

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6114

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

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. SMITH

ON THE 3 DAY OF JANUARY , 2019

(2018-1274-ZC)AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF RAINBOW DRIVE, SOUTH OF LA HIGHWAY 36 AND WHICH PROPERTY COMPRISES A TOTAL OF 0.655 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 3, DISTRICT 2). (2018-1274-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1274-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-1 (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-1 (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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF FEBRUARY , 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: DECEMBER 26 , 2018

Published Adoption: \_\_\_\_\_ , 2019

Delivered to Parish President: \_\_\_\_\_ , 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2019 at \_\_\_\_\_

**EXHIBIT "A"**

**2018-1274-ZC**

**ALL THAT CERTAIN TRACT OR PORTION OF 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, being Lot No. 15 of Rainbow Subdivision of St. Tammany Parish, State of Louisiana, more fully described as follows as situated in Section 35, Township 6 South, Range 11 East:**

**Said Lot 15 measures 140 feet front on an arc formed on Rainbows End Drive, 271.8 feet on the line dividing Lot No. 15 from No. 14; 105 feet on the rear line which is the East line of said subdivision; thence South 89 degrees 45 minutes West 302 feet, thence North 5 feet to a point on an arc to the point of beginning.**

**Said Lot 15 contains approximately 0.655 acres, more or less**

Case No.: 2018-1274-ZC

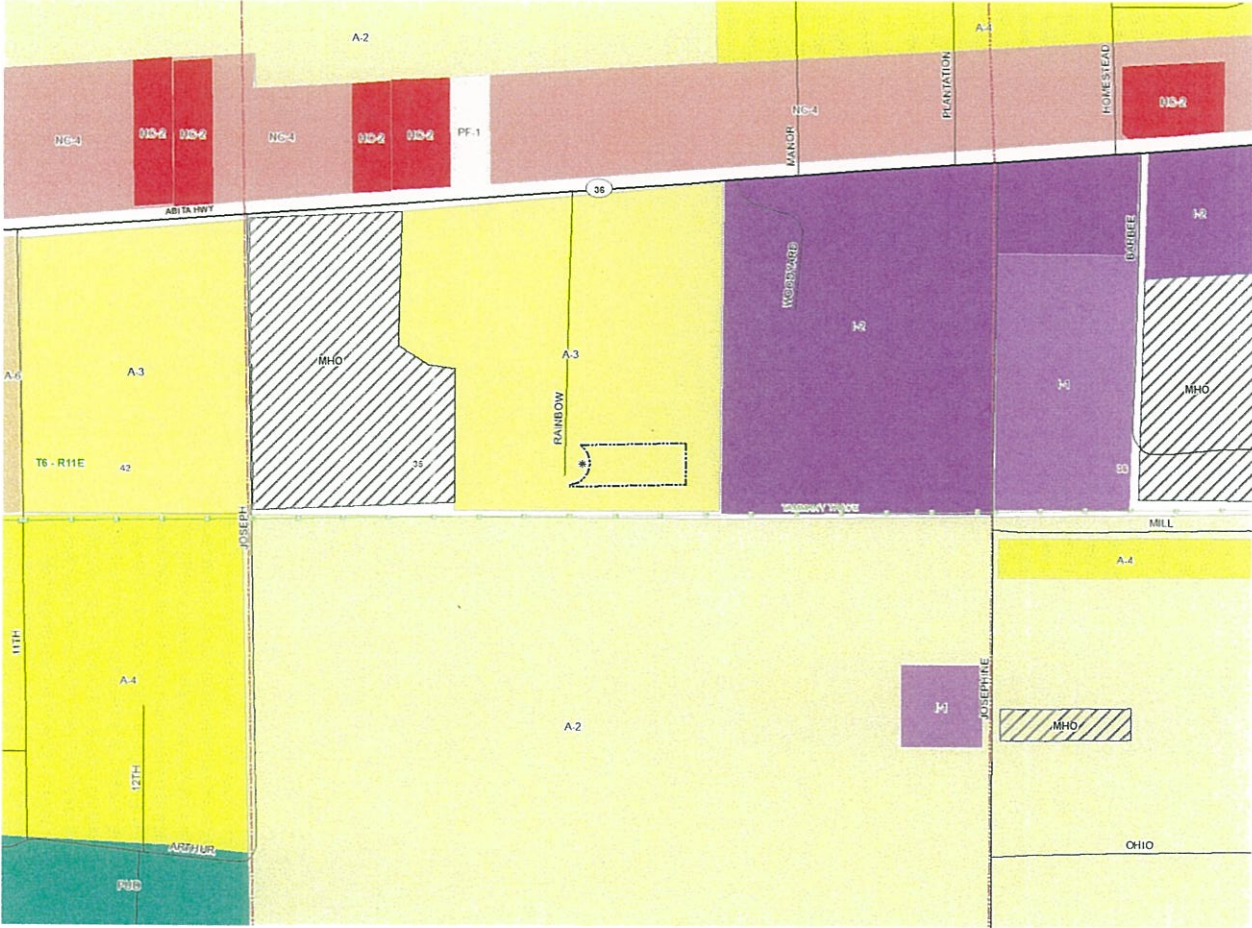
PETITIONER: Rainbow Drive, LLC - John A. & Joy M. Foxworth

