RIDGE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 5.049 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT) & RO (RURAL OVERLAY), (WARD 8, DISTRICT 13). (2018-1232-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1232-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-1 (Suburban District) to an I-2 (Industrial District) & RO (Rural Overlay) 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) & RO (Rural Overlay).

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-1 (Suburban District) to an I-2 (Industrial District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 4 DAY OF APRIL , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 27 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2018-1232-ZC

ALL THAT CERTAIN LOT OR PARCELOF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, described as follows:

Beginning at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 33, Township 9 South, Range 15 East; and from thence run West along the dividing line 660 feet to a stake; thence South 330 feet to a stake; thence East 660 feet to a stake set on the section line; thence North along the line between Section 33 and 34 a distance of 330 feet to the point of beginning, and containing approximately five acres, with all the buildings and improvements thereon, and all the rights, ways, privileges, and advantages thereunto belonging or in anywise appertaining.

Case No.: 2018-1232-ZC

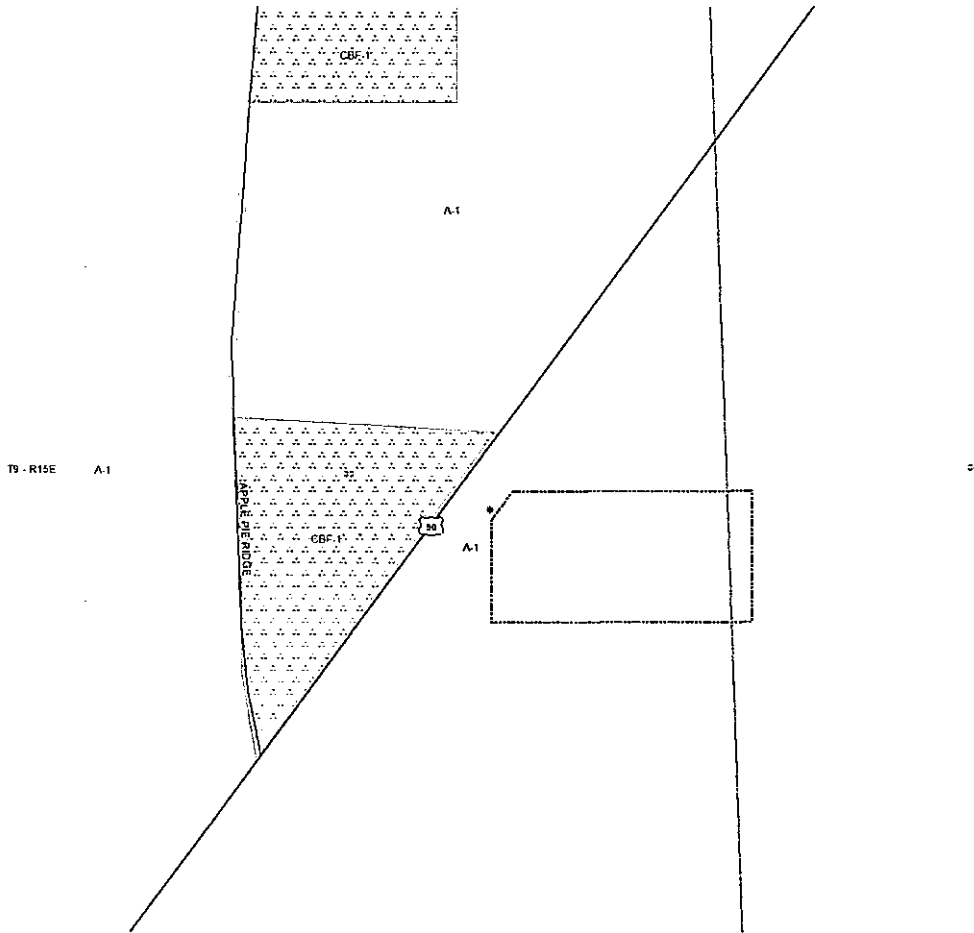
PETITIONER: Michael & Kim P. Fisher

OWNER: Michael & Kim P. Fisher

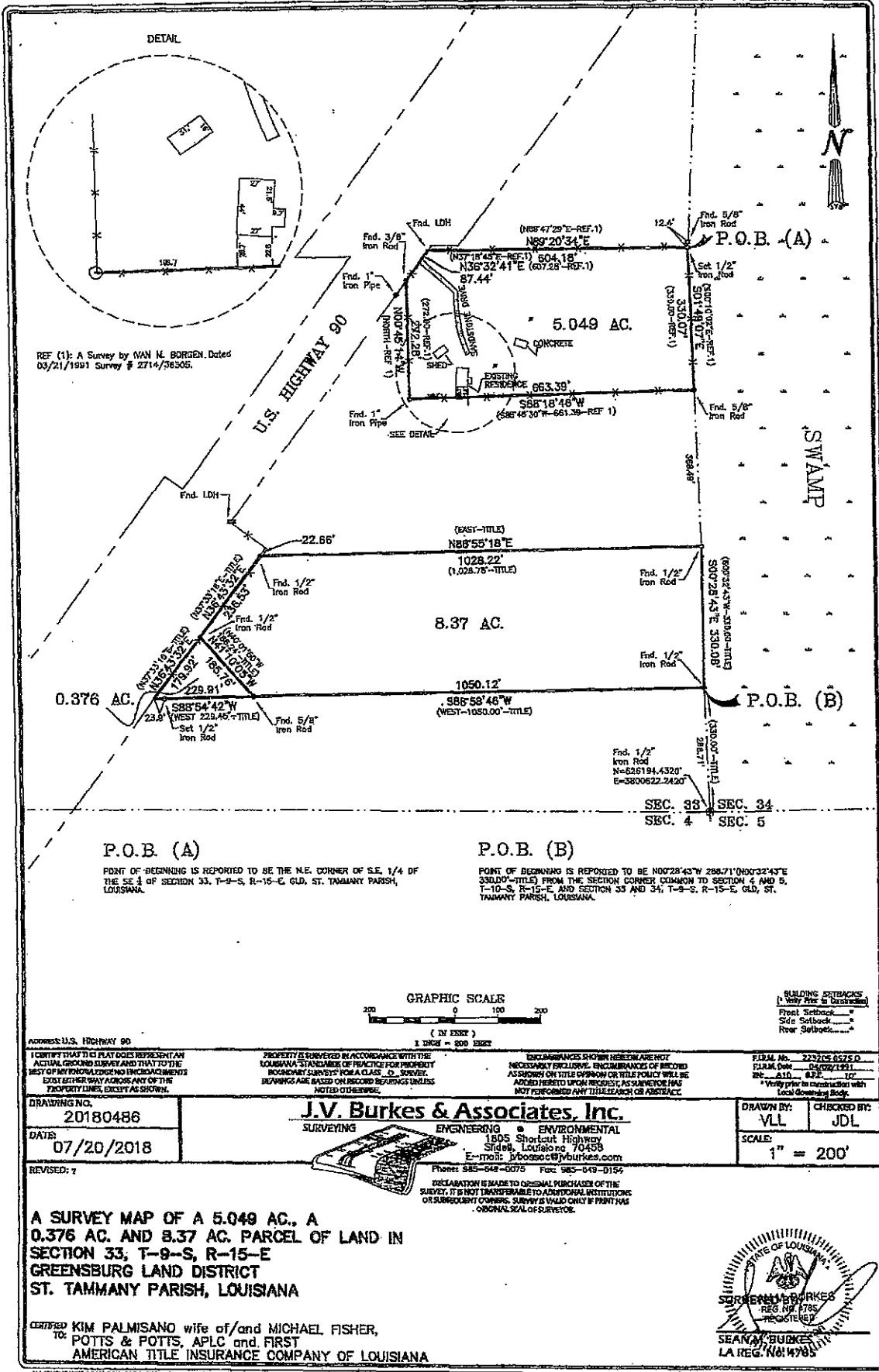
REQUESTED CHANGE: From A-1 Suburban District to I-2 Industrial District

LOCATION: Parcel located on the east side of US Highway 90, north of LA Highway 433, south of Apple Pie Ridge Road ; S33, T9S, R15E; Ward 8, District 13

SIZE: 5.049 acres



2018-1232-ZC



FILED IN SURVEYOR'S OFFICE IN GREENSBURG PARISH, LOUISIANA, THIS 23rd DAY OF JULY, 2018, BY NOTARY PUBLIC, JAMES M. ...