OWNER: Rainbow Drive, LLC - John A. & Joy M. Foxworth

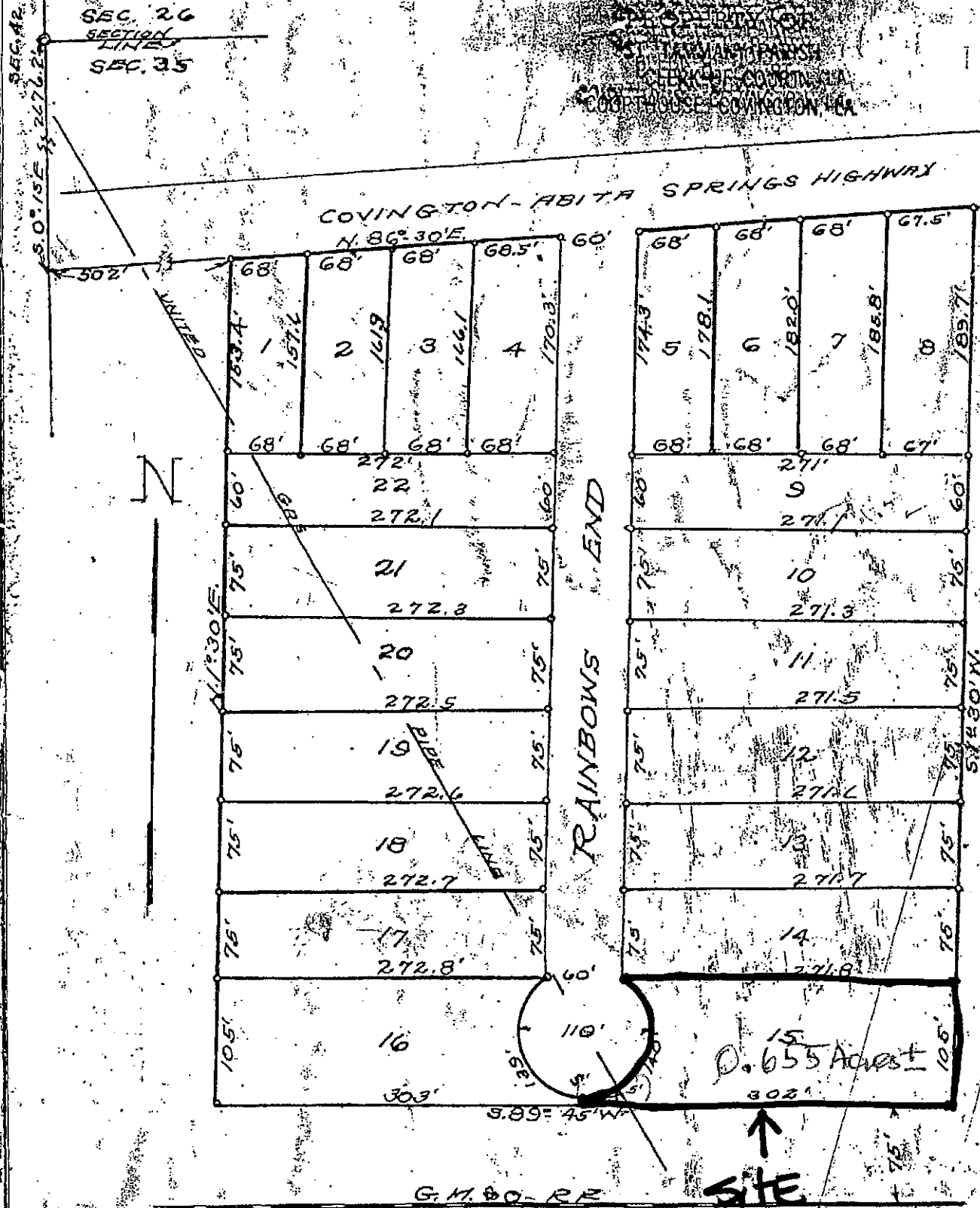
REQUESTED CHANGE: From A-3 Suburban District to I-1 Industrial District

LOCATION: Parcel located at the end of Rainbow Drive, south of LA Highway 36; S35, T6S, R11E; Ward 3, District 2