2018-1232-ZC

CBF-1

A-1

A-1

T9 - R15E
33

34

APPLE PIE RIDGE

CBF-1

90

A-3

A-1

T10 - R15E

4

A-1

3

0 470 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 01/25/2019
Case No.: 2018-1232-ZC
Postponed: 01/02/19
Posted: 01/18/19

Meeting Date: 2/5/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Michael & Kim P. Fisher

OWNER: Michael & Kim P. Fisher

REQUESTED CHANGE: From A-1 Suburban District to I-2 Industrial District & RO Rural Overlay

LOCATION: Parcel located on the east side of US Highway 90, north of LA Highway 433, south of Apple Pie Ridge Road ; S33, T9S, R15E; Ward 8, District 13

SIZE: 5.049 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

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-1 Suburban District |
| South | Undeveloped | A-1 Suburban District |
| East | Undeveloped | A-1 Suburban District |
| West | Undeveloped | CBF-1 Community Based Facilities District |

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to I-2 Industrial District & RO Rural Overlay. This site is located on the east side of US Highway 90, north of LA Highway 433, south of Apple Pie Ridge Road. The 2025 future land use plan calls for the site to be developed as a conservation area for extraction or production for commerce, human enjoyment such as hunting & fishing or other recreation and for the preservation of the natural systems. Staff feels that there is no compelling reason to recommend approval of the request to rezone the property to I-2, considering that the site is surrounded by undeveloped land zoned A-1 on the north, south & east sides. However, staff does not have any objection to the request for a Rural Overlay, considering that the objectives of the overlay are to allow for agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 Industrial District designation be denied and that the request for a Rural Overlay be approved.