SIZE: 0.655 acre



# RAINBOW SUBDIVISION

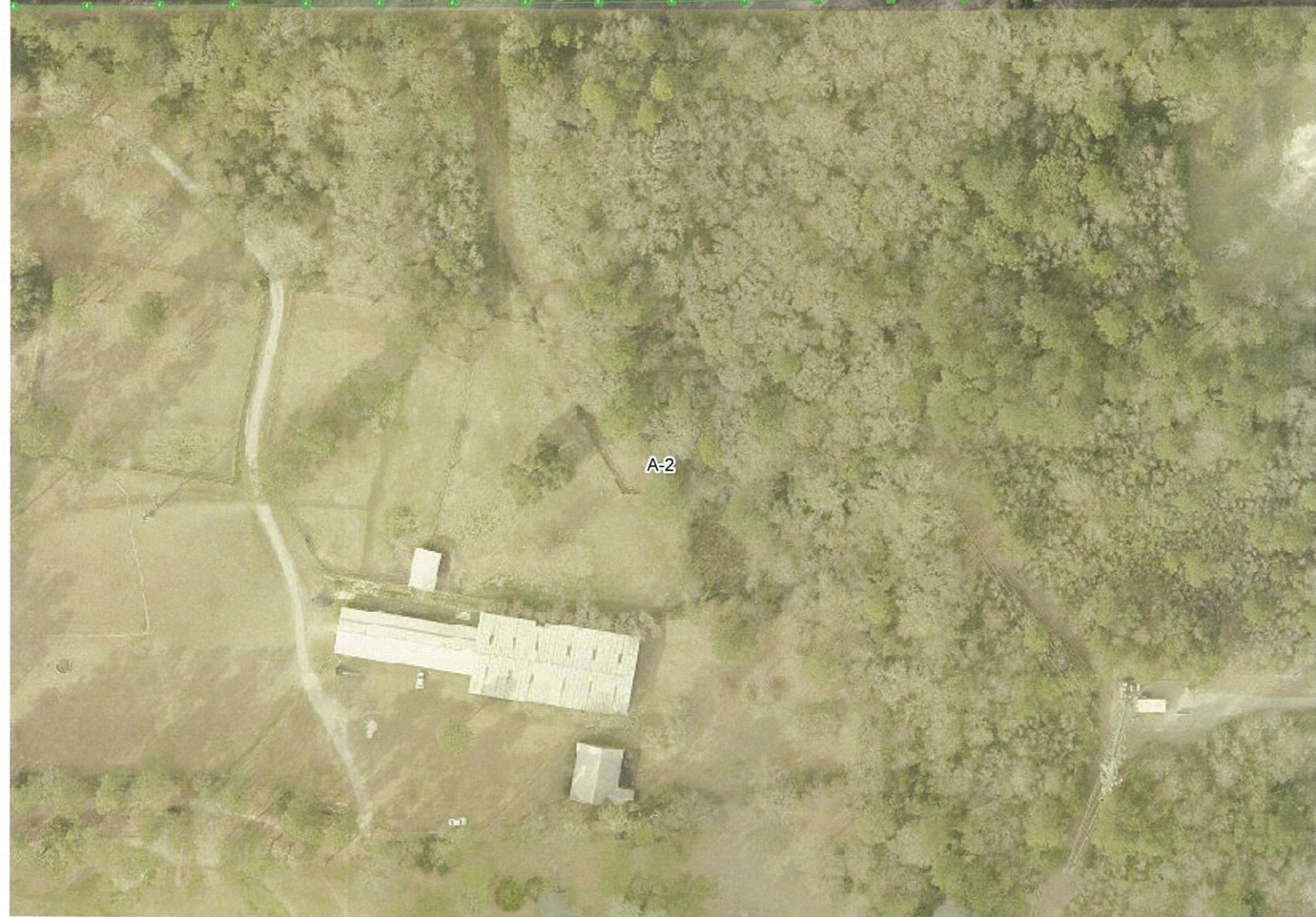


A SUBDIVISION IN SECTION 35- T 6- S 12-  
 11- E GREENSBURG DISTRICT LOUISIANA  
 OWNER: CHARLES COMMANDER  
 SCALE 1 INCH = 100 FT.  
 OCTOBER-10-1956

APPROVED *James A. Brown*  
 ST. TAMMANY PARISH  
 SUBDIVISION REGULATORY COMMITTEE

*Donald P. Schmitt*  
 SURVEYOR  
 COVINGTON, LA.

*Charles Commander*  
 Clerk of Court



0 280 Feet



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 11/26/2018  
**Case No.:** 2018-1274-ZC  
**Posted:**11/16/18

**Meeting Date:** 12/4/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Rainbow Drive, LLC - John A. & Joy M. Foxworth  
**OWNER:** Rainbow Drive, LLC - John A. & Joy M. Foxworth  
**REQUESTED CHANGE:** From A-3 Suburban District to I-1 Industrial District  
**LOCATION:** Parcel located at the end of Rainbow Drive, south of LA Highway 36; S35, T6S, R11E; Ward 3, District 2  
**SIZE:** 0.655 acre

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**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	Tammany Trace	A-2 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential	A-3 Suburban District

**EXISTING LAND USE:**

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

**COMPREHENSIVE PLAN:**

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 Suburban District to I-1 Industrial District. This site is located at the end of Rainbow Drive, south of LA Highway 36. The 2025 future land use plan calls for the site to be developed with commercial uses. Staff is not in favor of the request considering that Rainbow Drive is, for the most part, developed with residential uses.

The property is currently developed with a warehouse. The objective of the request is to bring the existing building in compliance with the appropriate zoning.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an I-1 Industrial District designation be denied.